

RESOLUTION NO. R-2022- 1407

RESOLUTION APPROVING ZONING APPLICATION ABN/DOA/CA-2022-00187
(CONTROL NO. 1973-00216)
a Development Order Amendment
APPLICATION OF Journey Church Lake Worth, Inc.
BY Cotleur & Hearing, Inc., AGENT
(Journey Church)

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 pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application ABN/DOA/CA-2022-00187 submitted on behalf of Journey Church Lake Worth, Inc., by Cotleur & Hearing, Inc., Agent, for a Development Order Abandonment to Abandon an Educational Facility; a Development Order Amendment to modify and delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, and modify uses; a Class A Conditional Use to allow a Daycare General was presented to the Board of County Commissioners at a public hearing conducted on November 28, 2022;

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 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC 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 Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC 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 ABN/DOA/CA-2022-00187, the Application of Journey Church Lake Worth, Inc., by Cotleur & Hearing, Inc., Agent, for a Development Order Amendment to modify and delete Conditions of Approval; to reconfigure the Site Plan; and to add, delete, and modify uses

on 13.58 acres, on a parcel of land generally described as shown on the legal description 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 November 28, 2022, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Bernard moved for the approval of the Resolution.

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

Commissioner Gregg K. Weiss, Mayor	- Aye
Commissioner Maria Sachs, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Dave Kerner	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Sara Baxter	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on November 28, 2022.

Filed with the Clerk of the Board of County Commissioners on December 2nd, 2022.

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

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA LESS THE EAST 41.25 FEET OF THE SOUTH 116 FEET THEREOF; AND:

PARCEL 2

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE SOUTH 220 FEET AND THE RIGHT OF WAY FOR MILITARY TRAIL; AND:

PARCEL 3

THE NORTH 38 FEET OF THE SOUTH 154 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR MILITARY TRAIL; AND:

PARCEL 4

THE NORTH 66 FEET OF THE SOUTH 220 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR MILITARY TRAIL; AND:

PARCEL 5

THE EAST 285.00 FEET OF THE SOUTH 116.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR MILITARY TRAIL; AND:

PARCEL 6

THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 98 FEET THEREOF, AND LESS THE NORTH 52.14 FEET FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-16 PURSUANT TO THE CHANCERY CASE NO. 407 AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

