

RESOLUTION NO. R-2015- 0820

RESOLUTION APPROVING ZONING APPLICATION DOA/TDR-2014-02516
(CONTROL NO. 2003-00079)
a Development Order Amendment
APPLICATION OF Windsor Place Acquisition LLC
BY CMS Engineering, LLC, AGENT
(Windsor Place MXP)

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 DOA/TDR-2014-02516 was presented to the Board of County Commissioners at a public hearing conducted on June 25, 2015;

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.2.B for a Development Order Amendment.; 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 DOA/TDR-2014-02516, the application of Windsor Place Acquisition LLC, by CMS Engineering, LLC, Agent, for a Development Order Amendment. to modify/delete Conditions of Approval (Architectural, Landscape and Planning); reconfigure the Master Plan; restart of the commencement clock; and release the Restrictive Covenant, on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on June 25, 2015, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Taylor moved for the approval of the Resolution.

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

Commissioner Shelley Vana, Mayor	-	Absent
Commissioner Mary Lou Berger, Vice Mayor	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Paulette Burdick	-	Aye
Commissioner Steven L. Abrams	-	Aye
Commissioner Melissa McKinlay	-	Aye
Commissioner Priscilla A. Taylor	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on June 25, 2015.

Filed with the Clerk of the Board of County Commissioners on June 29th, 2015.

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

DESCRIPTION: GRID AND SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT PRM 12, TOWNE PARK TRACT F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 95 THROUGH 101 OF SAID PUBLIC RECORDS; THENCE ON A GRID BEARING SOUTH 00° 58' 10" EAST, A DISTANCE OF 530.50 FEET; THENCE SOUTH 02° 48' 24" WEST, A DISTANCE OF 250.54 FEET; THENCE SOUTH 00° 58' 10" EAST, A DISTANCE OF 300.00 FEET, THE PREVIOUS THREE COURSES AND DISTANCES ARE ALONG THE WEST RIGHT-OF-WAY OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 9745, PAGE 1416 OF SAID PUBLIC RECORDS; THENCE SOUTH 44° 01' 50" WEST, A DISTANCE OF 56.57 FEET; THENCE SOUTH 89° 01' 50" WEST, A DISTANCE OF 289.00 FEET; THENCE SOUTH 87° 46' 13" WEST, A DISTANCE OF 250.06 FEET; THENCE SOUTH 89° 01' 50" WEST, A DISTANCE OF 1144.50 FEET, THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG THE NORTH RIGHT-OF-WAY OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS TO PRM 15 OF SAID TOWNE PARK TRACT F; THENCE NORTH 00° 58' 10" WEST ALONG A BOUNDARY LINE OF SAID TOWNE PARK TRACT F, A DISTANCE OF 570.00 FEET TO PRM 14 OF SAID TOWNE PARK TRACT F; THENCE NORTH 52° 06' 40" EAST ALONG A BOUNDARY LINE OF SAID TOWNE PARK TRACT F, A DISTANCE OF 925.60 FEET TO PRM 13 OF SAID TOWNE PARK TRACT F; THENCE NORTH 89° 01' 50" EAST ALONG A BOUNDARY LINE OF SAID TOWNE PARK TRACT F, A DISTANCE OF 1000.00 FEET TO PRM 12 OF TOWNE PARK TRACT F TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS IN LOCAL BEARING DATUM

DESCRIPTION:

A PARCEL OF LAND LYING IN BLOCK 43, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LEXINGTON 1 OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 195 THROUGH 198, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89° 26' 07" EAST, ALONG THE SOUTH LINE OF SAID PLAT OF LEXINGTON 1 OF SHERBROOKE, A DISTANCE OF 2610.00 FEET; THENCE, SOUTH 00° 33' 53" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 725.61 FEET, FOR A POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00° 33' 53" EAST, A DISTANCE OF 530.50 FEET; THENCE, SOUTH 03° 12' 41" WEST, A DISTANCE OF 250.54 FEET; THENCE, SOUTH 00° 33' 53" EAST, A DISTANCE OF 300.00 FEET; THENCE, SOUTH 44° 26' 07" WEST, A DISTANCE OF 56.57 FEET; THENCE, SOUTH 89° 26' 07" WEST, A DISTANCE OF 289.00 FEET; THENCE SOUTH 88° 10' 30" WEST, A DISTANCE OF 250.06 FEET; THENCE, SOUTH 89° 26' 07" WEST, A DISTANCE OF 1144.50 FEET; THENCE, NORTH 00° 33' 53" WEST, A DISTANCE OF 570.00 FEET; THENCE, NORTH 52° 30' 57" EAST, A DISTANCE OF 925.60 FEET; THENCE, NORTH 89° 26' 07" EAST, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

