

RESOLUTION APPROVING ZONING PETITION **EAC92-13 (A)**
DEVELOPMENT ORDER AMENDMENT
PETITION OF **NEW** HOPE SUGAR CO.

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition **EAC92-13 (A)** was presented to the Board of County Commissioners at a public hearing conducted on May 26, 1994; 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 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 relevant and appropriate portions of Article 6, Supplementary Use Standards of the Palm Beach County Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach county 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 standards imposed on it by applicable provisions of the Palm Beach County 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 reservation and therefore complies with Art. 11 (Adequate Public Facility Standards) of the Palm Beach County 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 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 **EAC92-13(A)**, the petition of New Hope Sugar Co., for a DEVELOPMENT ORDER AMENDMENT in the Agriculture Production (AP) **Zoning** District, to amend Condition K.1 of Resolution R-93-555 (use limitations), previously approved on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located on a vicinity sketch as shown on EXHIBIT B, attached hereto and made a part hereof, was approved on May 26, 1994, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Foster 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:

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

The Chair thereupon declared that the resolution was duly passed and adopted this 26th day of May, 1994.

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

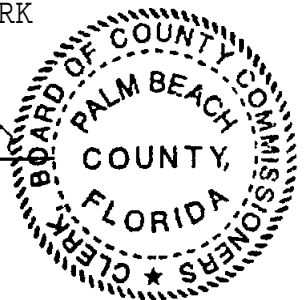


EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR CONGENERATION FACILITY

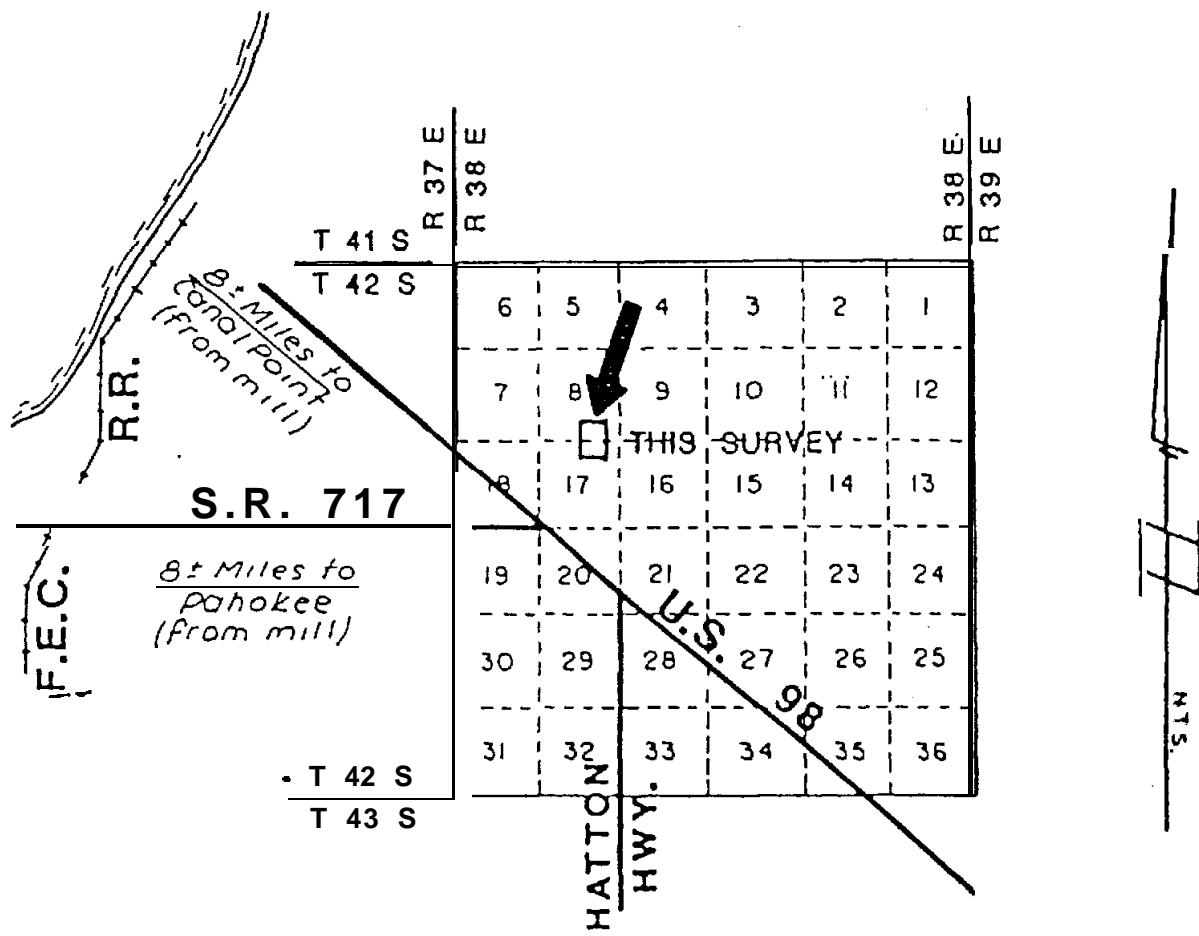
Being a parcel of land lying within sections 8 and 17, Township 42 South, Range 38 East, Palm Beach County Florida Said parcel being more particularly described as follows:

