

RESOLUTION NO. R-2014- 0739

RESOLUTION APPROVING ZONING APPLICATION W/PDD-2013-02605  
(CONTROL NO. 1979-00082)  
an Official Zoning Map Amendment to a Planned Development District  
APPLICATION OF Discovery Quest Inc, 4740 Weymouth LLC, J M E LLC, Alan Eads,  
Planet Kids VI Inc  
BY Land Design South, Inc., AGENT  
(Cypress Royale PUD)

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;

WHEREAS, the notice and public hearing requirements, as provided for in Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended), have been satisfied;

WHEREAS, Zoning Application W/PDD-2013-02605 was presented to the Board of County Commissioners at a public hearing conducted on May 22, 2014;

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 recommendation of the Zoning Commission;

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) 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 the request;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.1.B; and,

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 W/PDD-2013-02605, the application of Discovery Quest Inc, 4740 Weymouth LLC, J M E LLC, Alan Eads, Planet Kids VI Inc, by Land Design South, Inc., agent, for an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agriculture Residential (AR) Zoning District to a Planned Unit Development (PUD) Zoning District on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch in EXHIBIT B, attached hereto and made a part hereof, was approved on May 22, 2014 subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Vana moved for the approval of the Resolution.

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

Commissioner Priscilla A. Taylor, Mayor	- Aye
Commissioner Paulette Burdick, Vice Mayor	- Nay
Commissioner Hal R. Valeche	- Aye
Commissioner Shelley Vana	- Aye
Commissioner Steven L. Abrams	- Nay
Commissioner Mary Lou Berger	- Aye
Commissioner Jess R. Santamaria	- Nay

The Mayor thereupon declared that the resolution was duly passed and adopted on May 22, 2014.

Filed with the Clerk of the Board of County Commissioners on June 11th, 2014.

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

PARCEL 1:

TRACT 44, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 55, BLOCK 25, PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUNNING THENCE ALONG THE NORTHERLY LINE OF TRACT 55, BLOCK 25, SOUTH 89°04'24" WEST, 195.00' TO THE POINT AND PLACE OF BEGINNING; RUNNING THENCE SOUTH 89°04'24" WEST 170.00'; RUNNING THENCE NORTH 00°55'36" WEST, 85.00'; RUNNING THENCE NORTH 89°04'24" EAST, 170.00'; RUNNING THENCE SOUTH 00°55'36" EAST, 85.00' TO THE POINT AND PLACE OF BEGINNING.

AND FURTHER LESS AND EXCEPT:

A PORTION OF TRACT 44, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 44; THENCE S 89°29'19"W ALONG THE SOUTH LINE OF SAID TRACT 44, 194.75 FEET; THENCE N00°05'23"W, 85.00 FEET; THENCE N89°29'19"E, ALONG A LINE PARALLEL AND 85.00 FEET NORTH OF THE SAID SOUTH LINE OF TRACT 44, 195.00 FEET; THENCE S00°04'43"E, ALONG THE EAST LINE OF SAID TRACT 44, 85.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PORTION OF THE SOUTH 15' OF ABANDONED ROAD LYING NORTH AND ADJACENT TO TRACT 44, BLOCK 25, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 11687, PAGE 1584.

PARCEL 2:

THE EAST ½ OF TRACT 45, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE SOUTH 15' OF ABANDONED ROAD LYING NORTH AND ADJACENT TO THE EAST ½ OF TRACT 45, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOK 2, PAGES 45 THROUGH 54, AS DESCRIBED IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 11687, PAGE 1584.

PARCEL 3:

TRACT 43, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, LESS AND EXCEPT THAT PORTION OF RIGHT-OF-WAY DEEDED TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 5876, PAGE 127, AS RECORDED IN THE

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF THE SOUTH 15' OF ABANDONED ROAD LYING NORTH AND ADJACENT TO TRACT 43, BLOCK 25, And THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AS DESCRIBED IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 11687, PAGE 1584.

PARCEL 4:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 55, BLOCK 25, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE; THEN EASTERLY ALONG THE SOUTH LINE OF SAID TRACT 55 A DISTANCE OF 220.05 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 55; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT OF WAY FOR LAKE WORTH WEST ROAD (STATE ROAD NO. 802).

