

RESOLUTION NO. R-2015-0008

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2014-00939  
(CONTROL NO. 2002-00068)  
an Official Zoning Map Amendment to a Planned Development District.  
APPLICATION OF Delray Beach Associates I, LLC  
BY G.L. Homes, AGENT  
(Canyon Isles 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;

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 PDD/DOA-2014-00939 was presented to the Board of County Commissioners at a public hearing conducted on January 8, 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.1.B; and,

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application PDD/DOA-2014-00939, the application of Delray Beach Associates I, LLC, by G.L. Homes, agent, for an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to 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 in EXHIBIT B, attached hereto and made a part hereof, was approved on January 8, 2015 subject to the Conditions of Approval described in EXHIBIT C-1, attached hereto and made a part hereof.

Commissioner Abrams moved for the approval of the Resolution.

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

Commissioner Shelley Vana, Mayor	- Aye
Commissioner Mary Lou Berger, Vice Mayor	- Aye
Commissioner Hal R. Valeche	- Aye
Commissioner Paulette Burdick	- Nay
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 January 8, 2015.

Filed with the Clerk of the Board of County Commissioners on January 14, 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

**LEGAL DESCRIPTION: Canyon Isles – Development Parcel**

A PORTION OF TRACTS 6 THROUGH 27 AND TRACTS 38 THROUGH 59, BLOCK 59, AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 17 THROUGH 27 AND SAID TRACTS 38 THROUGH 48 AND THAT STRIP OF LAND, 30 FEET IN WIDTH, LYING BETWEEN THE WEST LINE OF SAID TRACTS 8, 25, 40, 57 AND THE EAST LINE OF SAID TRACTS 9, 24, 41, 56, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 16, BLOCK 59 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 43°01'22" WEST, A DISTANCE OF 36.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'36" EAST ALONG A LINE BEING 26.40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACTS 9 THROUGH 16, A DISTANCE OF 2,665.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 9; THENCE SOUTH 00°26'28" EAST, ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 6.60 FEET; THENCE NORTH 89°36'36" EAST, ALONG A LINE BEING 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 360.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 8; THENCE SOUTH 00°26'28" EAST, ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°36'36" EAST, ALONG A LINE BEING 36.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 7, A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE NORTH 00°26'28" WEST, ALONG THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'36" EAST, ALONG A LINE BEING 35.64 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 278.84 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 NORTH 87°57'06" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'10", A DISTANCE OF 127.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°29'05" WEST, A DISTANCE OF 1,080.39 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3,460.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°30'55" EAST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'08", A DISTANCE OF 1,036.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°41'03" EAST, A DISTANCE OF 409.40 FEET TO A POINT ON THE SOUTH LINE OF TRACTS 49 THROUGH 59, BLOCK 59 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 89°36'33" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 49 THROUGH 59, A DISTANCE OF 3,595.76 FEET; THENCE NORTH 00°26'28" WEST ALONG A LINE BEING 25.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID TRACTS 16, 17, 48 AND 49, A DISTANCE OF 2644.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 214.277 ACRES, MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 1 - 100' RURAL PARKWAY EASEMENT (2012-382)**

BEING A PORTION OF TRACTS 16, 17, 48 AND 49 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, LYING BETWEEN AND CONTIGUOUS WITH THE AFOREMENTIONED TRACTS, ALL LYING AND BEING IN BLOCK 59, PALM BEACH 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:

THE EASTERLY 100.00 FEET OF THE WESTERLY 155.00 FEET OF SAID BLOCK 59, BOUNDED ON THE NORTH BY A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 16, AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID TRACT 49 OF SAID BLOCK 59.

