

RESOLUTION NO. R-97- 1573

RESOLUTION APPROVING ZONING PETITION DOA87-06(B)  
DEVELOPMENT ORDER AMENDMENT  
PETITION OF ROBERT CUILLO  
BY RICHARD M. BEKESH, AGENT  
(LEXUS OF PALM BEACH)

**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 DOA87-06(B) 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 DOA87-06(B), the petition of Robert Cuillo, by Richard M. Bekesh, agent, for a Development Order Amendment (DOA) to Add building square footage to showroom/sales building (+3,090) and car wash facility (accessory use, +504 sq. ft.) 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 McCarty moved for the approval of the Resolution.

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

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

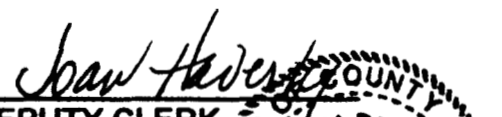
The Chair thereupon declared that the resolution was duly passed and adopted on October 23, 1997.


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

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK "A", OF THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, AND THE NORTHERN PART OF BLOCK "A", WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 20, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA:

TOGETHER WITH THE NORTH 585.00 FEET OF BLOCK A, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 36, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA:

LOTS 1, 2, AND 3, MEERDINK'S LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; EXCEPTING THE EAST 30.00 FEET OF LOT 1 AND 3 OF SAID PLAT OF MEERDINK'S LITTLE RANCHES, TOGETHER WITH ABANDONED RIGHTS-OF-WAY LYING WITHIN.

TOGETHER WITH PROPERTY DESCRIBED AS LATERAL NO. 1, BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD, AND ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AND ON THE SOUTH BY THE NORTH LINE OF LOTS 1 AND 2, MEERDINK'S LITTLE RANCHES, AND ON THE WEST BY THE LINE WHICH IS THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2, MEERDINK'S LITTLE RANCHES, LESS AND EXCEPT THE REAL PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1701, PAGE 410.

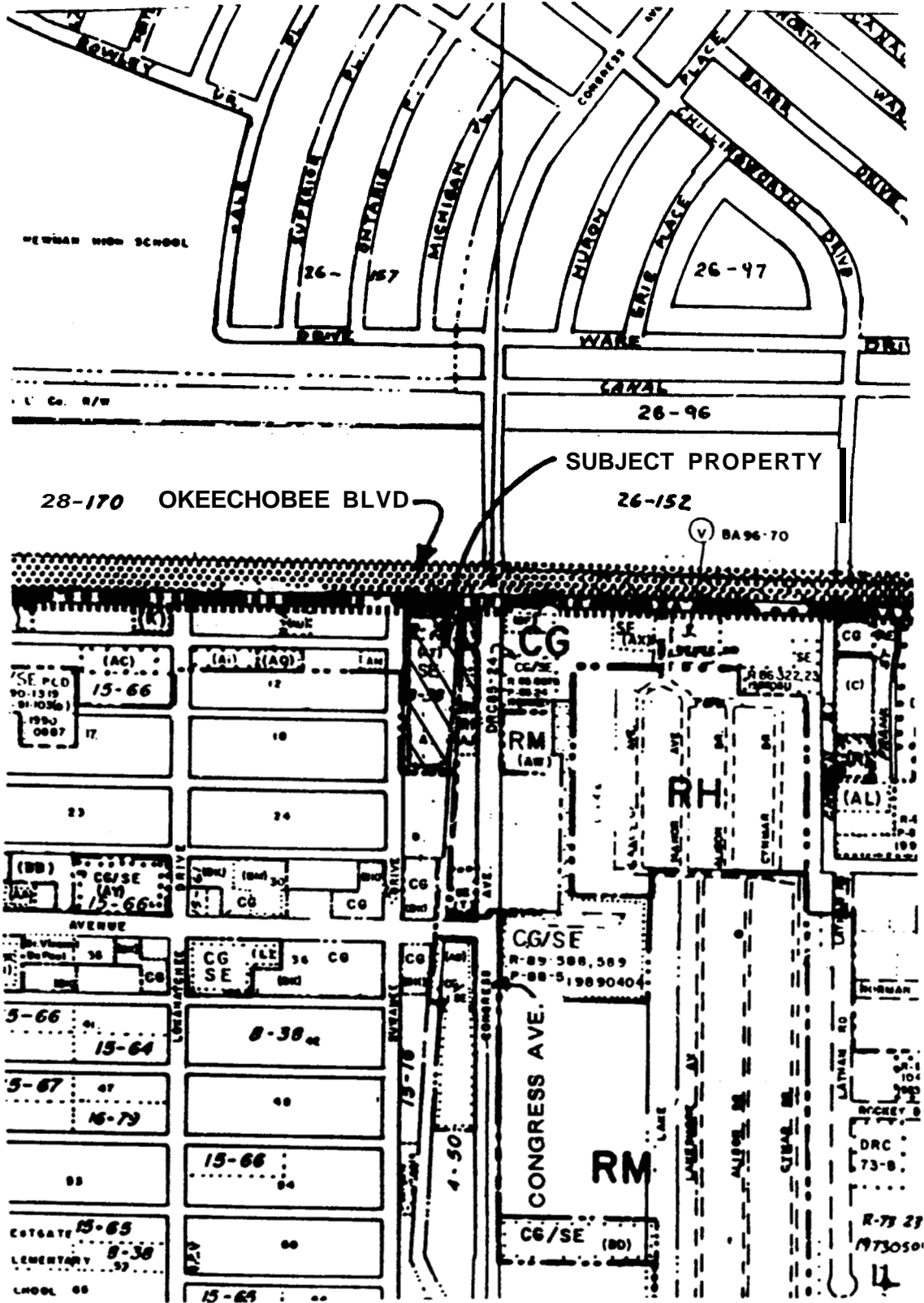
TOGETHER WITH ALL THAT PART OF THE NORTH 232.8 FEET OF THE LAKE WORTH DRAINAGE DISTRICT C-3 1/2 RIGHT OF-WAY LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 15, PAGE 16, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SAID LAKE WORTH DRAINAGE DISTRICT E-3 1/2 (30 FEET WIDE) RIGHT-OF-WAY LYING NORTH OF THE SOUTH PROPERTY LINE OF LOT 3, SAID MEERDINK'S LITTLE RANCHES AND SOUTH OF THE NORTH PROPERTY LINE OF LOTS 1 AND 2 OF SAID MEERDINK'S LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 50, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; EXCEPTING THE SOUTH 20.00 FEET OF THE FORE DESCRIBED PORTION OF SAID RIGHT-OF-WAY.

