

RESOLUTION NO. R-2007- 1042

RESOLUTION APPROVING ZONING APPLICATION W2006-1908
(CONTROL NO. 2006-550)
WAIVER OF OBJECTIVES AND STANDARDS (PERFORMANCE STANDARDS) (W)
APPLICATION OF BOYNTON BEACH
BY MILLER LAND PLANNING, AGENT
(ACME EAST AGR 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; and

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

WHEREAS, Zoning Application W2006-1908 was presented to the Board of County Commissioners at a public hearing conducted on June 28, 2007; and

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; and

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This proposed development is consistent with the provisions of the Article 3.E.1.C.1;
2. This proposed development is consistent with the provisions of the Article 3.E.1.C.2, except the following which the BCC is waiving:
 - a) No more than 25 percent of the local streets in a PDD shall terminate in a cul-de-sac or a dead-end.
3. The waiver will not adversely impact the development of this property and will result in logical, timely and orderly development patterns.

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 W2006-1908, the application of Boynton Beach by Miller Land Planning, agent, for a WAIVER OF OBJECTIVES AND STANDARDS (PERFORMANCE STANDARDS WAIVER) to allow more than 25% of the streets to terminate in a dead-end or cul-de-sac in the Planned Unit Development 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 attached as EXHIBIT B, attached hereto and made a part hereof, was approved on June 28, 2007.

Commissioner Aaronson moved for the approval of the Resolution.

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

Addie L. Greene, Chairperson	- Aye
John F. Koons, Vice Chair	- Aye
Karen T. Marcus	-
Warren H. Newell	- Aye
Mary McCarty	- Aye
Burt Aaronson	- Aye
Jess R. Santamaria	- Aye
	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on June 28, 2007.

Filed with the Clerk of the Board of County Commissioners on 28th day of June.

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
COMMISSIONER

BY: 
COUNTY ATTORNEY

SHARON BOCK,
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

DEVELOPMENT AREA

A PORTION OF TRACTS 66 THROUGH 72, 89 THROUGH 95, 98 THROUGH 103, 123 THROUGH 127 AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING WITHIN BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 127; THENCE SOUTH $89^{\circ}36'36''$ WEST, ALONG THE SOUTH LINE OF SAID TRACTS 123 THROUGH 127, A DISTANCE OF 1,369.68 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,653.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $89^{\circ}04'45''$ WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}52'24''$, A DISTANCE OF 1,121.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,484.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}57'33''$, A DISTANCE OF 518.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $50^{\circ}59'24''$, A DISTANCE OF 28.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $98^{\circ}01'41''$, A DISTANCE OF 136.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $50^{\circ}59'24''$, A DISTANCE OF 28.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2484.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}11'32''$, A DISTANCE OF 745.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH $00^{\circ}23'24''$ WEST, A DISTANCE OF 260.63 FEET; THENCE NORTH $89^{\circ}36'22''$ EAST, ALONG A LINE 72.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 72, A DISTANCE OF 315.00 FEET; THENCE NORTH $00^{\circ}23'24''$ WEST, ALONG THE EAST LINE OF SAID TRACT 72, A DISTANCE OF 25.80 FEET; THENCE NORTH $89^{\circ}36'22''$ EAST, ALONG A LINE 46.20 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 66 THROUGH 71, A DISTANCE OF 1,980.00 FEET; THENCE SOUTH $00^{\circ}23'24''$ EAST ALONG THE EAST LINE OF SAID TRACTS 66, 95, 98 AND 127, A DISTANCE OF 2,624.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS 2 THROUGH 6, 27 THROUGH 31, 34 THROUGH 38, 59 THROUGH 63 AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING WITHIN BLOCK 59, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE SOUTH $00^{\circ}26'28''$ EAST ALONG THE EAST LINE OF SAID TRACTS 2, A DISTANCE OF 35.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $00^{\circ}26'28''$ EAST,

ALONG THE EAST LINE OF SAID TRACTS 2, 31, 34 AND 63, A DISTANCE OF 2,635.42 FEET; THENCE SOUTH 89°36'33" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 59 THROUGH 63, A DISTANCE OF 1,409.23 FEET; THENCE NORTH 10°41'03" WEST, A DISTANCE OF 409.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3,460.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°25'19", A DISTANCE OF 931.31 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°42'29", A DISTANCE OF 28.32 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°59'39", A DISTANCE OF 138.22 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°01'59", A DISTANCE OF 27.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°29'05" EAST, A DISTANCE OF 1,014.58 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,653.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'10", A DISTANCE OF 127.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 89°36'36" EAST, ALONG A LINE 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 2 THROUGH 6, A DISTANCE OF 1,371.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 201.941 ACRES, MORE OR LESS.