CONTAINING 6.063 ACRES, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK 59, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 00°26'28" WEST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD. BEING A PORTION OF TRACTS 25 THROUGH 33 AND TRACTS 40 THROUGH 48, BLOCK 69, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 48 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON THAT RIGHT-OF-WAY MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION NO. 93210-2515 AND ACCORDING TO THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS; THENCE NORTH 01°28'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 357.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°34'36" WEST ALONG A LINE 357.50 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 40 THROUGH 48, A DISTANCE OF 3135.50 FEET; THENCE NORTH 00°22'42" WEST A DISTANCE OF 325.66 FEET; THENCE NORTH 89°34'36" EAST ALONG A LINE 683.15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 40 THROUGH 48, A DISTANCE OF 3129.27 FEET; THENCE SOUTH 01°28'29" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 325.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.418 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 3 – BUTTS PARCEL (2012-00382)**

BEING ALL OF TRACT "A", CANYON ISLES PRESERVE PLAT THREE, AS RECORDED IN PLAT BOOK 104, PAGES 179 AND 180, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.257 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 4 (PBC – PREM)**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF THE AFORESAID SECTION 14; THENCE WITH A BEARING OF SOUTH 00° 30' 17" EAST ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 332.10 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 32' 32" WEST A DISTANCE OF 2,638.91 FEET TO A POINT LYING ON THE NORTH-SOUTH QUARTER LINE OF SECTION 14; THENCE WITH A BEARING OF NORTH 00° 30' 11" WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 14, A DISTANCE OF 332.23 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 32'41" EAST ALONG THE EAST-WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 2,638.93 FEET MORE OR LESS TO THE POINT OF BEGINNING.  
LESS AND EXCEPT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF THE AFORESAID SECTION 14; THENCE WITH A BEARING OF SOUTH 00° 30' 17" EAST, ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 332.10 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 32' 32" WEST, A DISTANCE OF 1,327.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH A BEARING OF SOUTH 88° 32' 32" WEST, A DISTANCE OF 1,311.91 FEET TO A POINT LYING ON THE NORTH-SOUTH QUARTER LINE OF SECTION 14; THENCE WITH A BEARING OF NORTH 00° 30' 11" WEST, ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 14, A DISTANCE OF 332.23 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 88° 32' 41" EAST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 1,311.92 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00° 30' 14" EAST, A DISTANCE OF 332.17 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 10.111 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 5:**

TRACTS 101 AND 102, BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF A ROAD, DITCH AND DYKE RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 101 AND 102 ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3.

CONTAINING 10.463 ACRES, MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 6A**

THE NORTH 1/2 OF TRACT 14, BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.000 ACRES, MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 6B:**

BEING ALL OF TRACTS 12 AND 13, BLOCK 53, 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 OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 94.17 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF SAID TRACT 12.

TOGETHER WITH: THE NORTH 15.00 FEET OF THAT PORTION OF ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING SOUTH OF AND ADJACENT TO SAID TRACT 13, SAID PORTION BEING BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 13 AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 13, LYING WITHIN SAID BLOCK 53, 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 OF PALM BEACH COUNTY, FLORIDA. CONTAINING 19.163 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 6C**

PARCEL 1:

THE NORTH 1/2 OF TRACT 39, BLOCK 53, THE PALM BEACH FARMS CO. 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.

PARCEL 2:

THE EAST 1/2 OF TRACT 9, LESS THE NORTH 95.04 FEET; THE SOUTH 1/2 OF TRACT 14; ALL OF TRACTS 15 AND 16; THE WEST 1/2 OF TRACT 33; ALL OF TRACTS 34 THROUGH 38; THE SOUTH 1/2 OF TRACT 39; AND ALL OF TRACTS 40 THROUGH 42, BLOCK 53, THE PALM BEACH FARMS CO. 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.

PARCEL 3:

A PORTION OF A ROAD, DYKE AND DITCH RESERVATION ACCORDING TO PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, BLOCK 53, 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:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 36, BLOCK 53;

THENCE NORTH 01° 06' 47" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 36, A DISTANCE OF 15.00 FEET;

THENCE NORTH 89° 36' 33" EAST, ALONG A LINE, 15 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 36, A DISTANCE OF 663.60 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 00° 23' 27" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTH LINE OF TRACT 14, BLOCK 53;

THENCE NORTH 89° 36' 33" EAST, ALONG THE SOUTH LINE OF TRACTS 14 THROUGH 16, BLOCK 53, A DISTANCE OF 1980.00 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 00° 23' 27" WEST, ALONG THE EAST LINE OF TRACTS 9 AND 16, BLOCK 53, A DISTANCE OF 1249.99 FEET;

