

RESOLUTION NO. R-2013- 0971

RESOLUTION APPROVING ZONING APPLICATION DOAW-2012-03373
(Control No.2004-00250)
WAIVER OF OBJECTIVES AND STANDARDS (PERFORMANCE STANDARDS) (W)
APPLICATION OF Boca Raton Associates VI, LLLP,
And Boca Raton Associates VIII, LLLP
BY G.L. Homes, AGENT
(Bridges 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 petitions relating to zoning; and

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; and

WHEREAS, Zoning Application DOAW-2012-03373 was presented to the Board of County Commissioners at a public hearing conducted on July 25, 2013 and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner 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 hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 3.E.1.C.1 and 3.E.1.C.2.

WHEREAS, Article 2.K.3.b (Action by Board of County Commissioners) 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 DOAW-2012-03373, the application of Boca Raton Associates VI, LLLP, Boca Raton Associates VIII, LLLP, by G.L. Homes, agent, for a Type II Waiver to allow a 62% of the streets to terminate in a cul-de-sac in the Agricultural Reserve Planned Unit Development (AGR PUD) Zoning District on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as indicated on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on July 25, 2013, subject to the conditions of approval described in EXHIBIT C-2, attached hereto and made a part hereof.

Commissioner Taylor moved for the approval of the Resolution.

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

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

The Chairperson thereupon declared that the resolution was duly passed and adopted on July 25, 2013.

Filed with the Clerk of the Board of County Commissioners on July 26th, 2013.

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 BOCK,
CLERK & COMPTROLLER

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION: BRIDGES OVERALL AGR-PUD

DEVELOPMENT (NORTH PARCEL)

BRIDGES-PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 161 THROUGH 174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES-PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 192 THROUGH 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES-PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 8 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

BRIDGES-PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 56 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACTS 68 THROUGH 72, TRACTS 90 THROUGH 94, TRACTS 99 THROUGH 103, TRACTS 121 THROUGH 126, AND PORTIONS OF TRACTS 66, 73, 74, 88, 89, 95, 98, 104, 105, 120 AND 127, ALL OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS BEING BOUNDED ON THE WEST BY THE EAST LINE OF BRIDGES-PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 8 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA STATE TURNPIKE, AS RECORDED IN DEED BOOK 1104, PAGE 577 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BRIDGES-PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 8 THROUGH 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°35'10"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 115.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.00°35'10"W., A RADIAL DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 130°11'51", A DISTANCE OF 68.17 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 48°22'45"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 168.88 FEET; THENCE N.07°35'44"E. ALONG SAID EAST LINE, A DISTANCE OF 291.47 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 02°40'02"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 46.55 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 10°53'45";

THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 190.17 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,150.00 FEET AND A CENTRAL ANGLE OF 18°38'24"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 374.13 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 03°49'44"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 33.41 FEET; THENCE N.14°10'40"E. ALONG SAID EAST LINE, A DISTANCE OF 196.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.12°40'09"W., A RADIAL DISTANCE OF 2,455.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 02°43'04", A DISTANCE OF 116.45 FEET; THENCE N.09°57'05"E. ALONG SAID EAST LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.09°57'05"W., A RADIAL DISTANCE OF 2,575.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 03°35'00", A DISTANCE OF 161.05 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.06°22'04"E., A RADIAL DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 79°48'54", A DISTANCE OF 41.79 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 17°49'58"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 303.46 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 20°54'25"; THENCE NORTHERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 164.20 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 14°28'11"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 126.27 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 103°34'10"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 54.23 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 40°44'56"; THENCE WESTERLY ALONG THE ARC OF SAID EAST LINE, A DISTANCE OF 177.80 FEET; THENCE N.27°04'15"W. ALONG SAID EAST LINE, A DISTANCE OF 142.98 FEET; THENCE N.00°32'32"W. ALONG SAID EAST LINE, A DISTANCE OF 344.20 FEET TO THE NORTHEAST CORNER OF SAID BRIDGES-PLAT THREE; THENCE N.89°27'28"E. ALONG THE NORTH LINE OF SAID TRACTS 67 THROUGH 74, A DISTANCE OF 2,279.13 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA STATE TURNPIKE, AS RECORDED IN DEED BOOK 1104, PAGE 577 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.11°23'28"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 483.68 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 11,209.16 FEET AND A CENTRAL ANGLE OF 10°11'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,992.23 FEET; THENCE S.01°12'28"E. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 291.70 FEET; THENCE S.89°24'50"W. ALONG THE SOUTH LINE OF SAID TRACTS 120 THROUGH 127, A DISTANCE OF 2,348.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

DESCRIPTION: BRIDGES DEVELOPMENT (SOUTH PARCEL)

ALL OF APPOLONIA FARMS P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 41 THROUGH 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT TRACT RW.