Commence at the southeast corner of said Section 8, thence N 89° 52' 20" west (bearing assumed and all other bearings are relative thereto) along the South line of said Section 8 a distance of 979.66 feet to the Point of Beginning of the following described parcel; thence S 00° 07' 40" W a distance of 603.60 feet; thence N 89° 52' 20" W parallel with and 603.60 feet South of the Southline of said Section 8 a distance of 1650.00 feet; thence N 00° 07' 40" E a distance of 1320.00 feet; thence S 89° 52' 20" E parallel with and 716.40 feet North of the Southline of said Section 8 a distance of 1650.00 feet; thence S 00° 07' 40" W a distance of 716.40 feet to the Point of Beginning.

Containing 50 00 Acres more or less.

92-137A

EXHIBIT B
VICINITY SKETCH



LOCATION- 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 herein.

A. AIR QUALITY

1. Petitioner shall:

a. **Prior** to initial start up, install all air pollution control devices and processes **required by** the Florida Department of Environmental Regulation (**DERM**), the United States Environmental Protection Agency (EPA), and as described in the **environmental** report attached hereto and made a part hereof (**Exhibit A**) to include, but not be limited to:

(1) an electrostatic precipitator, designed for at least 98% removal of particulate matter or equivalent;

(2) a thermal **D-NOx** system designed for at least **40%** removal- of oxides of nitrogen, or equivalent; and

(3) **an** activated carbon injection system for control of mercury emissions, or equivalent.

b. Continuously monitor and record exhaust **gas** opacity, oxides of nitrogen, and carbon monoxide.

c. Test stack emissions according to DER and EPA standards at least once every six months for particular matter, oxides of nitrogen, carbon monoxide, sulfur dioxide, lead, **mercury** and volatile organic compounds for the first two **years** of operation. If the test results for the **first** two years of operations indicate the facility is operating in **compliance** with the terms of approval and **of** applicable permits and regulations, the **test** will thereafter occur as required by the respective **DER** and EPA permits, with the exception that **stack** emissions will be tested annually for **mercury**. In the event the results of the first two years of testing show **non-compliance**, then the frequency of testing shall continue to **occur** onae every six months until the facility achieves a sustained **two-** year period of **compliance**.

d. Not exceed the total actual annual **emissions from** the existing boilers and those aurrently permitted for construction at this facility. **Except** for particulate matter and sulfur dioxide, the following figures represent the best **available** estimates for the actual aurrent emissions. **These** emissions, in tons per year, by pollutant, are:

(1) Particulate Ratter:	311.3
(2) Oxides of Ritrogen	478.9
(3) Carbon Monoxide:	5,895.4
(4) Volatile Organio Compounds:	218.1
(5) Mercury:	0.0141

(6) With regard to **sulfur dioxide emissions**, the following conditions shall apply

(a) If used, coal shall be of the low **sulfur** variety, and shall not **exceed** 0.7% **sulfur** by weight.

(b) **Fuel** oil shall be **limited** to low **sulfur** No. 2 distillate oil and shall not **exceed** 1% sulfur by weight.

(c) Coal consumption shall not **exceed** 25% of the total heat input in **any calendar** quarter.

(Paragraphs (d) through (h) apply to **total sulfur dioxide emissions** for the **combined** facilities of petitions 92-13 and 92-14.)