EXHIBIT B
VICINITY SKETCH

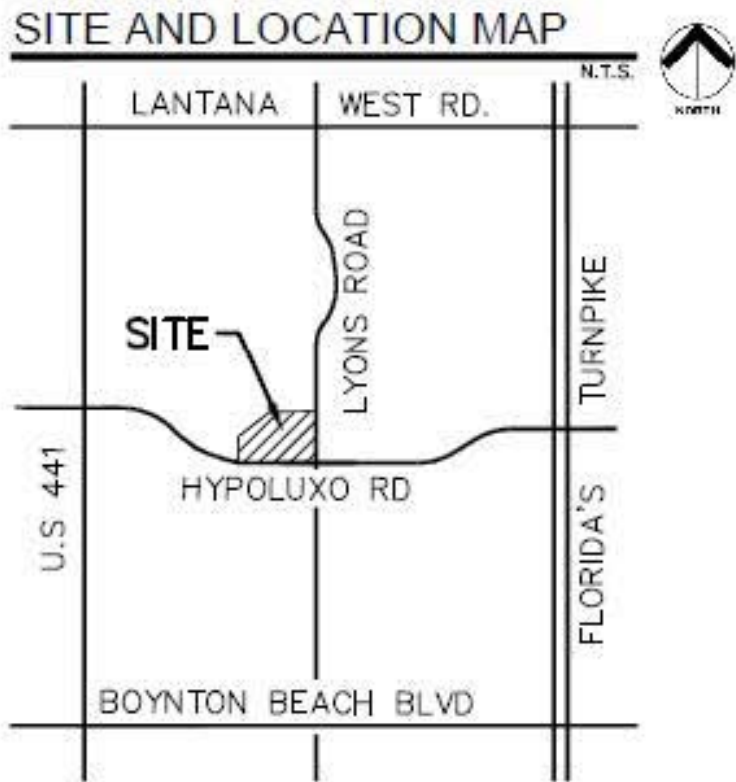


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS condition 1 of Resolution R-2010-682, Control No.2003-00079, which currently states:

The approved Preliminary MLU Master Plan and the approved Preliminary Site Plan are dated March 24, 2010. Modifications to the development order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or Zoning Commission.

Is hereby amended to read:

The approved Preliminary MLU Master Plan and the approved Preliminary Site Plan are dated April 9, 2015. Modifications to the development order inconsistent with the conditions of approval, or changes to the uses or site design beyond the authority of the DRO as established in the ULDC, must be approved by the Board of County Commissioners or Zoning Commission. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS condition 4 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Development of the site shall comply with the Windsor Place Design Guidelines and Standards for Future Development included in Ordinance No. 2005-038, the ULDC, and Conditions of Approval. The most restrictive requirement shall prevail if a conflict exists between the Windsor Place Design Guidelines for Future Development, the ULDC, and Conditions of Approval.

Is hereby amended to read:

Development of the site shall comply with the Master Conceptual Plan included in Ordinance No. 2014-033, the Unified Land Development Code (ULDC), and Conditions of Approval. The most restrictive requirement shall prevail if a conflict exists between the Master Conceptual Plan, the ULDC, and Conditions of Approval. (ONGOING: PLANNING - Zoning)

3. Previous ALL PETITIONS condition 5 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Based on Article 2.E of the Unified Land Development Code, this development order meets the requirements to receive a new three (3) year review date from the date of approval of this resolution.

Is hereby amended to read:

Based on Article 2.E of the Unified Land Development Code, this development order meets the requirements to receive a new three (3) year review date from the date of approval of this resolution. (DATE/ONGOING: MONITORING - Zoning)

ARCHITECTURAL REVIEW

1. Previous ARCHITECTURAL REVIEW condition 1 of Resolution R-2010-682, Control No.2003-00079, which currently states:

At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for the residential and commercial buildings shall be submitted simultaneously

with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements.

Is hereby amended to read:

At time of submittal for final Development Review Officer (DRO) approval, the architectural elevations for commercial buildings No.1 & No. 6 shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (DRO: ZONING - Zoning)

ENGINEERING

1. Previous ENGINEERING condition 1 of Resolution R-2010-682, Control No.2003-00079, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. Building permits for more than 132 multi-family dwelling units and 5,500 s.f. of General Retail, non-residential (or the equivalent of 115 pm peak hour trips) shall not be issued until the contract has been let for dual left turn lanes south approach and an additional through lane west approach at the intersection of Hagen Ranch Road and Lantana Road. (BLDGPMT: MONITORING - Engineering)

b. Building permits for more than 132 multi-family dwelling units and 49,500 s.f. of General Retail, non-residential (or the equivalent of 284 pm peak hour trips) shall not be issued until construction has commenced for the widening of Lyons Road as a 4 lane section from Lantana Road to Hypoluxo Road plus the appropriate paved tapers. (BLDGPMT: MONITORING - Engineering)

c. Building permits for more than 132 multi-family dwelling units and 84,200 s.f. of General Retail, non-residential (or the equivalent of 381 pm peak hour trips) shall not be issued until construction has commenced for dual left turn lanes north and south approaches and an additional through lane north approach at the intersection of Lyons Road and Lantana Road. (BLDGPMT: MONITORING - Engineering)

d. No Building Permits for the site may be issued after December 31, 2016. A time extension for this condition may be approved by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2 Chapter E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

e. Construction commences is defined as awarding the contract for the construction of the required improvements, the acquisition of all right of way and construction easements and the acquisition of all required permits. (ONGOING: ENGINEERING - Engineering)