CONTAINING 584.670 ACRES MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH

DESCRIPTION: BRIDGES PRESERVE PARCEL ONE (Butts)

BEING ALL OF TRACT "A" ACCORDING THE PLAT OF DUBOIS AGR – PRESERVE PLAT FIVE, AS RECORDED IN PLAT BOOK 112, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 33.507 ACRES MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING WITHIN A PORTION OF THE NORTH THREE-QUARTERS (N 3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST; THENCE SOUTH 88°14'10" WEST ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1985.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°54'07" EAST, A DISTANCE OF 662.52 FEET; THENCE NORTH 88°12'11" EAST, A DISTANCE OF 111.51 FEET; THENCE SOUTH 00°45'30" EAST, A DISTANCE OF 1,324.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE-QUARTER (3/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 14; THENCE SOUTH 88°07'50" WEST ALONG SAID LINE, A DISTANCE OF 768.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 14; THENCE NORTH 00°57'03" WEST ALONG SAID ONE-QUARTER (1/4) SECTION LINE, A DISTANCE OF 1,988.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14; THENCE NORTH 88°14'10" EAST ALONG SAID SECTION LINE, A DISTANCE OF 661.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.507 ACRES, MORE OR LESS.

TOGETHER WITH

DESCRIPTION: BRIDGES PRESERVE PARCEL TWO (Johnson)

BEING ALL OF TRACT "A" ACCORDING THE PLAT OF DUBOIS AGR – PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGES 134 AND 135 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 138.917 ACRES MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:

BEING TWO PARCELS OF LAND IN THE EAST HALF OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK MARKED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY IN 1955; THENCE SOUTH 00 DEGREES 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 2810.27 FEET TO THE EAST QUARTER CORNER OF SECTION 1 AS MARKED BY A ROD AND CAP IN CONCRETE SET BY ADAIR AND BRADY, INC., IN 1982;

THENCE SOUTH 89 DEGREES 29' 13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 84.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO.7 AS RECORDED IN ROAD PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING OF SAID PARCEL 1; THENCE CONTINUE SOUTH 89 DEGREES 29' 13" WEST ALONG SAID QUARTER SECTION LINE 2550.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE SOUTH 00 DEGREES 53' 54" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 2571.20 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE NORTH 89 DEGREES 37' 37" EAST ALONG THE SOUTH LINE OF SECTION 1, A DISTANCE OF 2562.59 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF S.R. 7, THE SOUTHEAST CORNER OF SECTION 1 BEING 72.40 FEET EAST HEREOF; THENCE NORTH 01 DEGREES 10' 24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 2577.57 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AS MARKED BY AN 8" ROUND CONCRETE MONUMENT WITH A DISK MARKED "PRECISE SURVEY CITY OF WEST PALM BEACH" AS SET BY BROCKWAY, WEBER & BROCKWAY IN 1955; THENCE SOUTH 00 DEGREES 54' 39" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 1, A DISTANCE OF 2810.27 FEET TO THE EAST QUARTER CORNER OF SECTION 1 AS MARKED BY A ROD AND CAP IN CONCRETE SET BY ADAIR & BRADY, INC., IN 1982; THENCE SOUTH 89 DEGREES 29' 13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 84.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO.7 AS RECORDED IN ROAD PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING OF SAID PARCEL 2; THENCE SOUTH 89 DEGREES 29' 13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, A DISTANCE OF 2550.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; THENCE NORTH 00 DEGREES 53' 54" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, A DISTANCE OF 112.08 FEET TO A 4" SQUARE CONCRETE MONUMENT SET BY ADAIR & BRADY, INC., ON THE AGREEMENT LINE BETWEEN SPANISH RIVER PRESBYTERIAN CHURCH, INC., AND OSCAR JOHNSON IN 1995; THENCE NORTH 89 DEGREES 28' 27" EAST ALONG SAID AGREEMENT LINE, 2549.63 FEET TO A 4" SQUARE CONCRETE MONUMENT SET BY ADAIR & BRADY, INC., IN 1995 ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7; THENCE SOUTH 01 DEGREE 10' 24" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 112.66 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS: PARCEL 1 (ST J PROPERTIES PARCEL RECORDED IN OFFICIAL RECORDS BOOK 8211, PAGE 1074, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA): A PARCEL OF LAND IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00 DEGREES 39' 00" WEST ALONG THE EAST LINE OF SAID SECTION 1 (THE EAST LINE OF SAID SECTION 1 IS ASSUMED TO BEAR NORTH 00 DEGREES 39' 00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO) A DISTANCE OF 2232.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 53' 00" WEST A DISTANCE OF 80.81 FEET TO A POINT ON THE WEST RIGHT- OF-WAY LINE OF STATE ROAD NO.7 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 93210-2101 AND THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL; THENCE SOUTH 89 DEGREES 53' 00" WEST A DISTANCE OF 1244.42 FEET TO A POINT; THENCE NORTH 00 DEGREES 51' 57" WEST A DISTANCE OF 351.16 FEET TO A POINT; THENCE NORTH 89 DEGREES 59' 02" EAST A DISTANCE OF 1244.45 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NO.7; THENCE SOUTH 00 DEGREES 51' 57" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 348.98 FEET TO THE POINT OF BEGINNING. PARCEL 2