CONTAINING: 13.581 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

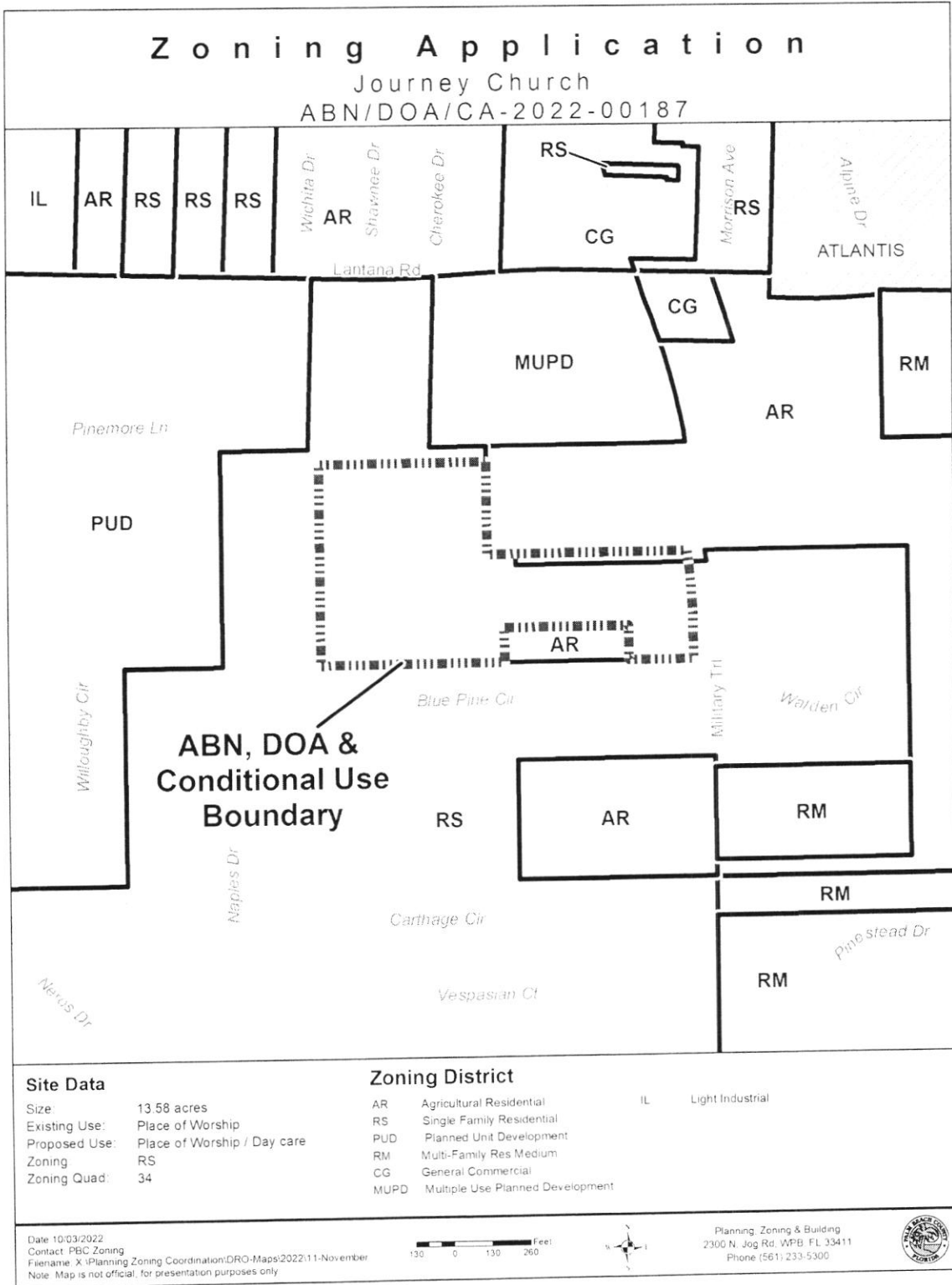


EXHIBIT C

CONDITIONS OF APPROVAL

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2002-1237, Control No.1973-00216, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-73-0816 (Petition 73-21 6), R-90-57, R-90-58 (Petition 73-21 6(A)) 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.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-2002-01237 Control 1973-216 have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2002-1237, Control No.1973-00216, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated May 10 , 2002. 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.

Is hereby amended to read:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated August 22, 2022. 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-Zoning)

3. Prior to site plan certification by the Development Review Committee (DRC), the petitioner shall record in the public record a unity of control title for the entire subject property. The unity shall be recorded in a form and manner acceptable to the County Attorney. The unity shall not be removed, altered, changed, or amended without written approval from the Zoning Director. (DRC: ZONING - CO Att) (Previous ALL PETITIONS Condition 4 of Resolution R-2002-1237, Control No.1973-00216)

ARCHITECTURAL REVIEW

1. At time of submittal for final DRC certification, the architectural elevations shall be submitted for final architectural review and approval. Elevations and the site plan shall be designed to be consistent with Sec. 6.6.E and 6.6.C of the ULDC. Development shall be consistent with the approved architectural elevations and DRC certified site plan. (DRC: ZONING-Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

ENGINEERING

1. Developer shall construct, at his expense, the required left and right turning lanes onto Military Trail (S.R.809) (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

2. Prior to the issuance of any building permits the developer shall deed to Palm Beach County the additional right-of-way required to provide for a one hundred twenty (120) foot right-of-way for Military Trail (S.R. 809) and the forty (40) feet for a limited access road. The total of the right-of-way being one hundred (1 00) feet from the centerline of Military Trail (S.R. 809). (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2002-1237, Control No.1973-00216)

3. The petitioner shall comply with all previous conditions of approval unless expressly modified

herein, except for condition No. 2. of Resolution No. R-73-0816, which shall hereby be amended to require sixty-seven (67) feet, rather than one hundred (100) feet from centerline at Military Trail, at no cost to Palm Beach County. Prior to site plan approval, this property owner shall reimburse Palm Beach County for any funds previously paid for this right-of-way. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2002-1237, Control No.1973-00216)

4. 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. This requirement shall apply to any existing drainage problem as well. In the event that the subject site abuts a Department of Transportation maintained roadway, concurrent approval from the Florida Department of Transportation will also be required. The drainage system shall be maintained in an acceptable condition 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. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2002-1237, Control No.1973-00216)

5. Condition E5 of Resolution 90-58, Petition 73-21 6(A) 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 \$3,402.00 (127 trips x \$26.79 per trip).