THENCE DEPARTING FROM SAID LINE, NORTH 89° 02' 44" EAST, ALONG A LINE 95.04 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00° 23' 27" EAST, ALONG A LINE 15 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 9 AND 16, A DISTANCE OF 1265.13 FEET;

THENCE SOUTH 89° 36' 33" WEST, ALONG A LINE 15 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 16, A DISTANCE OF 345.00 FEET;

THENCE DEPARTING FROM SAID LINE, SOUTH 00° 23' 27" EAST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF TRACTS 33 THROUGH 36, BLOCK 53;

THENCE SOUTH 89° 36' 33" WEST, ALONG SAID LINE, A DISTANCE OF 2313.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF A ROAD, DYKE AND DITCH RESERVATION ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, BLOCK 53, 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:

A PARCEL OF LAND BEING 30 FEET IN WIDTH, LYING BETWEEN THE EAST LINE OF TRACT 40, SAID BLOCK 53, AND THE WEST LINE OF TRACT 41, SAID BLOCK 53, BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL RIGHT-OF-WAY, PER OFFICIAL RECORDS BOOK 1585, PAGE 505, AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 40, ALL SITUATED, BEING AND LYING IN BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 32, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:

TRACT 43, BLOCK 53, THE PALM BEACH FARMS CO. PLAT NO. 32, BLOCK 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 121.670 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE WEST LINE OF TRACT 36, BLOCK 53, SAID LINE BEARS NORTH 01° 06' 47" WEST.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 7**

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS EASEMENTS OF RECORD HELD BY FLORIDA POWER AND LIGHT COMPANY.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 8:**

TRACTS 90 AND 65, BLOCK 45 (LESS THE NORTH 45 FEET THEREOF), OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

TRACTS 91 AND 64, BLOCK 45 (LESS THE NORTH 45 FEET THEREOF), OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

19.311 ACRES, MORE OR LESS

**DESCRIPTION: CANYON ISLES PRESERVE NO. 9:**

PARCEL 1:

TRACT 5, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY,

FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACT 5 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

PARCEL 2:

TRACT 6, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACT 6 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

PARCEL 3:

TRACTS 7 AND 8, LESS THE NORTH 31.68 FEET THEREOF, BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. (THIS LEGAL ASSUMES THAT THE NORTH LINE OF TRACTS 7 AND 8 IS IDENTICAL TO THE NORTH LINE OF BLOCK 18, OF PALM BEACH FARMS COMPANY PLAT NO. 1).

**DESCRIPTION: CANYON ISLES PRESERVE NO. 10A:**

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 10.055 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 10B:**

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 88°04'15" WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 659.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°04'15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 331.56 FEET; THENCE NORTH 00°56'49" WEST, A DISTANCE OF 664.10 FEET; THENCE NORTH 88°04'37" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 331.58 FEET; THENCE SOUTH 00°56'43" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 664.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.054 ACRES MORE OR LESS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT RIGHTS FOR ROADWAY PURPOSES, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3710, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

NON-EXCLUSIVE EASEMENT RIGHTS 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, AS



MORE PARTICULARLY SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1714, PAGE 1012, AND IN OFFICIAL RECORDS BOOK 1965, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER 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 MORE PARTICULARLY SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4006, PAGE 874, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 11:**

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 9.667 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 12:**

THE WEST 307 FEET OF THE NORTH ONE-HALF OF TRACT 13, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.326 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 13:**

BEING ALL OF TRACTS 67, 68, 87 AND 88, BLOCK 45, PALM BEACH FARMS CO, 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, LESS AND EXCEPT THE SOUTH 507.08 FEET OF SAID TRACTS 87 AND 88, LESS AND EXCEPT THE NORTH 45.00 FEET OF SAID TRACTS 67 AND 68.

CONTAINING 11.632 ACRES MORE OR LESS.

**DESCRIPTION: CANYON ISLES PRESERVE NO. 14:**

THE WEST 2.0 FEET OF TRACT 38, AND ALL OF TRACT 39, BLOCK 52, THE PALM BEACH FARMS CO. 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.