(SOUTHERN BELL PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3983, PAGE 1966, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA): THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THE EAST 340 FEET OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD NO.7 (STATE ROAD 199) U.S. 441.

PARCEL 3 (DOT PARCEL RECORDED IN DEED BOOK 642, PAGE 332, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

THAT CERTAIN PROPERTY CONVEYED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA BY QUIT CLAIM DEED RECORDED IN DEED BOOK 642, PAGE 332, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4 (441 TAKING RECORDED IN OFFICIAL RECORDS BOOK 10440, PAGE 1934, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND COUNTY BRASS DISC IN CONCRETE MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THENCE NORTH 89 DEGREES 00' 30" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 0.787 METERS (2.58 FEET) TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93210-2524; THENCE NORTH 01 DEGREE 05' 04" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 0.170 METERS (0.56 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 30.644 METERS (100.54); THENCE SOUTH 88 DEGREES 45' 22" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.860 METERS (75.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441) AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 14' 38" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 30.484 METERS (100.01 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 36' 16" WEST ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 48.771 METERS (160.01 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 30.484 METERS (100.01 FEET); THENCE NORTH 89 DEGREES 36' 16" EAST, A DISTANCE OF 48.771 METERS (160.01 FEET) TO THE POINT OF BEGINNING.

PARCEL 5 (441 TAKING RECORDED IN OFFICIAL RECORDS BOOK 10440, PAGE 1934, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND COUNTY BRASS DISC IN CONCRETE MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE NORTH 89 DEGREES 00' 30" EAST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 0.787 METERS (2.58 FEET) TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210-2524; THENCE NORTH 01 DEGREE 05' 04" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 0.170 METERS (0.56 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 30.644 METERS (100.54 FEET); THENCE SOUTH 88 DEGREES 45' 22" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.860 METERS (75.00 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE

ROAD 7 (U.S. 441); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 15.242 METERS (50.01 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36' 16" WEST, A DISTANCE OF 48.771 METERS (160.01 FEET); THENCE NORTH 01 DEGREE 14' 38" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 633.251 METERS (2,077.59 FEET); THENCE NORTH 89 DEGREES 27' 42" EAST, A DISTANCE OF 48.769 METERS (160.00 FEET) TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREE 14' 38" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 633.373 METERS (2,077.99 FEET) TO THE POINT OF BEGINNING.

PARCEL 6 (441 TAKING RECORDED IN OFFICIAL RECORDS BOOK 10440, PAGE 1934, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA):

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF TRACT "B", "PLAT OF S.T.J. PROPERTIES, INC.", AS RECORDED IN PLAT BOOK 73, PAGE 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING A FOUND CONCRETE MONUMENT WITH NAIL & TABS; THENCE SOUTH 89 DEGREES 33' 21" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 1.621 METERS (5.32 FEET); THENCE NORTH 01 DEGREE 10' 57" WEST ALONG A LINE 71.628 METERS (235.00 FEET) WEST OF AND PARALLEL WITH THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93210- 2524, A DISTANCE OF 34.668 METERS (113.74 FEET); THENCE NORTH 89 DEGREES 28' 26" EAST, A DISTANCE OF 48.769 METERS (160 FEET) TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7; THENCE SOUTH 01 DEGREE 10' 57" EAST ALONG A LINE 22.860 METERS (75.00 FEET) WEST OF AND PARALLEL WITH SAID BASELINE OF SURVEY, A DISTANCE OF 34.738 METERS (113.97 FEET); THENCE SOUTH 89 DEGREES 33' 21" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 47.149 METERS (154.69 FEET) TO THE NORTHEAST CORNER OF SAID TRACT "B" AND THE POINT OF BEGINNING.