PRESERVE 1 -CHICO SOUTH

THAT PROPERTY BEING A PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WEST LINE OF SAID SECTION 13 AT THE SOUTHWEST CORNER OF WILLIS GLIDERPORT PLAT NO. 1 AS RECORDED IN PLAT BOOK 32, PAGES 148 THROUGH 148, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°57'37" EAST, ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 829.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 88°59'15" EAST, ALONG A LINE 829.65 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 5,056.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10558, PAGE 1320, SAID PUBLIC RECORDS; THENCE SOUTH 00°55'15" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 155.83 FEET; THENCE SOUTH 88°57'38" WEST, A DISTANCE OF 2,619.55 FEET; THENCE NORTH 00°55'54" WEST, A DISTANCE OF 1.03 FEET; THENCE SOUTH 88°58'54" WEST, A DISTANCE OF 2,436.49 FEET TO A POINT ON SAID WEST LINE OF SAID SECTION 13; THENCE NORTH 00°57'37" WEST, ALONG SAID WEST LINE, A DISTANCE OF 156.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.142 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA HAVING AN ASSUMED BEARING OF S00°57'37"E.

PRESERVE 2

BEING A PORTION OF TRACTS 25, 26, 31, 32, LESS AND EXCEPT THE SOUTH 55.00 FEET OF TRACTS 31 AND 32 FOR RIGHT-OF-WAY, AND A PORTION OF THE SOUTH 29.68 FEET OF TRACTS 23 AND 24, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING BETWEEN AND CONTIGUOUS TO SAID TRACTS 23, 24 AND TRACTS 25, 26, BOUNDED ON THE EAST BY THE WEST RIGHT-OF- WAY LINE OF STATE ROAD 7 AS LAID OUT AND IN USE AND BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT 26, ALL LYING WITHIN BLOCK 61, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 31; THENCE NORTH 00°37'11" WEST, ALONG THE WEST LINE OF SAID TRACT 31, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°37'11" WEST, ALONG THE WEST LINE OF SAID TRACTS 23 AND ITS SOUTHERLY EXTENSION THEREOF, 26, AND 31, A DISTANCE OF 1,271.22 FEET; THENCE NORTH 89°40'35" EAST, ALONG A LINE 9.32 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 23 AND 24, A DISTANCE OF 1,105.99 FEET TO A POINT ON THE WEST RIGHT- OF- WAY LINE OF STATE ROAD 7 PER ORDER OF TAKING OF PARCEL 113 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11107, PAGE 992, SAID PUBLIC RECORDS; THENCE SOUTH 00°58'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,267.37 FEET; THENCE SOUTH 89°28'29" WEST, ALONG A LINE 55.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 31 AND 32, A DISTANCE OF 1,113.78 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF TRACTS 31 AND 32, BLOCK 61, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 31; THENCE, NORTH 00°37'11" WEST, ALONG THE WEST LINE OF SAID TRACT 31, A DISTANCE OF 55.00 FEET; THENCE NORTH 89°28'29" EAST, ALONG A LINE PARALLEL WITH AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACTS 31 AND 32, A DISTANCE OF 647.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, NORTH 00°58'21" WEST, A DISTANCE OF 466.70 FEET; THENCE, NORTH 89°28'29" EAST, A DISTANCE OF 466.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, AS DESCRIBED IN O.R. BOOK 11107, PAGE 992, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE, SOUTH 00°58' 21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 466.70 FEET; THENCE, SOUTH 89°28'29" WEST, ALONG A LINE PARALLEL WITH AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACTS 31 AND 32, A DISTANCE OF 466.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.340 ACRES, MORE OR LESS.