CONTAINING 10.012 ARES MORE OR LESS.

EXHIBIT B  
VICINITY SKETCH

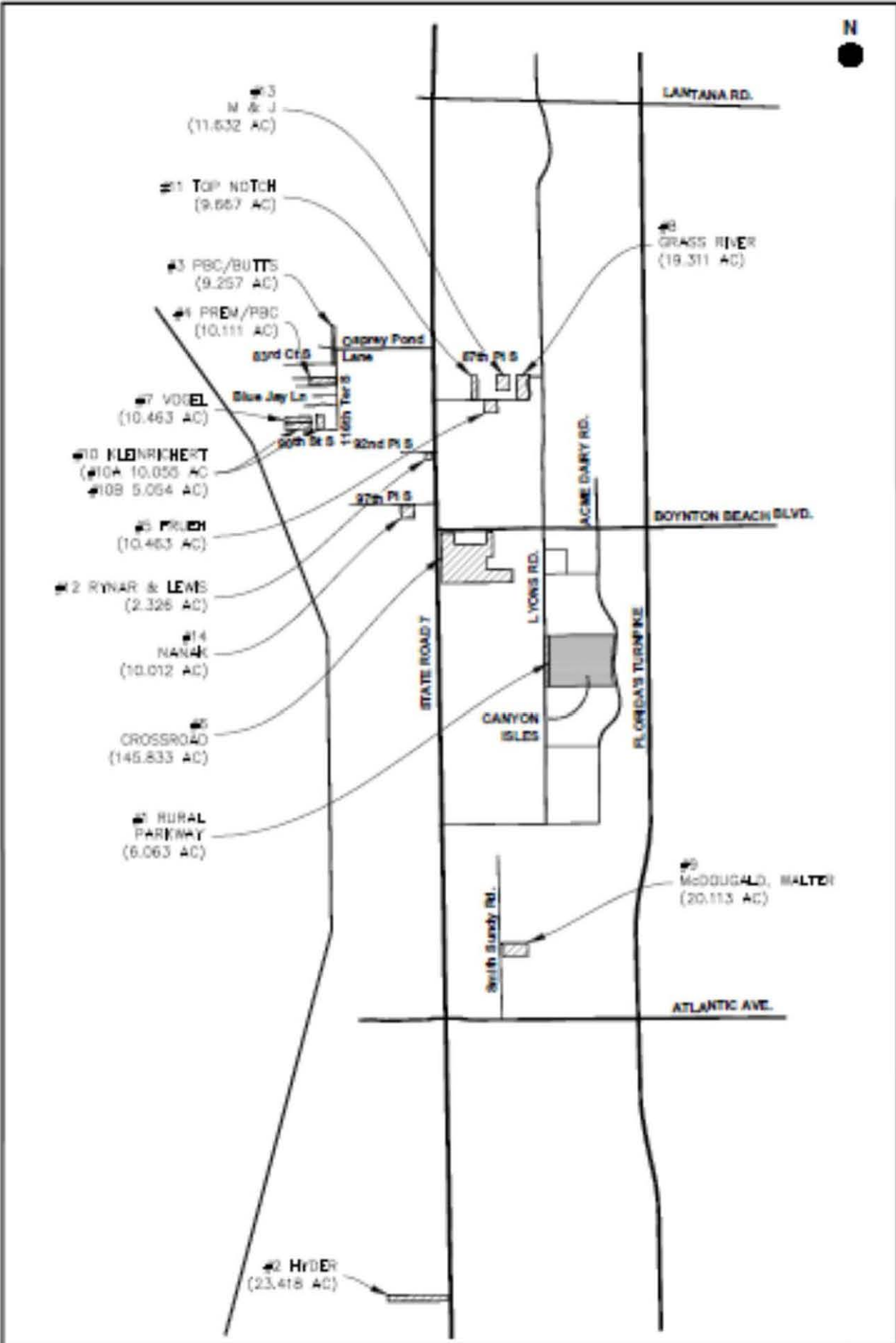


EXHIBIT C-1  
CONDITIONS OF APPROVAL

Official Zoning Map Amendment

DISCLOSURE

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