TOGETHER WITH

DESCRIPTION: BRIDGES PRESERVE PARCEL THREE (Chico)

BEING ALL OF TRACT "A" ACCORDING THE PLAT OF DUBOIS AGR – PRESERVE PLAT ONE, AS RECORDED IN PLAT BOOK 112, PAGES 132 AND 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 82.397 ACRES MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:

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:

BEGINNING 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 146 THROUGH 148, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 4575.65 FEET TO THE SOUTHEAST CORNER OF LOT 11B, BLOCK 2; THENCE NORTH 00°48'33" WEST

ALONG THE EAST LINE OF LOT 11B, 334.31 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 2; THENCE NORTH 88°59'15" EAST ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 480.42 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 1,012.35 FEET; THENCE SOUTH 88°59'15" WEST ALONG A LINE 678.04 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF WILLIS GLIDERPORT PLAT NO. 1, A DISTANCE OF 5,056.25 FEET; THENCE NORTH 00°57'37" WEST, A DISTANCE OF 678.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.397 ACRES, MORE OR LESS.

TOGETHER WITH

DESCRIPTION: BRIDGES PRESERVE PARCEL FOUR (SFWMD-1)

THAT PORTION OF LAND BEING THE SOUTH 1043.82 FEET OF THE NORTH 5467.82 OF SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LEVEE L-40.

LESS AND EXCEPT

THAT PORTION OF THE SOUTH 1043.82 FEET OF THE NORTH 5467.82 OF SECTIONS 3 AND 4, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST, SAID PALM BEACH COUNTY ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF HOMELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 111 THROUGH 117, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°56'23" WEST, ALONG THE WEST LINE OF SAID SECTION 2, ALSO BEING THE WEST LINE OF SAID PLAT OF HOMELAND, A DISTANCE OF 1,981.51 FEET; THENCE NORTH 88°32'09" WEST, A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 88°32'09" WEST, A DISTANCE OF 2,201.79 FEET; THENCE NORTH 00°56'23" WEST, A DISTANCE OF 248.18 FEET; THENCE NORTH 89°42'50" EAST, A DISTANCE OF 2,200.00 FEET; THENCE SOUTH 00°56'23" EAST, A DISTANCE OF 315.44 FEET TO THE POINT OF BEGINNING.

NOTE: FOR THE PURPOSE OF THIS LEGAL DESCRIPTION, ALL REFERENCES TO SECTIONS 3 AND 4 WILL INCLUDE THAT PORTION OF THE HIATUS TRACTS 39 AND 40 KNOWN AS TOWNSHIP 44 1/2 SOUTH, WHICH MAY HAVE BEEN HISTORICALLY DESCRIBED AS SAID SECTIONS 3 AND 4.

CONTAINING 154.402 ACRES, MORE OR LESS.

TOGETHER WITH

DESCRIPTION: BRIDGES PRESERVE PARCEL FIVE (SFWMD-2)

BEING THE SOUTH 300.00 FEET OF THE NORTH 1600.55 FEET OF THE EAST 2066.28 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, ALL LYING WITHIN PALM BEACH COUNTY, FLORIDA.

CONTAINING 14.232 ACRES MORE OR LESS.

TOGETHER WITH

DESCRIPTION: BRIDGES PRESERVE PARCEL SIX (SFWMD-3)