PRESERVE 3

A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE SOUTH 89°00'27" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 230.79 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 7 (aka U.S. 441); THENCE SOUTH 00°57'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 263.85 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°07'07" WEST, A DISTANCE OF 340.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5806.87 FEET, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°23'48" AND AN ARC DISTANCE OF 749.65 FEET; THENCE NORTH 01°18'35" WEST, A DISTANCE OF 64.46 FEET (THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10633, PAGE 257, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE NORTH 82°26'02" WEST, A DISTANCE OF 5.94 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2583.00 FEET, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'04" AND AN ARC DISTANCE OF 384.75 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°01'54" WEST, A DISTANCE OF 86.84 FEET; THENCE NORTH 00°58'06" WEST, A DISTANCE OF 30.50 FEET TO THE NORTH LINE OF SAID SECTION 25 (THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10957, PAGE 1301 OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 89°00'27" WEST, ALONG SAID NORTH LINE OF SECTION 25, A DISTANCE OF 844.56 FEET TO THE WEST LINE OF THE NE ONE-QUARTER (1/4) OF SAID SECTION 25; THENCE SOUTH 01°19'20" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1484.99 FEET, TO THE INTERSECTION WITH A LINE BEING 145 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 25; THENCE NORTH 89°16'12" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1674.23 FEET; THENCE NORTH 00°57'59" WEST, A DISTANCE OF 295.90 FEET; THENCE NORTH 89°00'27" EAST, A DISTANCE OF 726.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7 (a.k.a. U.S. 441) AS DESCRIBED IN OFFICIAL RECORDS BOOK 10381, PAGE 273 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°57'52" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 566.59 FEET; THENCE NORTH 89°38'20" WEST, A DISTANCE OF 599.02 FEET; THENCE NORTH 00°21'40" EAST, A DISTANCE OF 366.20 FEET; THENCE SOUTH 89°38'20" EAST, A DISTANCE OF 590.54 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7 (a.k.a. U.S. 441); THENCE NORTH 00°57'52" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AS DESCRIBED IN THE OFFICIAL RECORDS BOOK 10381, PAGE 273 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 88.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 67.83 ACRES MORE OR LESS.

PRESERVE 4A

A PORTION OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 00°27'42" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 5,150.26 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 19°29'49" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 396.71 FEET TO THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST; THENCE NORTH 89°42'34" EAST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°17'26" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°42'34" EAST, A DISTANCE OF 375.85 FEET; THENCE SOUTH 01°23'59" EAST, A DISTANCE OF 4,788.73 FEET; THENCE NORTH 89°42'24" EAST, A DISTANCE OF 4,808.98 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11; THENCE SOUTH 01°23'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 581.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11; THENCE SOUTH 88°14'18" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,647.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 00°57'02" EAST, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 14, A DISTANCE OF 1300.68 FEET; THENCE SOUTH 88°14'10" WEST, A DISTANCE OF 2,645.07 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 14; THENCE NORTH 01°02'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1300.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 206.265 ACRES, MORE OR LESS.

Preserve 4B

A PORTION OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 01°02'59" EAST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2309.88 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE NORTH 88°14'10" EAST, A DISTANCE OF 2,643.33 FEET TO A POINT ON THE NORTH-SOUTH ONE-QUARTER LINE OF SAID SECTION; THENCE CONTINUE SOUTH 00°57'02" EAST, ALONG SAID NORTH-SOUTH ONE-QUARTER LINE, A DISTANCE OF 1034.10 FEET; THENCE SOUTH 88°14'10" WEST, A DISTANCE OF 2,011.16 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT LEVEE L-40 CANAL R/W AS LAID OUT AND IN USE; THENCE NORTH 32°37'57" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1,203.53 FEET; THENCE NORTH 01°02'59" WEST, A DISTANCE OF 0.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.249 ACRES, MORE OR LESS.

PRESERVE 5

THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO:

A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES, AS DESCRIBED IN THE GRANT OF EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3710, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

AND

A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE PROPERTY ON WHICH FLORIDA POWER & LIGHT PRESENTLY HOLDS AN EASEMENT, SUBJECT HOWEVER, TO THE EASEMENT RIGHTS OF FLORIDA POWER & LIGHT COMPANY.