CONTAINING 3.22 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT B

PALM BEACH COUNTY  
VICINITY SKETCH / ZONING



Petition Number: 87-06 B  
 Zoning Quad Page \_\_\_\_\_  
 Date: May 21, 1997



## 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 Resolution 87-1099 (Petition 87-6) and Resolutions R-89-1634, R-89-1635(Petition 87-6A) 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 June 30, 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. AUTO (VEHICLE) STORAGE AND DISPLAY AREAS**

- 1. There shall be no outside storage of disassembled vehicles or parts thereof. (Previous Condition 3 of Resolution R-87-1099, Petition 87-6). (ONGOING: CODE ENF)**
- 2. Condition 4 of Resolution R-1635, Petition 87-6A which currently states:  
  
The parking of vehicles shall be limited to design— display areas only. No parking of vehicles within public rights-of-way or required landscape buffers shall be permitted**  
  
Is hereby amended to read:  
  
**The parking of vehicles shall be limited to the designated areas shown on the site plan dated June 30, 1997. No parking of vehicles within public rights-of-way or required landscape buffers shall be permitted. (ONGOING: CODE ENF)**
- 3. Vehicles displayed on site shall not be displayed elevated above ground level or with open hoods or trunks excepting the existing second story display space. (Previous Condition 5 of Resolution R-87-1635, Petition 87-6A.) (ONGOING: CODE ENF)**
- 4. The southern 0.84 a m parcel shall be used exclusively for the storage of inventory. (Previous Condition 7 of Resolution R-87-1635, Petition 87-6A). (ONGOING: COOE ENF)**
- 5. A maximum of one hundred and fourteen (114) vehicles shall be stored on site at any time. (ONGOING: CODE ENF)**

6. When this facility is not open, the parking area shall be locked and *gated*. (ONGOING: CODE ENF)

C. BUILDING AND SITE DESIGN

1. **Total gross floor area shall be limited to a maximum of 22,776 square feet.** (DRC: ZONING)
2. **The maximum height for all structures, measured from finished grade to highest point, shall not exceed thirty five (35) feet.** (BLDG PERMIT: BLDG - Zoning)
3. **All air conditioning and mechanical equipment shall be roof mounted and screened from view on all sides in a manner consistent with the color, character and architectural style of the principle structure.** (BLDG PERMIT: BLDG - Zoning)

D. DUMPSTER

1. **All areas or receptacles for the storage and disposal of trash, garbage, recyclable material or vegetation, such as dumpsters and trash compactors, shall not be located within twenty five (25) feet of the residential property line and shall be confined to the areas designated on the site plan.** (DRC / ONGOING: ZONING / CODE ENF)

E. ENGINEERING

1. **Condition 6 of Resolution R-1099, Petition 87-6 which currently states:**

**The developer shall retain the stormwater runoff in accordance with all agency requirements in effect at the time of the permit application. However at a minimum, this development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition as approved by the County Engineer.**