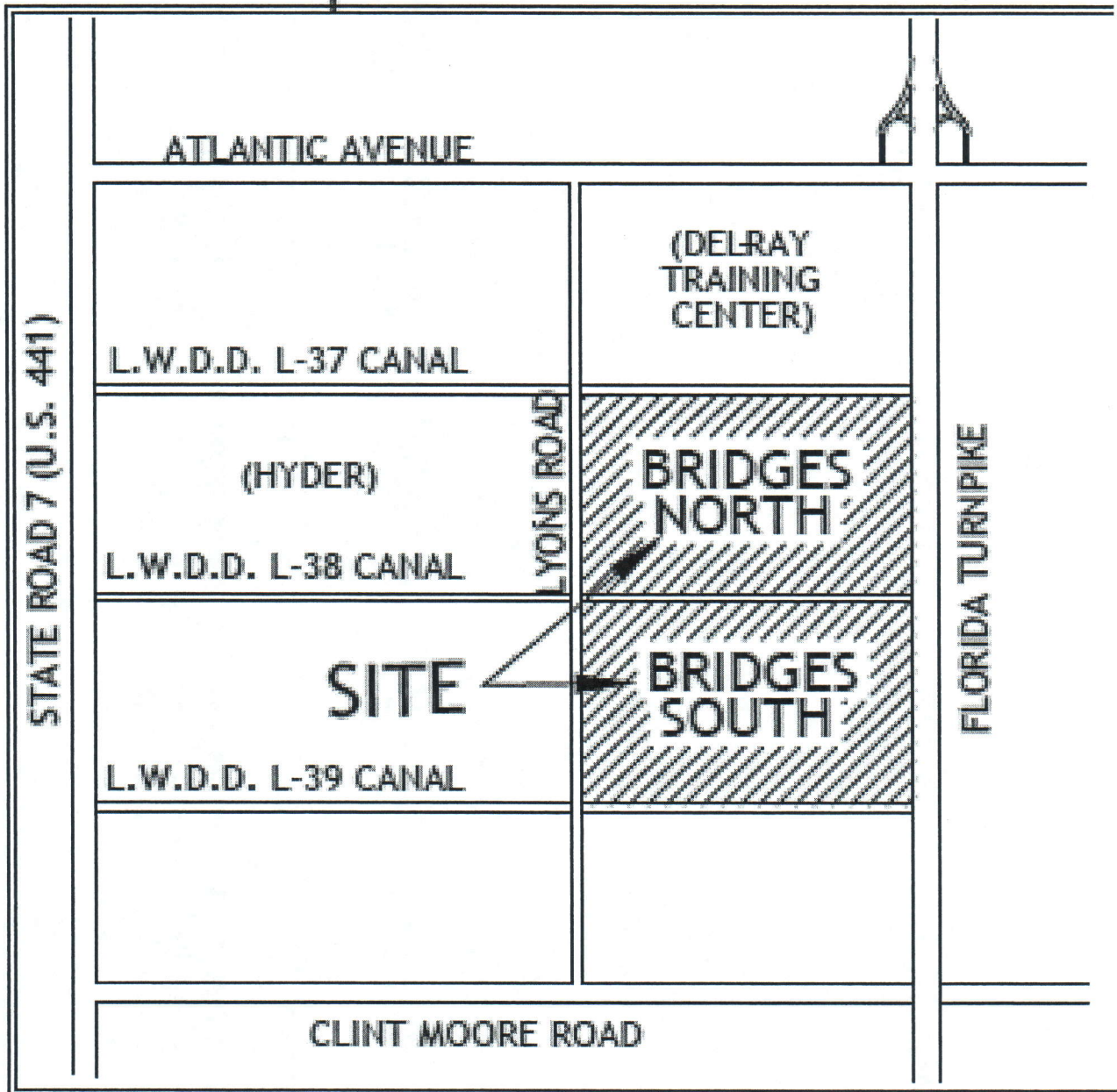
BEING A PORTION OF THE NORTH 4424.00 FEET OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF HIATUS TRACT 39, TOWNSHIP 44-1/2 SOUTH, RANGE 41 EAST; THENCE SOUTH 01°10'46" EAST, ALONG THE EAST LINE OF THE SAID HIATUS TRACT 39, A DISTANCE OF 1,914.19 FEET; THENCE SOUTH 00°56'21" EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 2,514.06 FEET; THENCE NORTH 88°32'09" WEST, ALONG A LINE 4424.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 4,257.02 FEET; THENCE NORTH 01°27'51" EAST, A DISTANCE OF 4,424.00 FEET; THENCE SOUTH 88°32'09" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 4,063.31 FEET TO THE POINT OF BEGINNING.

NOTE: FOR THE PURPOSE OF THIS LEGAL DESCRIPTION, ALL REFERENCES TO SECTION 3 WILL INCLUDE THAT PORTION OF THE HIATUS TRACT 39 KNOWN AS TOWNSHIP 44 1/2 SOUTH, WHICH MAY HAVE BEEN HISTORICALLY DESCRIBED AS SAID SECTION 3.

CONTAINING 422.742 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



CONDITIONS OF APPROVAL

EXHIBIT C-2 Type II Waiver

ALL PETITIONS

1. The approved Preliminary Street Layout Plan is dated April 11, 2013. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

2. The approved Preliminary Street Layout Plan (PSLP) is dated April 11, 2013. Six (6) pedestrian amenities shall be provided. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

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)

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: MONITORING - Zoning)