SUBJECT TO:

AN EASEMENT OVER AND ACROSS THE NORTH 15 FEET OF THE SUBJECT PROPERTY FOR ROAD RIGHT-OF-WAY, AS RESERVED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2178, PAGE 880, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

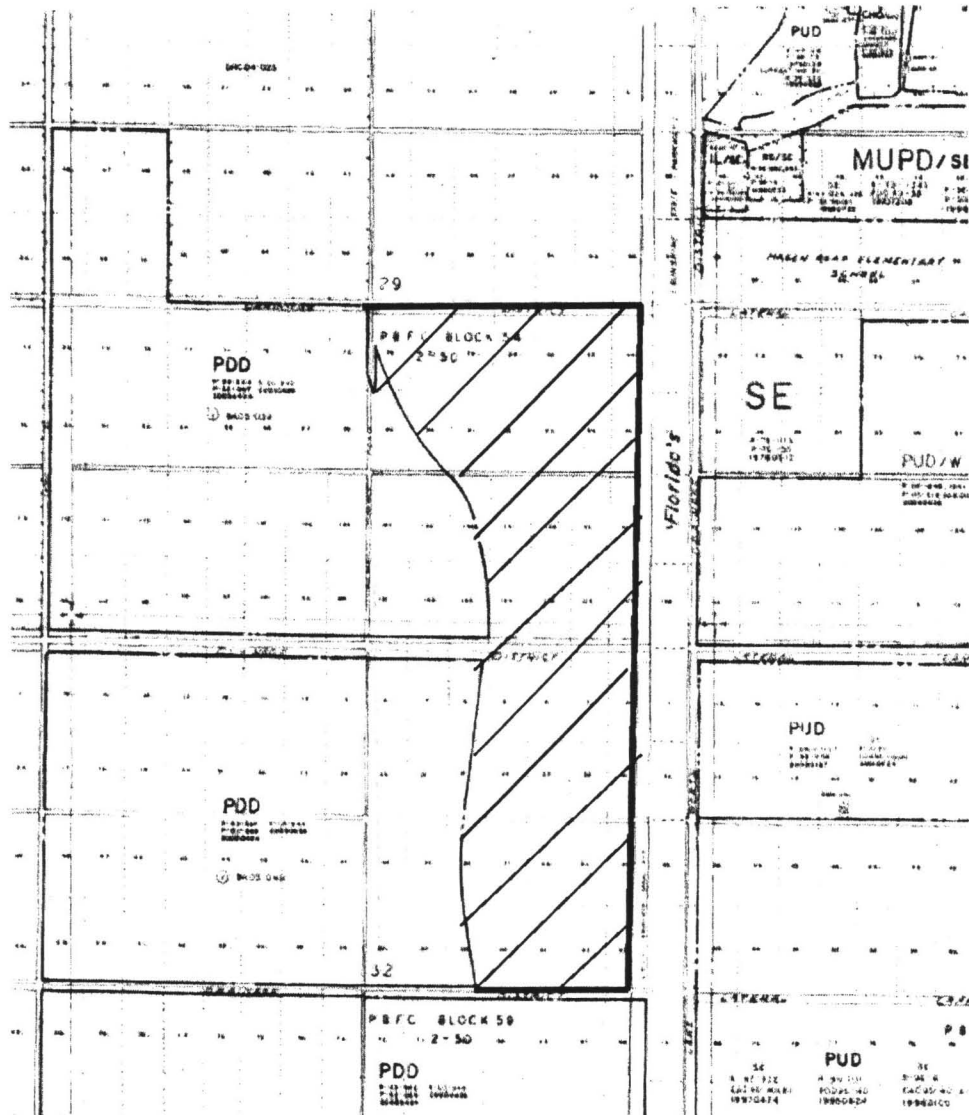
TOGETHER WITH:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, BY VEHICULAR AND PEDESTRIAN TRAFFIC, OVER AND ACROSS THE EAST 30 FEET OF THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN GRANT OF EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 11500, PAGE 803, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT B

VICINITY SKETCH

PALM BEACH COUNTY ZONING QUAD/VICINITY SKETCH



Application No. 2006-1908
Zoning Quad 50