PARCEL 5:

LEGAL DESCRIPTION FOR PORTION OF TRACT 55, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3 TRACT 55, LESS THE EAST ONE-THIRD (1/3) AND LESS THE WEST ONE-THIRD (1/3), BLOCK 24 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54 EXCEPTING THEREFROM FOR ROAD PURPOSES THAT PART OF THE ABOVE DESCRIPTION CONTAINED IN THE FOLLOWING DESCRIBED TRACT:

STARTING AT THE SOUTHWEST CORNER OF TRACT 55, RUN NORTH ALONG WEST LINE 56.48 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 29 SECONDS EAST TO THE EAST LINE OF TRACT; THENCE SOUTH ALONG EAST LINE OF TRACT 56.67 FEET TO THE SOUTHEAST CORNER OF TRACT 55; THENCE SOUTH 89°27'29"W ALONG SOUTH LINE OF TRACT TO POINT OF BEGINNING. AND

LESS AND NOT INCLUDING THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1042, PAGE 535, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 55, BLOCK 25, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACT 55 A DISTANCE OF 220.05 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID TRACT 55, A DISTANCE OF 281.55 FEET TO A POINT IN THE SOUTH LINE OF SAID TRACT 55; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 55, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT OF WAY FOR LAKE WORTH WEST ROAD (STATE ROAD NO. 802).

AND FURTHER LESS AND EXCEPT:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 55, BLOCK 25, PLAT BOOK 2, AND PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RUNNING THENCE ALONG THE NORTHERLY LINE OF TRACT 55, BLOCK 25, SOUTH 89°04'24" WEST, 330' TO THE POINT AND PLACE OF BEGINNING; RUNNING THENCE SOUTH 00°55'36" EAST 270.00'; RUNNING THENCE SOUTH 89°04'24" WEST, 35.00'; RUNNING THENCE NORTH 00°55'36" WEST, 270.00' TO THE NORTH LINE OF TRACT 55, BLOCK 25 MENTIONED ABOVE; RUNNING THENCE NORTH 89°04'24" EAST, 35.00' TO THE POINT AND PLACE OF BEGINNING.

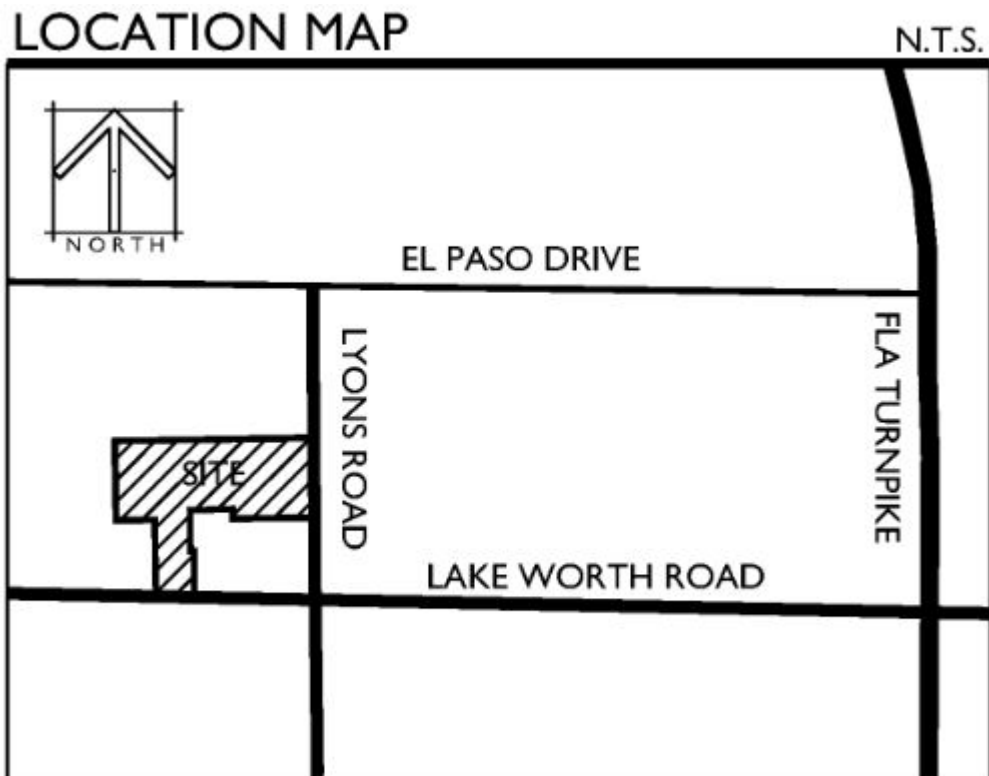
PARCEL 6:

THE WEST ONE-THIRD (1/3) OF TRACT 55, BLOCK 25, THE PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD 802.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 28.67 ACRES (1,248,897 SQUARE FEET) MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH



## EXHIBIT C

### CONDITIONS OF APPROVAL

#### **PDD- Residential Planned Development District**

##### **ALL PETITIONS**

1. The approved Preliminary Subdivision Plan and the Preliminary Master Site Plan are dated February 24, 2014. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

##### **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 site may be issued after December 31, 2018. 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 Art. 2.E of the Unified Land Development Code. (BLDGPM/DATE: MONITORING - Engineering)

2. The Property Owner shall construct a left turn lane south approach on Lyons Rd. at project entrance. The length of this turn lane should be a minimum of 280 feet and 50 feet taper or as approved by the County Engineer. 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 Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit. (BLDGPM/DATE: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

3. Prior to issuance of the first Certificate of Occupancy, the Property Owner shall construct a 6 foot concrete sidewalk along the west side of Lyons Road from project entrance to Lake Worth Road. 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. These improvements shall be completed concurrently with the onsite paving and grading and shall be completed prior to the issuance of the first building permit. (BLDGPM/CO: MONITORING - Engineering)

4. Prior to issuance of the first building permit, the property owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Lyons Road along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one lane must be open during the 25-

year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. 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. (BLDGPM: MONITORING - Engineering)

5. Prior to recordation of the plat, the property owner shall abandon the public's interest in that 30-foot right of way along the north side of the property. (PLAT: ENGINEERING - Engineering)

#### **HEALTH**

1. Sewer service is available to the property, therefore, a septic tank shall not be approved for use on said property. (ONGOING: HEALTH DEPARTMENT - Health Department)

2. Water service is available to the property, therefore, a well shall not be approved for potable water use on said property. (ONGOING: HEALTH DEPARTMENT - Health Department)

#### **LANDSCAPE - GENERAL**

1. Concurrent with the submittal for Building Permits, the Property Owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan shall be prepared in compliance with all landscape related Conditions of Approval as contained herein. (BLDGPM/ONGOING: ZONING - Landscape)

2. All canopy trees to be planted in the landscape buffers where adjacent to the Cypress Trails PUD shall be a minimum of fourteen (14) feet at time of installation. (ONGOING: ZONING - Landscape)

#### **LANDSCAPE - PERIMETER**

3. Prior to final approval by the Development Review Officer (DRO), the property owner shall revise the Preliminary Master and the Preliminary Subdivision Plans to add a perimeter wall along the property line where adjacent to the Cypress Trails PUD. (DRO: ZONING - Zoning)

#### **LANDSCAPE - PERIMETER-NORTH PROPERTY LINE**

4. In addition to Code requirements, the compatibility buffer along the north property line shall be a minimum of thirty (30) feet in width. (ONGOING: ZONING - Zoning)

#### **LANDSCAPE - PERIMETER-WEST PROPERTY LINE (NORTH 675 FEET)**

5. In addition to Code requirements, the compatibility buffer along the west property line shall be a minimum of thirty (30) feet in width. (ONGOING: ZONING - Zoning)

#### **LANDSCAPE - PERIMETER-SOUTHWEST PROPERTY LINE (WEST 165 FEET)**

6. In addition to Code requirements, the compatibility buffer along the southwest property line (west 165 feet) shall be a minimum of forty (40) feet in width. (ONGOING: ZONING - Zoning)

#### **LANDSCAPE - PERIMETER-SOUTHWEST PROPERTY LINE (EAST 165 FEET)**

7. In addition to Code requirements, the compatibility buffer along the southwest property line (east 165 feet) shall be a minimum of thirty (30) feet in width. (ONGOING: ZONING - 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 shall be required. (BLDG PERMIT/PLAT:MONITORING -Palm Tran) (PLAT: MONITORING - Palm-Tran)

### **SCHOOL BOARD**

1. 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 PARENTS OF SCHOOL AGE CHILDREN"**

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).

2. Prior to the issuance of the first Certificate of Occupancy (CO), the ten feet by fifteen feet school bus shelter shall be constructed by the property owner in a location and manner acceptable to the Palm Beach County School Board. Provisions for the bus shelter shall include, at a minimum, a covered area, continuous paved pedestrian and bicycle access from the subject property or use to the shelter. Maintenance of the bus shelter shall be the responsibility of the residential property owner. (CO: MONITORING - School Board)

### **SITE DESIGN**

1. Prior to final approval by the Development Review Officer (DRO), the property owner shall revise the Preliminary Master Site Plan and the Preliminary Subdivision Plan to indicate that Lots 29, 30, 31, 65, and 72 shall be restricted to single story dwelling units. (DRO: ZONING - Zoning)

### **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: ZONING - 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; the 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 Unified Land Development Code 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 of Approval; 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 the 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 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: ZONING - Zoning)

## **DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.