Is hereby amended to read:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. Building permits for more than 132 multi-family dwelling units and 5,500 s.f. of General Retail, non-residential (or the equivalent of 115 pm peak hour trips) shall not be issued until the contract has been let for dual left turn lanes south approach and an additional through lane west approach at the intersection of Hagen Ranch Road and Lantana Road. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. Building permits for more than 132 multi-family dwelling units and 49,500 s.f. of General Retail, non-residential (or the equivalent of 284 pm peak hour trips) shall not be issued until construction has commenced for the widening of Lyons Road as a 4 lane section from Lantana Road to Hypoluxo Road plus the appropriate paved tapers. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

c. Building permits for more than 132 multi-family dwelling units and 84,200 s.f. of General Retail, non-residential (or the equivalent of 381 pm peak hour trips) shall not be issued

until construction has commenced for dual left turn lanes north and south approaches and an additional through lane north approach at the intersection of Lyons Road and Lantana Road. (BLDG/PMT: MONITORING - Engineering) [Note: COMPLETED]

d. No Building Permits for the site may be issued after November 23, 2017. A time extension for this condition may be approved by the County Engineer only if based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2 Chapter E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

e. Construction commences is defined as awarding the contract for the construction of the required improvements, the acquisition of all right of way and construction easements and the acquisition of all required permits. (ONGOING: ENGINEERING - Engineering)

2. On or before January 1, 2006, the Property Owner shall prepare and provide to the County all necessary right-of-way acquisition documents including but not limited to surveys, Property Owners maps, legal descriptions for acquisition, and parceled right-of-way maps required for the construction of the improvements identified in Condition No. E1a, E1c, and E1d above as referenced above, subject to the approval of the County Engineer. These documents shall include a title search for a minimum of 25 years. Notification shall be given to the Land Development Division. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING condition 2 of Resolution R-2010-682, Control No.2003-00079)

3. The Property Owner shall fund the construction plans and the construction of improvements identified in Condition No. E1a, E1c and E1d above. Palm Beach County shall then be responsible for the construction of the required improvements. Funding of the construction plans and construction shall be completed on or before April 1, 2006. All canal crossings within the project limits shall be constructed to their ultimate configuration. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING condition 3 of Resolution R-2010-682, Control No.2003-00079)

4. The Property Owner shall design, install and perpetually maintain median landscape within the median of all abutting right of way of Lyons Road. This landscaping and irrigation shall strictly conform to the specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional landscaping beyond OTIS requires Board of County Commissioner's approval. Median landscaping installed by Property Owner shall be perpetually maintained by the Property Owner, his successors and assigns, without recourse to Palm Beach County, unless the Property Owner provides payment for maintenance as set forth in Paragraph c and d below.

a. The necessary permit(s) for this landscaping and irrigation shall be applied for from Palm Beach County Land Development prior to the issuance of building permits for more than 132 multi-family dwelling units and 49,500SF of General Retail, non-residential. (BLDG PERMIT: MONITORING-Eng) (BLDG/PMT: MONITORING - Engineering)

b. All installation of the landscaping and irrigation shall be completed prior to the issuance of a certificate of occupancy for more than 132 multi-family dwelling units and 49,500 s.f. of General Retail, non-residential. (CO: MONITORING - Engineering)

c. At Property Owner's option, when and if the County is ready to install OTIS on the surrounding medians of this roadway adjacent to the Property Owner installed landscaping, payment for the maintenance may be provided to the County. The payment shall be in the amount and manner that complies with the schedule for such payments that exists on the date payment is made. Once payment has been provided, Palm Beach County shall assume the maintenance responsibility for the OTIS landscaping and irrigation that has been installed by the Property Owner. The Property Owner shall first be required to correct any deficiencies in the landscaping and irrigation. This option is not available to medians with additional landscaping beyond OTIS standards, unless those medians are first brought into conformance with OTIS standards by the Property Owner. (ONGOING: ENGINEERING - Engineering)

d. Alternately, at the option of the Property Owner or if the construction of the required landscape and irrigation is not possible due to physical constraints, the Property Owner may make a contribution to the County's Only Trees Irrigation and Sod, OTIS program,

unincorporated thoroughfare beautification program prior to the issuance of building permits for more than 132 multi-family dwelling units and 49,500 s.f. of General Retail, non-residential. This payment option is only available if the roadway segment is included in the County's current OTIS Master Plan and shall be based on the project's front footage along Lyons Road. This payment shall be in the amount and manner that complies with the schedule for such payments as it currently exists or as it may from time to time be amended. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING condition 4 of Resolution R-2010-682, Control No.2003-00079)