**Is hereby deleted (Reason: Code Requirement).**

2. **Condition 7 of Resolution R-87-1099, Petition 87-6 which currently states:**

**The property owner shall convey for the ultimate right-of-way for:**

- a. **Congress Avenue, 64 feet from centerline;**
- b. **Okeechobee Road, 76 feet from centerline;**

**Within six (6) months of the adoption of the Resolution approving this project, or as otherwise required by the Board of County Commissioners. If the Board does not allow the use of the subject Right-Of-Way, the property owner shall remove the improvements and amend the site plan appropriately. Landscaping shall be relocated on site. (Completed)**

3. Condition ~~8~~ of Resolution R-87-1099, Petition ~~87-6~~ ~~which~~ currently states:  
  
The property owner shall construct a continuous right turn lane, west approach on Okeechobee Boulevard from a point 150 west of the project's entrance road east to Congress Avenue concurrent with onsite paving and drainage improvements.  
  
Is hereby deleted. (Reason: Okeechobee Blvd. has now been widened).
4. ~~Condition 9~~ of Resolution R-87-1099, ~~Petition 87-6~~ which currently states:  
  
The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$16,128.00 (602 trips x \$26.79 per trip).  
  
Is hereby deleted. (Reason: Code Requirement).
5. Prior to site plan certification, all drainage and road right-of-ways within the project shall be properly abandoned as determined by the County Attorney. (previous Condition 10 of Resolution R-87-1099, Petition 87-6). (DRC: Eng)
6. Condition 13 of Resolution R-87-1635, Petition ~~87-6A~~ 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 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).
7. ~~Condition 15~~ of Resolution R-87-1635, ~~Petition 87-6A~~ which currently states:  
  
The property owner shall convey to Palm Beach County within 90 days of the approval of this project adequate road drainage easements through the project's internal surface water management system to provide runoff from those segments of Suwanee Drive along the property frontage. Said easements shall be no less than 20 feet in width. The drainage system within the project shall have sufficient retention/detention capacity to meet the storm water discharge and treatment requirements of the applicable County Water Control District and South Florida Water Management. (Completed).

8. The property owner shall pipe ~~the~~ existing drainage ditch ~~along~~ the project's east property line concurrent with onsite paving and drainage improvements. (Previous Condition 17 of Resolution R-87-1635, Petition 87-6A). (MONITORING: Eng)
9. **Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along Congress Avenue to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County standards and codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDG PERMIT: MONITORING-Eng)**

F. HEALTH

1. Condition 4 of Resolution R-1099, Petition ~~87-6~~ which currently states:  
  
**No building permit shall be issued for the property until such a time that the site is connected to a public sewer system and water supply system**  
  
 Is hereby deleted. (Reason: Code Requirement).
2. Condition 5 of Resolution R-1099, Petition ~~87-6~~ which currently states:  
  
 Since ~~sewer~~ and water service are available to the property, septic tank or well shall not be approved for use on said property.  
  
 Is hereby deleted. (Reason: Replaced by Conditions 10 and 11 of Resolution R-87-1635, Petition 87-6A). (ONGOING: HEALTH)
3. Generation and disposal of hazardous effluents into sanitary sewerage system shall be prohibited unless adequate pretreatment facilities approved by the Florida Department of Environmental Regulation (FDER) and Agency responsible for sewage works are constructed and used by project tenants or owner, generating such effluents. (Previous Condition 9 of Resolution R-87-1635, Petition 87-6A). (ONGOING: HEALTH)
4. ~~Sewer service~~ is available to the property. Therefore, no septic tank shall be permitted to the site. (Previous ~~Condition~~ 10 of Resolution R-87-1635, Petition 87-6A). (ONGOING: HEALTH)
5. Water ~~service~~ is available to the property. Therefore, no well shall be permitted on the site to provide potable water. (Previous Condition 11 of Resolution R-87-1635, Petition 87-6A). (ONGOING: HEALTH)
6. 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. (Previous Condition 14 of Resolution R-87-1635, Petition 87-6A). (ONGOING: HEALTH)



**G. LAKE WORTH DRAINAGE DISTRICT**

1. The petitioner shall convey to the Lake Worth Drainage District the additional right-of-way for E-3 1/2 Canal as shown on the Survey for the property until such time as document has been executed for the piping, paving and parking, as tentatively agreed to by the owner's representative and the Board of Supervisors of the Lake Worth Drainage District at the regular Board Meeting on November 12, 1986. (Previous Condition 3 of Resolution R-87-1099, Petition 874)

**H. LANDSCAPING**

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 shall meet the following minimum standards at installation:
  - a. Palm heights: twelve (12) feet ~~dear~~ 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)