Is hereby deleted. [Reason: code requirements] (Previous ENGINEERING Condition 5 of Resolution R-2002-1237, Control No.1973-00216)

6. Condition E5 of Resolution 90-58, Petition 73-21 6(A) which currently states In addition the Developer shall contribute the amount of \$340.00 as established in Article V Section 3 (Insignificant Project Standard) of the Traffic Performance Standards Code. These funds of \$340.00 shall be paid prior to the issuance of the first building permit.

Is hereby deleted. [Reason: code requirements] (Previous ENGINEERING Condition 6 of Resolution R-2002-1237, Control No.1973-00216)

7. Condition E7 of Resolution 90-58, Petition 73-21 6(A) which currently states If the Fair Share Contribution for Road Improvements Ordinance is amended to increase the Fair Share Fee, this additional amount of \$340.00 shall be credited toward the increased Fair share Fee.

Is hereby deleted. [Reason: code requirements] (Previous ENGINEERING Condition 7 of Resolution R-2002-1237, Control No.1973-00216)

8. 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, 2025, or as amended. 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. (DATE: MONITORING - Engineering)

9. The Property Owner shall construct a new in-only entrance on Military Trail at the current restricted median opening fronting the project as well as construction of an internal one-way in-only roadway stretching between the new entrance and Tall Pines Rd, as shown on the approved site plan or as approved by the County Engineer. 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. Beginning May 1, 2023 and continuing every 6 months thereafter until the total enrollment exceeds 100 children, the Property Owner shall submit total Daycare enrollment numbers to the Traffic Division and Monitoring Section. (ONGOING: ENGINEERING - Engineering)

b. Permits required for Improvements identified above shall be obtained from Palm Beach County prior to the issuance of the first Building Permit. (BLDGPM: LAND DEVELOPMENT - Land Development)

c. Construction shall be completed prior to Daycare enrollment for more than 100 children. (ONGOING: MONITORING - Engineering)

10. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPM: MONITORING - Engineering)

11. Prior to the recordation of the plat, the Property Owner shall record an access easement over the new driveway alignment to provide access to the outparcels. The easements shall be approved by the County Attorney and Land Development prior to recordation. (PLAT: ENGINEERING - Engineering)

ENVIRONMENTAL

1. All existing native vegetation depicted on the site plan to remain shall be maintained in perpetuity. Areas where existing native vegetation has been incorporated into the site plan shall be maintained free from invasive, exotic and non-native species. (ONGOING: ERM-ERM) (Previous ENVIRONMENTAL Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

HEALTH

1. Sewer service is available to the property. Therefore, no septic tank shall be permitted to the site. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

2. Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 2 of Resolution R-2002-1237, Control No.1973-00216)

LANDSCAPE - GENERAL

1. Fifty-percent (50%) of trees to be planted in the perimeter buffer shall be native canopy trees and meet the following minimum standards at installation:

- Tree height: Fourteen (14) feet;
- Trunk diameter: 3.5 inches measured at 4.5 feet above grade;
- Canopy diameter: Seven (7) feet - diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of 3.5 feet in length;
- Credit may be given for existing or relocated trees provided they meet ULDC requirements. (CO: LANDSCAPE - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

2. All palms required to be planted on site by this approval shall meet the following minimum standards at installation:

- Palm heights: twelve (12) feet clear trunk;
- Clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: LANDSCAPE - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2002-1237, Control No.1973-00216)

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

- eighteen (18) to twenty-four (24) inches - groundcover and small shrub;
- twenty-four (24) to thirty-six (36) inches - medium shrub;
- forty-eight (48) to seventy-two (72) inches - large shrub; and,
- this condition does not apply to the five (5) foot wide compatibility buffer. (CO: LANDSCAPE - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2002-1237, Control No.1973-00216)