5. Prior to May 1, 2006, the Property Owner shall fund a proportionate share of the cost of signal installation if warranted as determined by the County Engineer at Hypoluxo Road and Lyons Road Signalization shall be a mast arm structure installation. The cost of signalization shall also include any required utility relocation. Should signalization not be warranted after 24 months of the final Certificate of Occupancy this Property Owner shall be relieved from this condition. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING condition 5 of Resolution R-2010-682, Control No.2003-00079)

6. Prior to issuance of a building permit, the Property Owner shall convey to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Lyons Road at the project's north access connection and for the construction of a right turn lane on Hypoluxo Road at the project's east access connection. This right of way shall be a minimum of 280 feet in length, twelve feet in width, and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include corner clips" where appropriate as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDG PERMIT:MONITORING Eng) (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING condition 6 of Resolution R-2010-683, Control No.2003-00079)

7. The Property Owner shall construct:

- i. a left turn lane south approach and a restrictive median opening on Lyons Road at the Project's north access connection;
- ii. a right turn lane north approach on Lyons Road at the Project's north access connection;
- iii. a left turn lane west approach on Hypoluxo Road at the Project's west and middle access connections, with the west connection limited to a restricted median opening (i.e. not a full median opening); and
- iv. A right turn lane on Hypoluxo Road at the project's east access connection.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with this 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 by Palm Beach County for the construction above shall be obtained prior to the issuance of the first Building Permit. (BLDGPM: MONITORING - Engineering)
- b. Construction for the improvements above shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering) (Previous ENGINEERING condition 7 of Resolution R-2010-682, Control No.2003-00079)

8. Prior to the issuance of the first building permit, the Property Owner shall abandon the 30 foot right of way that bisects the site. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING condition 8 of Resolution R-2010-682, Control No.2003-00079)

9. The Property Owner shall fund the cost of signal installation if warranted as determined by the County Engineer at Hypoluxo Road and the project's central access connection. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

- a. Building Permits for more than 96,160 sf of non-residential uses shall not be issued until the developer provides acceptable surety to the Traffic Division in an amount as

determined by the Director of the Traffic Division. (BLDGPM: MONITORING - Engineering)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING condition 9 of Resolution R-2010-682, Control No.2003-00079)

HEALTH

1. The Property Owners and operators of facilities generating industrial, hazardous, or toxic waste shall not deposit or cause to be deposited any such wastes into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection, the Palm Beach County Health Department, and the agency responsible for sewage works are provided and used. (ONGOING: CODE ENF-Health) (Previous Condition Health 1 of Resolution R-2010-682; Control 2003-079) (ONGOING: CODE ENF - Health Department) (Previous HEALTH condition 1 of Resolution R-2010-682, Control No.2003-00079)

2. The Property Owner shall utilize Best Management Practices to minimize breeding of mosquitoes in the surface water management system. Management of the system shall include control methods that minimize the need for aerial spraying and reduce potential impacts of mosquito control activities on the surrounding natural areas. (ONGOING: CODE ENF-Health) (Previous Condition Health 2 of Resolution R-2010-682; Control 2003-079) (ONGOING: CODE ENF - Health Department) (Previous HEALTH condition 2 of Resolution R-2010-682, Control No.2003-00079)

LANDSCAPE - GENERAL

1. A minimum of fifty (50) percent of all (new and replacement) trees to be planted in the landscape buffers shall meet the following minimum standard at installation: Tree height: fourteen (14) feet except for the north, west, and northwest property lines where tree height shall be upgraded to sixteen (16) feet. Credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDGPM: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 1 of Resolution R-2010-682, Control No.2003-00079)

2. Previous LANDSCAPE - GENERAL condition 2 of Resolution R-2010-682, Control No.2003-00079, which currently states:

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;
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements: and,
- d. in addition to Unified Land Development Code (ULDC) requirements, palm tree clusters shall be provided on the north side of the fire truck turnaround cul-de-sac and between Lots 79 and 80 as indicated on the Preliminary Site Plan dated March 24, 2010 to provide additional screening for the adjacent property as determined by the Landscape Section.