**I. LANDSCAPING - INTERIOR**

1. One landscape island shall be provided for every ten (10) parking spaces. The maximum spacing between landscape islands shall not exceed one hundred (100) linear feet (DRC: ZONING)
2. Foundation planter strips shall be provided along the north, east and west facades of the sales/showroom building. The minimum width of the required planter strip shall be five (5) feet. The combined length of the required planter strip shall be no less than 40% of the accumulative length of the applicable side of the structure. All required planter strips shall be planted with appropriate trees, shrubs and ground cover. (DRC / CO: ZONING / LANDSCAPE)

**J. LANDSCAPING ALONG WEST PROPERTY LINE (SUWANEE DRIVE)**

1. Condition 2 of Resolution R-1635, Petition 87-6A which currently dates:  
  
Prior to site plan certification, the site plan shall be amended to indicate:

- a. The required ten (10) foot landscape strip along Suwane Dr, and planting ten (10) foot high native canopy trees twenty (20) feet on center and a thirty-six (36) inch high hedge planted a maximum of twenty-four (24) inches on center; and,
- b. The implementation of Alternative Landscape No. 3 along the south property line abutting residential areas. The ten (10) foot landscape strip shall consist of a six (6) high concrete block and stucco wall and ten (10) foot high native canopy trees planted twenty (20) feet on center. (CO: LANDSCAPING - Zoning)

Is hereby amended to read:

Landscaping along the above property line shall include:

- a. A ten (10) foot wide landscape buffer strip;
- b. One fourteen (14) foot high native canopy tree planted at twenty (20) feet on center; and
- c. Thirty six (36) inches high shrub or hedge material spaced no more than twenty four (24) inches on center and maintained at a minimum height of forty eight (48) inches.

**K. LANDSCAPING ALONG SOUTH PROPERTY LINE**

1. Prior to January 15, 1998, the petitioner shall replace any dead, damaged, or missing trees, shrubs or other required improvements on the site in accordance with the ULDC or Landscaping Conditions as modified. (DATE: LANDSCAPING - Zoning)

**L. LIGHTING**

1. Condition 2 of Resolution R-1099, Petition 874 which currently states:

Security lighting shall be low intensity and directed away from nearby residences.

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 new outdoor lighting fixtures shall not exceed twenty five (25) feet in height, measured from finished grade to highest point. (CO: BLDG - Zoning)
3. All outdoor lighting shall be extinguished no later than 10:00 p.m., excluding security lighting only. (ONGOING: CODE ENF)

**M. LOADING**

1. Loading shall be limited to designated areas within the interior of the site. (Previous Condition 8 of Resolution R-87-1635, Petition 87-5A). (ONGOING: CODE ENF)

N. **RECYCLE OIL**

1. **The owner, occupant or tenant of the facility shall participate in an oil recycling program which insures proper re-use or disposal of waste oil. (Previous Condition 12 of Resolution R-87-1635, Petition 87-6A). (ONGOING: HEALTH)**

O. **SIGNS**

1. **No banners, flags, balloons, snipe signs, etc. shall be permitted on site. All advertisement shall be in conformance with the Palm Beach County Sign Code. (Previous Condition 3 of Resolution R-87-1635, Petition 87-6A). (ONGOING: CODE ENF)**
2. **No off premise signs shall be permitted on site. (Previous Condition 6 of Resolution R-87-1635, Petition 87-6A). (ONGOING: CODE ENF)**
3. **Any wall signs shall be limited to the north and east facades of the showroom/sales building. (CO: BLDG. PERMIT)**
4. **No additional freestanding signs except for directional signs shall be permitted on site. (ONGOING: CODE ENF)**

P. **PARKING**

1. **Condition 1 of Resolution R-1099, Petition 87-6 which currently states:**

**Prior to site plan certification, the site plan shall be amended to reflect the following:**

- a. **the required number of handicap parking spaces;**
- b. **a minimum parking stall width of ten (10) feet;**
- c. **no parking stalls within the twenty (20) foot backup distance.**

**Is hereby deleted (Reason: Code Requirement).**

Q. **UNITY OF TITLE**

1. **Prior to approval by the Site Plan Review Committee the property owner shall record a Unity of Title on the subject property subject to approval by the County Attorney. (Previously Condition 16 of Resolution R-87-1635, Petition 87-6A) (DRC: ZONING- Co Atty)**

R. **USE LIMITATIONS**

1. **There shall be no outdoor loud speaker system installed upon the site. (Previous Condition 12 of Resolution R-87-1099, Petition 87-6). (ONGOING: ZONING / CODE ENF)**
2. **Use of the site shall be limited to the commercial sales, leasing, and repair of new or used automobile and customary accessory use. (Previous Condition 13 of Resolution R-87-1099, Petition 87-6). (ONGOING: ZONING / CODE ENF)**

## S. COMPLIANCE

1. Condition 1 of Resolution R-1099, Petition 87-6 ~~vldn~~ 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, lessor, 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 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 ULCC, 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)**