4. All trees and palms shall be planted in a meandering and naturalistic pattern. (CO: LANDSCAPE - Zoning) (Previous ZONING - LANDSCAPING Condition 4 of Resolution R-2002-1237, Control No.1973-00216)

LANDSCAPE - INTERIOR-INTERIOR FOR THE 5 ACRE PARCEL ONLY

5. A minimum of one (1) 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. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - INTERIOR Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

6. Foundation planting or grade level planters shall be provided along the front and side facades

of all structures to consist of the following:

- a. The minimum width of the required landscape areas shall be eight (8) feet;
- b. The length of the required landscaped areas shall be no less than fifty percent (50%) of the total length of each side of the structure; and,
- c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPE - INTERIOR Condition 2 of Resolution R-2002-1237, Control No.1973-00216)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE EAST PROPERTY LINE (FRONTAGE OF MILITARY TRAIL ONLY)

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

- a. a minimum twenty (20) foot wide landscape buffer strip;
- b. one (1) native canopy tree for each thirty (30) feet of the property line; c. one (1) palm or pine tree for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters; d. one (1) small shrub for each two (2) linear feet of the property line. Shrub shall be a minimum height of eighteen (18) inches at installation;
- e. one (1) medium shrub for each four (4) linear feet of the property line. Shrub shall be a minimum height of twenty-four (24) inches at installation; and,
- f. one (1) large shrub for each six (6) linear feet of the property line. Shrub shall be a minimum height of thirty (30) inches at installation. (CO: LANDSCAPE - Zoning) (Previous LANDSCAPING - EASTERN PROPERTY LINE Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

LIGHTING

1. Previous LIGHTING Condition 1 of Resolution R-2002-1237, Control No.1973-00216, which currently states:

All outdoor lighting used to illuminate the subject property and identification signs shall be of minimum necessary to satisfy the Palm Beach County Security Code, low intensity, shielded and directed down and away from adjacent properties and streets.

Is hereby deleted. [REASON: Code Requirement]

2. All outdoor, freestanding lighting fixtures shall not exceed twenty- five (25) feet in height measured from finished grade to highest point. (CO: BLDG - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2002-1237, Control No.1973-00216)

3. All outdoor, freestanding lighting fixtures be setback fifty (50) feet from the north and west property lines. (CO: BLDG - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2002-1237, Control No.1973-00216)

4. All outdoor lighting shall be extinguished no later than 10:30 p.m. excluding security lighting only. (ONGOING: CODE ENF-Zoning) (Previous LIGHTING Condition 4 of Resolution R-2002-1237, Control No.1973-00216)

5. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF-Zoning) (Previous LIGHTING Condition 5 of Resolution R-2002-1237, Control No.1973-00216)

SIGNS

1. There shall be no off premise sign permitted on site. (ONGOING: ZONING – Zoning) (Previous SIGNS Condition 1 of Resolution R-2002-1237, Control No.1973-00216)

2. Proposed Freestanding point of purchase signs fronting on Military Trail shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point - ten (10) feet;
- b. maximum sign face area per side - 100 square feet;
- c. maximum number of signs - one (1);
- d. style - monument style only; and,
- e. location - within 50 feet of the access point on Military trail.
- f. Signs shall be limited to identification of tenants only. (CO: BLDGZoning) (Previous SIGNS Condition 2 of Resolution R-2002-1237, Control No.1973-00216)

3. The existing wood signs shall be removed from the site prior to the final DRC certification of the site plan. (DRC: LANDSCAPE - Zoning) [NOTE: Completed] (Previous SIGNS Condition 3 of Resolution R-2002-1237, Control No.1973-00216)

USE LIMITATIONS

1. Previous USE LIMITATIONS Condition 1 of Resolution R-2002-1237, Control No.1973-00216, which currently states:

Use of the site shall be limited to a church with accessory school (K- 12), Sunday School and a family life care center.

Is hereby deleted. [REASON: the removal of the school and addition of the daycare use makes this no longer applicable.]

2. No outdoor loudspeaker system shall be permitted on site. (ONGOING: CODE ENF-Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2002-1237, Control No.1973-00216)

3. Vehicle parking shall be limited to the parking spaces designated on the site plan. There shall be no parking in landscape areas, rights-of-way or interior drives. (ONGOING: CODE ENF-Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2002-1237, Control No.1973-00216)

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.