Is hereby 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;
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements: and,

d. in addition to Unified Land Development Code (ULDC) requirements, palm tree clusters shall be provided on the north side of the fire truck turnaround cul-de-sac and between Lots 79 and 80 as indicated on the Preliminary Site Plan dated April 9, 2015 to provide additional screening for the adjacent property as determined by the Landscape Section. (BLDG PERMIT: LANDSCAPE - Zoning) (BLDGPMT: LANDSCAPE - Zoning)

3. A group of three (3) or more palms may not supersede the requirement for a canopy tree in that location, unless specified herein. (BLDGPMT: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 3 of Resolution R-2010-682, Control No.2003-00079)

4. Field adjustment of berm and plant material locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDGPMT: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 4 of Resolution R-2010-682, Control No.2003-00079)

5. All landscape focal points shall be subject to review and approval by the Landscape Section and reflected on the Regulating Plan prior to final site plan approval by the Development Review Officer (DRO). (DRO: LANDSCAPE - Zoning) (Previous LANDSCAPE - GENERAL condition 5 of Resolution R-2010-682, Control No.2003-00079)

6. Previous LANDSCAPE - GENERAL condition 6 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Details including design layout, elevations (where applicable) and dimensions of all the Landscape/Architectural Conditions shall be submitted to Architectural Review/Landscape Section for approval at final approval by the Development Review Officer (DRO).

Is hereby amended to read:

Details including design layout, elevations (where applicable) and dimensions of all the Landscape Conditions shall be submitted to Landscape Section for approval at final approval by the Development Review Officer (DRO). (DRO: LANDSCAPE - Zoning)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE NORTH AND WEST PROPERTY LINES (ABUTTING RESIDENTIAL)

1. Previous LANDSCAPE - PERIMETER condition 12 of Resolution R-2010-682, Control No.2003-00079, which currently states:

In addition to ULDC requirements, the landscape buffer along the north and west property lines shall be upgraded to include:

- a. a minimum twenty-five (25) foot wide landscape buffer;
- b. a meandering sidewalk with a minimum width of six (6) feet except that the meandering sidewalk may be omitted from the buffer adjacent to Lake Tract W-1 if a sidewalk meeting ULDC requirements is provided along the remaining perimeter of Lake Tract W-1;
- c. one (1) native canopy tree for each twenty (20) linear feet of the property line;
- d. one (1) palm or pine for each for each thirty (30) linear feet of the property line; and,
- e. the Landscape Section may adjust plant materials and clustering of plant materials to achieve the intent of the Windsor Place Design Guidelines and to provide additional tree clustering across from the adjacent residential lots.

Is hereby amended to read:

In addition to ULDC requirements, the landscape buffer along the north and west property lines shall be upgraded to include:

- a. a minimum twenty-five (25) foot wide landscape buffer;
- b. a meandering sidewalk with a minimum width of six (6) feet except that the meandering sidewalk may be omitted from the buffer adjacent to Lake Tract W-1;
- c. one (1) native canopy tree for each twenty (20) linear feet of the property line;
- d. one (1) palm or pine for each for each thirty (30) linear feet of the property line; and,
- e. the Landscape Section may adjust plant materials and clustering of plant materials to

achieve the intent of the Master Conceptual Plan and to provide additional tree clustering across from the adjacent residential lots. (BLDGPM: LANDSCAPE - Zoning)

LANDSCAPE - PERIMETER-SOUTH AND EAST PROPERTY LINES (FRONTAGE OF HYPOLUXO ROAD AND LYONS ROAD)

2. Previous LANDSCAPE - PERIMETER condition 13 of Resolution R-2010-682, Control No.2003-00079, which currently states:

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

- a. a minimum fifty (50) foot wide strip for Hypoluxo Road and a minimum forty (40) foot wide strip for Lyons Road to include a minimum twenty-six (26) foot wide landscape buffer;
- b. a minimum three (3) to four (4) foot high undulating berm with an average height of three and one half (3.5) feet;
- c. a minimum of eight (8) foot wide meandering sidewalk;
- d. one (1) native canopy tree (Live Oak) for each twenty-five (25) linear feet of the property line;
- e. one (1) palm (Royal Palm) tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. *Ixora Nora Grant* shall be planted in a bed at the base of each Royal Palm; and,
- f. one (1) accent or flowering tree for each forty (40) linear feet of the property line.

The quantity of plant materials required pursuant to this condition may be adjusted by the Landscape Section in order to achieve the intent of the Windsor Place Design Guidelines for the Hypoluxo Road and Lyons Road landscape buffers.

Is hereby amended to read:

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

- a. a minimum fifty (50) foot wide strip for Hypoluxo Road and a minimum forty (40) foot wide strip for Lyons Road to include a minimum twenty-six (26) foot wide landscape buffer;
- b. a minimum three (3) to four (4) foot high undulating berm with an average height of three and one half (3.5) feet;
- c. a minimum of eight (8) foot wide meandering sidewalk;
- d. one (1) native canopy tree (Live Oak) for each twenty-five (25) linear feet of the property line;
- e. one (1) palm (Royal Palm) tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. *Ixora Nora Grant* shall be planted in a bed at the base of each Royal Palm; and,
- f. one (1) accent or flowering tree for each forty (40) linear feet of the property line.