(d) Shall not exceed the current **emissions** of the proposed project (an average of 1000 tons of sulfur dioxide. If the **life** of the project exceeds **thirty years**, the total allowable lifetime emissions **will** be adjusted proportionately.

(e) For the case that the **Palm Beach County** government makes available 200,000 tons of biomass fuel **per year** to the cogeneration facilities in Petitions 92-13 and **92-14**, under the **same terms** and conditions as those in the **existing Okeelanta/Palm Beach Solid Waste Authority mod-waste Agreement**, the petitioner shall:

1) not exceed 1500 tons of **sulfur** dioxide for that year.

2) not exceed an average of 1300 tons of sulfur dioxide for **each** five **year incremental period**.

(f) For the case that the **Palm Beach County government** cannot make available the 200,000 tons of biomass fuel **per year** to the cogeneration facilities in Petitions 92-13 and 92-14, the petitioner shall:

1) not exceed 1700 **tons** of sulfur dioxide for that year.

2) not exceed an average of **1500** tons of sulfur dioxide for each ten year **incremental period**.

(g) The allowable **average** sulfur dioxide emissions for **the** five and ten year incremental periods described above shall be calculated on a weighted average for **any period in which both cases occur** (years in which **biomass is made** available/years in which **biomass is not made** available.)

(h) Sulfur dioxide emissions shall include all emissions from the proposed projects in Petition 8 92-13 and 92-14 and the aurreatly existing boilers at the Okeelaata and Osoeola facilities in operation during initial project operation.

- e. **Employ** all methods to **control** unconfined dust and particulate **emissions**, required by local, state and/or federal agencies.
 - f. **Request** in all **applications** to **DER** and **EPA** that the **above conditions** become part of the **corresponding** permits. (Previously Condition A.1 of Resolution R-93-339, Petition 92-13) (**HEALTH**)
- 2. During land clearing and site preparation, **wetting** operations or other **soil treatment techniques** appropriate **for** controlling unconfined **particulates**, including grass seeding and mulching of disturbed areas, shall be undertaken and implemented by the Petitioner to **comply** with **state** and federal air standards. (Previously Condition A.2 of Resolution R-93-339, Petition 92-13) (**ZONING-Health**)
 - 3. With the exception of clearing for **access** roads, survey lines, construction trailer, equipmeat staging **areas**, fencing, and specific building sites, coastructiona shall commence within 90 days after completion of clearing and grading. **Any** cleared **zones** or areas not necessary to the operation of the site shall be planted in grass within 90 days after establishueat of finished grade. (Previously Condition A.3 of Reso. R-93-339, Petition 92-13) (**ZONING**)
 - 4. The petitioner shall comply at all time8 with the requirements of all permits issued by all agencies having **jurisdiction** over the facility. (Previously Condition A.4 of Resolution R-93-339, Petition 92-13) (**HEALTH-ERM**)

B. BUILDING AND SITE DESIGN

- 1. **Maximum** total floor area shall be **limited** to **10%** of the total lot area of the subject property. (Previously Condition B.1 of Resolution R-93-339, Petition 92-13) (**BUILDING-Zoning**)
- 2. Prior to site plan certification, the site plan shall be amended to iadioate a maximum five (**5**) acre building envelope on the site and the **square** footage to be contained therein. All construction and development of the principal structure and accessory **facilities** shall oacour within this envelope. All accessory use8 indicated on the site plan outside of the building envelope shall be subjeat to the requiremeats and regulation8 of Section **402.7(E)2(b)** (Site Plan Review **Committee** Power8 and Standards of Review). **Uses** and building locations within the envelope shall not be subject to this **requirement**. (Previously Condition B.2 of Resolution R-93-339, Petition 92-13) (**ZONING**)

C. ENVIRONMENTAL RESOURCES MANAGEMENT

1. Plans for all underground and above ground storage tanks must be approved by the Department of **Environmental Resources Management** prior to installation. The petitioner shall perform all necessary preventative measures to reduce the chances of contamination of the groundwater. Double walled tanks and piping with corrosion protection or their equivalent shall be a part of those measures. (Previously Condition C.1 of Resolution R-93-339, Petition 92-13) (BUILDING-ERM)
2. Secondary containment for stored Regulated Substances, including but not limited to fuels, oils, solvents, or other hazardous chemicals, is required. Department of Environmental Resources Management staff are willing to provide guidance on appropriate protective measures. (Previously Condition C.2 of Resolution R-93-339, Petition 92-13) (BUILDING-ERM)
3. All new excavated lakes shall possess a littoral shelf area. A littoral shelf shall be an area with a slope not greater than six (6) feet horizontal to one (1) foot vertical, ranging in depth from ordinary high water (OHW) or the controlled water level (CWL) to four feet below OHW or CWL. A minimum of 30% of the surface area of all lakes shall be planted with native aquatic vegetation on a minimum of three foot centers.
 - a. A littoral shelf planting plan and maintenance plan shall be submitted to the Department of Environmental Resources Management concurrent with Site Plan Review application and approved by ERM prior to Site Plan certification. This information shall also be provided on a mylar for the Zoning Division as part of the site plan application. (ERM)
 - b. Prior to the issuance of a Certificate of Occupancy and within three working days of the completion of littoral plantings ERM shall be notified. This planting shall not be credited as compensation required by wetland permits. (Previously Condition C.3 of Resolution R-93-339, Petition 92-13) (BUILDING-ERM)

D. EXOTIC SPECIES

1. Areas disturbed as a result of the construction of the cogeneration facility and transmission lines shall be continually maintained to be free of Brazilian Pepper, Australian Pine and Melaleuca. (Previously Condition D.1 of Resolution R-93-339, Petition 92-13) (BUILDING-Zoning)

E. ENGINEERING

1. 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. 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 (Previously Condition E.1 of Resolution R-93-339, Petition 92-13.) (COUNTY ENGINEER)

2. If **required by** the County **Engineer** or the **South Florida Rater Management** District the Developer **shall design** the drainage system such that drainage from those areas **which** may contain **hazardous** or undesirable waste **shall** be separate from stormwater runoff from the **remainder of** the site (Previously Condition **E.2** of Resolution R-93-339, Petition 92-13.) (COUNTY ENGINEER)

F. HEALTH

1. Potable water supply for the propose^d project is to be provided by a reverse osmosis **non-transient non-community** water supply system in accordance with Chapter **17-550 & 17-555**, F.A.C. (Previously Condition F.1 of **Resolution R-93-339**, Petition 92-13) (**HEALTH**)
2. Sewage treatment and disposal for the reference^d **project** is to be provided by one wastewater treatment plant in accordance with Chapter **17-600's** F.A.C. All **existing** septic tank systems shall be abandoned in accordance **with** applicable codes. (Previously Condition F.2 of Resolution R-93-339, Petition 92-13) (**HEALTH**)
3. The industrial waste stream generate^d by this site **shall** be dispose^d of in accordance with all applicable **Florida DER** regulations. (Previously Condition F.3 of **Resolution R-93-339**, Petition 92-13) (**HEALTH**)
4. Cogeneration boiler fuels shall be limited to Biomass, as defined in Condition K.9. and fossil fuels. The use of fossil fuels shall be limited in accordance **with** conditions **A.1.d. (6) (a), A.1.d. (6) (b) and A.1.d. (c)**. The use of Biomass Wastes shall include provisions for the substantial exclusion of painted and chemically **treated** wood, household garbage, toxic or hazardous **material**, or wastes **and** special wastes. This specification **must** be reviewed and approve^d by the Palm Beach County **Public Health Unit** prior to site plan approval. (Previously Condition F.4 of Resolution R-93-339, Petition **92-13**) (**HEALTH**)
5. All fly ash and bottom ash from the **facility which** is produced during any period **in** which fossil fuels are used, **and** thereafter for a reasonable time shall be segregate^d and manage^d as set forth in the ash **management** plan. (Previously condition F.5 of Resolution **R-93-339**, Petition 92-13) (**HEALTH**)
6. Prior to site plan approval, a detailed ash **management** plan shall be submitted by the **petitioner** and **approved by** the Palm Beach County Public Health Unit. This plan **must** detail contingencies plans, testing and monitoring of the ash, ash handling and disposal methods, planned **spreading** locations and identification of environmental **impacts** and propose^d measures for mitigating these **impacts**. (Previously condition F.6 of Resolution R-93-2139, Petition 92-13) (**HEALTH**)
7. Prior to site plan approval **of** the operation of the facility, a detailed fuel management plan shall be submitted and approved by the Palm Beach County **Public Health Unit**. This plan shall detail location, **size**, handling procedures, transportation, dust **control** and fire protection. (Previously Condition F.7 of **Resolution R-93-339**, Petition 92-13) (**HEALTH**)