The quantity of plant materials required pursuant to this condition may be adjusted by the Landscape Section in order to achieve the intent of the Master Conceptual Plan for the Hypoluxo Road and Lyons Road landscape buffers. (BLDGPM: LANDSCAPE - Zoning)

PALM TRAN

1. Prior to Plat Recordation, the Property Owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (PLAT: ENGINEERING – Palm-Tran)

PLANNED DEVELOPMENT

1. Prior to the recordation of the first plat, all property included in the legal description of the petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office which shall include the following:

- a. All recreation parcels shall be deed restricted to recreation for the use of the residents of the residential portion of the MXP. At the time of turnover of the POA/HOA, the recreation parcel shall be turned over to the association at no cost to the residents. (PLAT: ENGINEERING - County Attorney) (Previous PLANNED DEVELOPMENT condition 1 of Resolution R-2010-682, Control No.2003-00079)

PLANNING

1. Previous PLANNING condition 1 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final approval by the Development Review Officer (DRO), the site plan shall indicate that no single commercial tenant on the ground floor shall occupy more than 20% of the total commercial frontage of commercial structures of the Pedestrian Oriented Zone (POZ) on the frontage line up to maximum of 180 feet. (DRO: PLANNING - Planning)

Is hereby deleted. [REASON: No longer applicable.]

2. Previous PLANNING condition 2 of Resolution R-2010-682, Control No.2003-00079, which currently states:

In no event shall any single tenant occupy more than 40% of the total commercial square footage allowed on the CH portion of the site. The next largest commercial tenant may occupy no more than 20% of the total square footage on the CH portion of the site. (DRO: PLANNING - Planning)

Is hereby deleted. [REASON: No longer applicable.]

3. Previous PLANNING condition 3 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Access to residential portions of the project shall not be controlled by gates, guardhouses or be otherwise separated from any non-residential portions.

Is hereby amended to read:

Per LGA 2014-010, Ord. 2014-033 condition 2, Access to residential portions of the project shall not be controlled by gates, guardhouses or be otherwise separated from any non-residential portions. (ONGOING: PLANNING - Planning)

4. Previous PLANNING condition 4 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final approval by the Development Review Officer (DRO), a unity of control" covenant for the entire 40-acre site shall be entered into and signed by the Property Owner(s).

Is hereby amended to read:

Per LGA 2014-010, Ord. 2014-033 condition 3, Prior to final DRO certification, a unity of control covenant for the non-residential portion of the site shall be entered into and signed by the Applicant(s)/developer(s). (DRO: COUNTY ATTORNEY - Planning)

5. Previous PLANNING condition 5 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final approval by the Development Review Officer (DRO), the floor plans and elevations for all structures within the Pedestrian Oriented Zone as shown on the Land use Allocation Map dated June 20, 2005, shall be submitted for review to ensure consistency with the intent of the Windsor Place Design Guidelines and Standards for Future Development. (DRO: PLANNING - Planning)

Is hereby deleted. [REASON: No longer applicable, covered by ULDC Arch Review]

6. Previous PLANNING condition 6 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Construction of the Green” and all buildings within the Pedestrian Oriented Zone”, shall be completed within 3 years following the date of issuance of the first Certificate of Occupancy for the site. (ONGOING: MONITORING - Planning)

Is hereby deleted. [REASON: No longer applicable.]

7. Previous PLANNING condition 7 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to the issuance of the first Certificate of Occupancy (CO) for each phase of this MLU, the Property Owner shall pave all pedestrian pathways and connections as shown on the certified site plan, for that phase. These connections shall align with all approved connections identified to surrounding parcels.

(CO: MONITORING - Planning)

Is hereby deleted. [REASON: No longer applicable.]

8. Previous PLANNING condition 8 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final site plan approval by the Development Review Officer (DRO), a note shall be placed on the site plan above the Site Breakdown Chart” that shall read Per Future Land Use Amendment Windsor Place II (LGA 2005-00013)”. This note shall also include the adopting ordinance number for the amendment. (DRO: PLANNING - Planning)

Is hereby deleted. [REASON: No longer applicable.]

9. Previous PLANNING condition 9 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final site plan approval by the Development Review Officer (DRO), the notes shown on the ROW details on the Regulating Plan shall be revised to indicate the adopting ordinance number for Future Land Use Amendment Windsor Place II (LGA 2005-00013). (DRO: PLANNING - Planning)

Is hereby deleted. [REASON: No longer applicable.]

10. Previous PLANNING condition 10 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final approval by the Development Review Officer (DRO), the site plan shall include cross section details depicting shaded pathways/sidewalks along all internal pathways/sidewalks.

Is hereby amended to read:

Prior to final approval by the Development Review Officer (DRO), the site plan shall include cross section details depicting shaded pathways/sidewalks along all internal pathways/sidewalks unless sidewalks are located within a residential access street or are too close to buildings. (DRO: PLANNING - Planning)

11. Previous PLANNING condition 11 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final approval by the Development Review Officer (DRO), the Property Owner shall record in the public records of Palm Beach County a Declaration of Restrictive Covenants, in a form acceptable to the Palm Beach County Attorney, which includes but is not limited to the following:

Guarantees the attainability of all required workforce units required per article 5.G. in the ULDC. These units are to be distributed among the categories (low, moderate 1, moderate

2, and middle) consistent with the requirements in Article 5.G. in the ULDC.

Is hereby amended to read:

Prior to the release of the first Building Permit, the Property Owner shall record in the public records of Palm Beach County a Declaration of Restrictive Covenants, in a form acceptable to the Palm Beach County Attorney, which includes but is not limited to the following:

Guarantees the attainability of all required workforce units required per article 5.G. in the ULDC. These units are to be distributed among the categories (low, moderate 1, moderate 2, and middle) consistent with the requirements in Article 5.G. in the ULDC. The site plan shall also be modified to include the OR Book and Page of the recorded document and a copy of the revised site plan is to be submitted to Planning as well. (BLDGPMPT: MONITORING - Planning)

12. Previous PLANNING condition 12 of Resolution R-2010-682, Control No.2003-00079, which currently states:

On an annual basis, beginning May 1, 2011, or as otherwise stipulated in the Declaration of Restrictive Covenants for Workforce Housing, the Property Owner, master homeowners association or individual Workforce Housing dwelling unit owner, shall submit an annual report/update to the Planning Division and HCD documenting compliance with the Declaration of Restrictive Covenants for Workforce Housing.

Is hereby amended to read:

On an annual basis, beginning November 1, 2018, or as otherwise stipulated in the Declaration of Restrictive Covenants, the owner of the WHP unit shall submit to the Planning Director, or designee, on a form provided by the County, an annual report containing information and documentation to demonstrate continued compliance with the WHP and a copy of any monitoring information provided to and received from the appropriate funding agency/source. (DATE/ONGOING: MONITORING - Planning)

13. Sidewalks within the north, northwest and west buffers shall be constructed with textured concrete, recycled concrete or recycled asphalt. (ONGOING: PLANNING - Planning) (Previous PLANNING condition 13 of Resolution R-2010-682, Control No.2003-00079)

14. Per LGA 2014-010, Ord. 2014-033 condition 4. At a minimum, 10% of the property must be committed to useable open space. Open space must functionally integrate the project's land uses and may be applied to the recreation and/or parks requirements during the development review process, excluding right of way dedication. Water retention, lakes, drainage, and canals shall not be considered useable open space. (ONGOING: PLANNING - Planning)

15. Per LGA 2014-010, Ord. 2014-033 condition 5. Additional density may be allowed pursuant to Future Land Use Element Policy 4.4.2-b.1(a) (TDR, WHP, AHP). (ONGOING: PLANNING - Planning)

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). (Previous Condition

SCHOOL BOARD 1 of Resolution R-2005-1798, Control No. 2003-079)
(ONGOING: SCHOOL BOARD - School Board) (Previous SCHOOL BOARD condition 1 of
Resolution R-2010-682, Control No.2003-00079)

2. Condition SCHOOL BOARD 2 of Resolution R-2005-1798, Control No. 2003-079, which
currently states:

Prior to the issuance of the first Certificate of Occupancy (CO), the school bus shelter shall
be constructed by the Property Owner in a location and manner acceptable to the Palm
Beach County School Board and the County Engineer. 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(s) shall be
the responsibility of the residential Property Owner. (CO: MONITORING School
Board/Eng)

Is hereby amended to read:

Prior to the issuance of the first Certificate of Occupancy (CO), the 10' by 15' school bus
shelters shall be constructed by the Property Owner in a location and manner acceptable
to the Palm Beach County School Board. Provisions for the school bus shelters 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 shelters shall be
the responsibility of the residential Property Owner. (CO: MONITORING - School Board)
(Previous SCHOOL BOARD condition 2 of Resolution R-2010-682, Control No.2003-
00079)

SIGNS

1. Project Identification (Residential portion only) signs 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 twenty-four (24) square feet;
c. maximum number of signs - one (1) at the west access point of Hypoluxo Road;
d. style - monument style only; and,
e. signs shall be limited to identification of the residential project only. (BLDGPMT:
BUILDING DIVISION - Zoning) (Previous SIGNS condition 1 of Resolution R-2010-682,
Control No.2003-00079)

2. Entrance (Non- residential portion only) signs 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 sixty (60) square feet;
c. maximum number of signs one (1) pair at the central access point of Hypoluxo Road and
at the northern access point of Lyons Road;
d. style - monument style only;
e. location each pair shall be located on both sides and within eighty (80) feet of the access
point, measuring from the centerline of the access drive or landscape median; and,
f. signs shall be limited to project identification of the non-residential portion of the MLU
development only. (BLDGPMT: BUILDING DIVISION - Zoning) (Previous SIGNS condition
2 of Resolution R-2010-682, Control No.2003-00079)