8. Prior to site plan approval, **the petitioner shall** identify all liquid **waste streams** and provide a **complete** physical and chemical characterization of the **waste** streams which shall include, at a minimum, **the following** information:
 - a. A description of the source or process **associated** with the waste stream.
 - b. Volume and flow rates.
 - c. Physical parameters including temperature, **pH**, and total dissolved solids.
 - d. **Expected** concentrations **of** pollutants **or** **contaminants**, including **but** not limited to, Nitrogen, Phosphorous and other nutrients, **mercury**, lead and other trace metals, volatile or semivolatile organic compounds, etc.
 - e. A description and detail of any treatment **system** utilized.
 - f. A description **of** the disposal or reuse method and identification of all points of discharge. (Previously Condition F.8 of Resolution R-93-339, Petition 92-13) (HEALTH)
9. Prior to site plan approval, a detailed **domestic** wastewater management plan shall **be** submitted and approved by the Palm Beach County Public Health **Unit**. (Previously Condition F.9 of Resolution R-93-339, Petition 92-13) (HEALTH)
10. Prior to site plan approval, a detailed storm water management plan shall be submitted by **the** petitioner to the south Florida Water Management District (**SFWMD**) and Palm Beach County Public Health Unit for review and approval. **Staff** shall coordinate its review with the **SFWMD**. (Previously Condition F.10 of Resolution R-93-339, Petition 92-13) (HEALTH)
11. Prior to site plan approval, a detailed industrial wastewater **management** plan must be submitted to the Department of Environmental Regulation (**DER**) and the Palm Beach County Public Health Unit for review and approval. Staff shall coordinate its review with the **DER**. (Previously Condition F.11 of Resolution R-93-339, Petition 92-13) (HEALTH)
12. Prior to site plan approval, all applicable **environmental** permits or applications for permits must be obtained or submitted. (Previously Condition F.12 of Resolution R-93-339, Petition 92-13) (HEALTH)

G. **LANDSCAPING**

1. Prior to site plan certification, the petitioner shall submit a Landscape Betterment Plan for review and approval by the **Zoning** Division. The Landscape Betterment Plan shall demonstrate conformance to all Landscape Code requirements and conditions of **approval**. (Previously Condition G.1 of Resolution R-93-339, Petition 92-13) (ZONING)
2. As an alternative, the petitioner may landscape the site and provide off-site improvements in accordance **with** the Unified Land Development Code, **upon** **adoption**. (Previously Condition G.2 of Resolution R-93-339, Petition 92-13) (ZONING)

H. LIGHTING

1. All outdoor lighting used to illuminate the **premises** and identification signs shall **be** of low intensity, shielded and **directed** downward. (Previously Condition H.1 of Resolution R-93-339, Petition 92-13) (BUILDING - (CODE ENF))

I. PARKING

1. Vehicle parking shall be **limited** to the parking **areas** designated on the approved site plan. **No** parking of **vehicle8** shall be permitted **in** landscaped areas, **right-of-way** or interior drives. (Previously Condition I.1 of Resolution R-93-339, Petition 92-13) (CODE ENF)

J. TRANSMISSION LINES

1. All transmission lines required by this **facility ar(** to be constructed in accordance with the National **Electric Safety** Code. (Previously Condition J.1 of **Resolution R-93-339, Petition 92-13)** (BUILDING)
2. All transmission lines leaving the site and **require(** by this **facility shall not exceed 138 KV.** (Previously Condition J.2 of Resolution R-93-339, Petition **92-13)** (BUILDING)

K. USE LIMITATIONS

1. **Condition K.1** of Resolution R-93-339, **Petition No. 92-13,** which previously stated:

Use of the site shall be limited as follows:

Land Area	50.00 acres
Total Floor Area	217,800 square feet
Maximum Floor Area	10%
Electrical Production	50 mega watt maximum
Fuel Yard	35 acre max. net land area

Is hereby amended to state:

Use of the site shall be limited as follows:

Land Area	50.00 acres
Total Floor Area	217,800 square feet
Maximum Floor Area	10%
Electrical Production	65 mega watt maximum
Fuel Yard	35 acre max. net land area

2. **Prior to site plan certification, the site plan shall be amended to indicate the location of a truck/vehicle wash faality. This wash facility shall utilize a 100% water recycling system.** (Previously Condition K.2 of Resolution R-93-339, Petition 92-13) (ZONING-Building)
3. There shall be **no repair or maintenance of vehicle(** on **site.** (Previously Condition K.3 of Resolution R-93-339, Petition 92-13) (CODE ENF)
4. No outside **storage of disassembled vehicles, or parts thereof, shall be permitted oa site.** (Previously Condition **K.4** of Resolution R-93-339, Petition 92-13) (CODE ENF)

5. The maximum height, *from* grade to **highest** point, for all fuel storage areas shall not exceed fifty (50) **feet**. (Previously Condition- K.5 of Resolution R-93-.139, Petition 92-13) (BUILDING)
6. **Onsite** storage shall be contained within the **area** designated on Exhibit **48** and shall be processed and stored in a manner **which** control8 fugitive and **dust** particulate emissions. (Previously Condition K.6 Resolution R-93-339, Petition 92-13) (CODE ENF)
7. All vehicles utilizing public rights-of-way to **carry** biomass waste (i.e. vegetative matter) to the site **shall be equipped**, at a minimum, with covering or **screens** over top of the open bed of the vehicle to prevent the loss of material during transportation to the facility. (Previously Condition K.7 of Resolution R-93-539, Petition 92-13) (CODE ENF)
8. The storage of fuel on site shall be limited to the **areas** designated on **the** certified site plan and shall be limited to the storage of bagasse and biomass waste **only**. (Previously Condition K.8 of Resolution R-93-139, Petition 92-13)
9. **"Biomass Waste"** as referred to herein, shall **mean** bagasse, vegetative and **woody** matter, including **material** resulting from landscaping, maintenance, land clearing operations, clean **wood**, cellulose material, tree and shrub trimmings, grass clippings, palm fronds, trees, tree stumps, wood from land development operations, clean **wood** debris from demolition operations; it shall not include trash, garbage or sludge (**FAC 17-701**), biohazardous waste (17-712 **FAC**), or biological waste (**17-712 PAC**). (Previously Condition K.9 of Resolution R-93-339, Petition 92-13) (SWA)
10. The existing boiler facilities shall be abandoned within three (3) years **of** commercial start up of the cogeneration facility and no later than January **1**, 1999. The existing boilers and new facilities shall no: be operated at the same time. (Previously Condition K.10 of Resolution R-93-339, Petition 92-13) (MONITORING-Blding)

L. WATER SUPPLY

1. Construction shall not commence **on** the project site until it has been demonstrated to the satisfaction of the **South** Florida Water Management District that an **acceptable** and sustainable supply of water during drought **periods** is available to serve the project over and above that necessary to **serve** already approved developrent. (Previously Condition L.1 of Resolution R-93-339, Petition 92-13) (BUILDING-SFWMD)
2. The petitioner shall **utilize** all drought-tolerant plants in landscaping on the subject property. (Previcusly Condition L.2 of Resolution R-93-339, Petition 92-13) (BUILDING-Zoning)
3. The petitioner shall use water-saving plumbing **fixtures** and other water conserving deviaes in restroom8 and employee locker rooms, as specified in the **Water** Conservation Act, Section 553.14, **F.S.** (Previcusly Condition L.3 of Resolution R-93-339, Petition **92-13**) (BUILDING)

M. COMPLIANCE

1. As provided in the **Palm Beach County Zoning Code, Sections 400.2 and 402.6**, 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: 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 **Special Exception** and my **zoning** which was approved **concurrently** with the Special Exception as well as any previously granted **certifications** of concurrency or **exemptions** therefrom; and/or
 - 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. (Previously Condition M.1 of Resolution R-93-339, Petition 92-13) **(MONITORING)**
2. Appeals of any **departmental-administrative actions** hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the **Palm Beach County Zoning Code**. Appeals of any revocation of Special Exception, 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**. (Previously Condition M.2 of Resolution R-93-339, Petition 92-13) **(MONITORING)**