3. Freestanding (Tenant identification, non- residential portion only) signs 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 one hundred and twenty (120) square feet;
c. maximum number of signs two (2) for Hypoluxo Road frontage and two (2) for Lyons
Road frontage;
d. style - monument style only;
e. location each sign shall be located within the landscape median of each access point.
In area where there is no landscape median, the sign shall be located within fifty (50) feet
of the access point measuring from the centerline of the access drive; and,
f. signs shall be limited to identification of tenants of the non-residential portion of the MLU
development only. (BLDGPMT: BUILDING DIVISION - Zoning) (Previous SIGNS condition
3 of Resolution R-2010-682, Control No.2003-00079)

4. Wall signs shall be limited to any two (2) facades of each building and individual lettering size shall be limited to twenty-four (24) inches high, subject to compliance with all applicable ULDC requirements. Single tenant that exceeds 15,000 square feet may increase lettering size to thirty-six (36) inches. Wall signs shall be limited to identification of tenants only. (BLDG/PMT: BUILDING DIVISION - Zoning) (Previous SIGNS condition 4 of Resolution R-2010-682, Control No.2003-00079)

SITE DESIGN

1. Previous SITE DESIGN condition 1 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Interior setback for each pod (pursuant to the Future Land Use designation of CH; CH-O and LR-2) shall be measured from the centerline of the access tract at a minimum of twenty-five (25) feet.

Is hereby amended to read:

Interior setback for each pod (pursuant to the Future Land Use designation of CH and LR-2) shall be measured from the centerline of the access tract at a minimum of twenty-five (25) feet. (DRO/ONGOING: ZONING - Zoning)

2. Previous SITE DESIGN condition 2 of Resolution R-2010-682, Control No.2003-00079, which currently states:

The HOA recreation area shall include but is not limited to:

- a. a tot lot, fitness station, rest station, sport court, or similar recreation amenity;
- b. all amenities shall include a direct connection to the paved pathway; and,
- c. details for all amenities shall be subject to review and approval by the Architectural Review Section.

Is hereby amended to read:

The HOA recreation area shall include but is not limited to:

- a. a tot lot, fitness station, rest station, sport court, or similar recreation amenity;
- b. all amenities shall include a direct connection to the paved pathway; and,
- c. details for all amenities shall be subject to review and approval by the Development Review Officer. (DRO: ZONING - Zoning)

3. Two (2) sets of berceaux shall be provided along the 13-foot wide walkway. Each berceaux shall be designed and consist of the following:

- a. a minimum dimension of fourteen (14) feet in width and twenty-five (25) feet in length;
- b. a berceaux (an arched trelliswork forming a covered walkway); and
- c. a climbing vine to be planted at each vertical support of the berceaux. (DRO: ZONING - Zoning) (Previous SITE DESIGN condition 5 of Resolution R-2010-682, Control No.2003-00079)

4. The main central walkway shall be a minimum of thirteen (13) feet in width, and shall be paved with the following options:

- a. a minimum of three hundred (300) square feet of decorative pavers; or
- b. concrete with a minimum of three (3) foot wide band of decorative pavers installed at a maximum interval of thirty (30) feet. (DRO: ZONING - Zoning) (Previous SITE DESIGN condition 6 of Resolution R-2010-682, Control No.2003-00079)

5. Details including design layout, elevations and dimensions of the tower/shelter shall be submitted to Architectural Review for approval at final site plan approval by the Development Review Officer (DRO). (DRO: ZONING - Zoning) (Previous SITE DESIGN condition 9 of Resolution R-2010-682, Control No.2003-00079)

6. Previous SITE DESIGN condition 12 of Resolution R-2010-682, Control No.2003-00079, which currently states:

Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to relocate the gazebo along the north property line to the east between Buildings 18 and 19 as indicated on the Preliminary Site Plan dated March 24, 2010.

Is hereby amended to read:

Prior to final approval by the Development Review Officer (DRO), the site plan shall be revised to relocate the gazebo along the north property line to the east between Lots 91 and 92 as indicated on the Preliminary Site Plan dated April 9, 2015. (DRO: ZONING - Zoning)

7. Prior to Final Approval by the Development Review Officer, the site plan shall be revised to show fountain focal point in Lake Management Tracts W-1. (DRO/ONGOING: 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: MONITORING - Zoning) (Previous COMPLIANCE condition 1 of Resolution R-2010-682, Control No.2003-00079)

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 (CO); 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 Unified Land Development Code (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 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: MONITORING - Zoning) (Previous COMPLIANCE condition 2 of Resolution R-2010-682, Control No.2003-00079)

DISCLOSURE

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