

RESOLUTION NO. R-2015- 0829

RESOLUTION APPROVING ZONING APPLICATION ZV/Z/CA-2014-01883
(CONTROL NO. 2013-00354)
an Official Zoning Map Amendment
APPLICATION OF K. Hovnanian Homes
BY Land Design South, Inc., AGENT
(Boca Dunes Golf Course)

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 ZV/Z/CA-2014-01883 was presented to the Board of County Commissioners at a public hearing conducted on June 25, 2015;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various County review agencies, and the recommendation of the Zoning Commission;

WHEREAS, the, Board of County Commissioners pursuant to Article 2 (Development Review Procedures) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067 as amended) is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS hereby incorporates by reference the Findings of Fact in the staff report addressing the standards contained in Article 2.B.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 ZV/Z/CA-2014-01883, the application of K. Hovnanian Homes, by Land Design South, Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Single Family Residential (RS) 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 June 25, 2015 subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Taylor moved for the approval of the Resolution.

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

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

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

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

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: _____
DEPUTY CLERK

EXHIBIT A

LEGAL DESCRIPTION
GOLF COURSE LEGAL DESCRIPTION

Portions of Lots 37, 38, 39, 40, 45, 46, 47, 48, 49, 50, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 76, 77, 78, 79, 80, 81, 82, 83, 86, 87, 88, 89, 90, 91, 92, 93, 101, 102, 103, 104 and 105, Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, Page 53, of the Public Records, of Palm Beach County, Florida; and all of Lot 8, and portions of Lots 2, 3, 4, 5, 6, 7, 9, 10, 13, 14, 15, 16, 29, 30, and 32, of Block 82, of said PALM BEACH FARMS COMPANY PLAT NO. 3; TOGETHER WITH: Those certain 30- and/or 50-foot roads rights-of-way, lying adjacent to the above described Lots, and being all more fully described as follows:

Commencing at the Northwest corner of Lot 32, Block 14, SANDALFOOT COVE SECTION THREE, as recorded in Plat Book 29, at Pages 140, 141 and 142, of the public records of Palm Beach County, Florida; thence Northwesterly along the East right-of-way line of S. W. 65th Avenue, as shown on the said plat of SANDALFOOT COVE SECTION THREE, whose tangent bears North 43°48'48" West, with a radius of 1240.00 feet and a central angle of 5°32'41", an arc distance of 120.00 feet to a point of tangency; thence North 49° 21' 29" West, a distance of 15.00 feet; thence North 40°38'31" East, a distance of 196.74 feet to the Point of Beginning; thence continuing North 40°38'31" East, a distance of 68.07 feet; thence North 49°21'29" West, a distance of 35.51 feet; thence North 7°30'20" West, a distance of 32.71 feet; thence South 81°18'11" East, a distance of 37.97 feet; thence North 8°41'49" East, a distance of 38.40 feet; thence North 81°18'11" West, a distance of 16.60 feet; thence North 8°41'49" East, a distance of 144.40 feet; thence North 81°18'11" West, a distance of 147.09 feet; thence South 8°46'37" West, a distance of 142.01 feet to a point of curve; thence Southeasterly, along a curve to the left, with a radius of 150.00 feet and a central angle of 82°06'11", an arc distance of 214.95 feet to the Point of Beginning.

Together with:

Beginning at the most Southerly corner of Lot 1, Block 6, SANDALFOOT COVE, SECTION ONE, according to the plat thereof, recorded in Plat Book 28, at Pages 225 and 226, of the Public Records of Palm Beach County, Florida; thence Northerly along the Easterly boundary line of said SANDALFOOT COVE, SECTION ONE, the following eight (8) courses and distances: North 33° 31' 25" East, a distance of 100.40 feet; thence North 58° 45'48" West, a distance of 75.10 feet; thence North 01° 18'02" West, a distance of 314 feet; thence North 88° 41' 58" East, a distance of 89.70 feet; thence North 40° 08' 43" East, distance of 207.95 feet to a point of curve; thence Northeasterly along a curve to the left, with a radius of 5,475 feet, and a central angle of 07° 58' 34", an arc distance of 762.16 feet to a point of tangency; thence North 32° 10' 09" East, a distance of 198.52 feet; thence North 32° 08' 33" West, a distance of 78.03 feet to the Point of Termination of the said eight courses and distances and to the most Southerly corner of Parcel "B", of SANDALFOOT COVE, SECTION TWO, according to the plat thereof, recorded in Plat Book 29, at Pages 15 and 16, of the Public Records of Palm Beach County, Florida; thence Northerly along the Easterly boundary of said SANDALFOOT COVE, SECTION TWO, the following nine courses and distances: North 54° 27' 13" East, a distance of 239.63 feet; thence North 65° 58' 54" East, a distance of 202.13 feet; thence North 51° 09' 00" East, a distance of 94.06 feet; thence South 80° 23' 28" East, a distance of 83 feet; thence North 35° 34' 31" East, a distance of 27.56 feet to a point of curve; thence Northerly along a curve to the left, with a radius of 250 feet, and a central angle of 77° 25' 01", an arc distance of 337.80 feet to a point of tangency; thence North 41° 50' 30" West, a distance of 202.95 feet to a point of curve; thence Northwesterly along a curve to the right, with a radius of 500 feet, and a central angle of 32° 21' 12", an arc distance of 282.34 feet to a point of tangency; thence North 09° 29' 18" West, a distance of 655.06 feet to the Point of Termination of the said nine courses and distances: thence continuing North 9° 29' 18" West, a distance of 69.34 feet to a point of curve; thence Northerly along a curve to the right, with a radius of 880.00 feet, and a central angle of 5° 55' 37", an arc distance of 91.03 feet to the point of tangency; thence North 03° 33' 41" West, a distance of 507 feet to a point of curve; thence Northwesterly through Westerly along a curve to the left, with a radius of 100 feet, and a central angle of 99° 55' 56", an arc distance of 174.41 feet to a

point of tangency; thence South 76° 30' 23" West, a distance of 507.79 feet to a point on a curve; thence Northwesterly along a curve to the left, whose tangent bears North 43° 48' 48" West, with a radius of 1,240 feet, and a central angle of 05° 32' 41", an arc distance of 120 feet to a point of tangency; thence North 49° 21' 28" West, a distance of 17.51 feet to a point of curve; thence Northwesterly along a curve to the right, with a radius of 944.45 feet, and a central angle of 07° 12' 42", an arc distance of 118.88 feet; thence North 12° 53' 38" East, a distance of 125.77 feet to a point on a curve; thence Northwesterly along a curve to the right, whose tangent bears North 37° 15' 02" West, with a radius of 844.45 feet, and a central angle of 35° 57' 00", an arc distance of 529.85 feet to a point of compound curve; thence Northeasterly along a curve to the right, with a radius of 607.28 feet, and a central angle of 30° 07' 26", an arc distance of 319.28 feet to a point of tangency; thence North 28° 49' 24" East, a distance of 503.42 feet to a point on a curve; thence Southeasterly along a curve to the right, whose tangent bears South 66° 24' 08" East, with a radius of 744.23 feet, and a central angle of 15° 08' 50", an arc distance of 196.75 feet to a point of tangency; thence South 51° 15' 26" East, a distance of 164.76 feet to a Reference Point "A"; said Reference Point "A" bearing South 41° 32' 55" West; a distance of 344.69 feet from the intersection of the Southerly extension of the West Line of Tract 20, of said Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, and the centerline of that certain 30-foot road reservation lying South of and adjacent to said Tract 20; thence continuing South 51° 15' 26" East, a distance of 91.03 feet to a point of curve; thence Southeasterly along a curve to the left, with a radius of 840 feet, and a central angle of 32° 01' 45", an arc distance of 469.57 feet; thence South 27° 18' 44" East, a distance of 599.60 feet to a point on a curve; thence Southeasterly along a curve to the left, whose tangent bears South 27° 11' 12" East, with a radius of 600 feet, and a central angle of 58° 42' 45", an arc distance of 614.84 feet; thence South 2° 11' 26" West, a distance of 0.33 feet to a point of curve; thence Southwesterly along curve to the right, with a radius of 203.58 feet, and a central angle of 26° 07' 48", an arc distance of 92.84 feet to a point of tangency; thence South 28° 19' 14" West, a distance of 58.12 feet; thence North 61° 40' 46" West, a distance of 110 feet to a point of a curve; thence Westerly along a curve to the left, with a radius of 400 feet, and a central angle of 28° 42' 21", an arc distance of 200.40 feet to a point of tangency; thence South 89° 36' 53" West, a distance of 99.55 feet to a point of curve; thence Westerly through Southeasterly along a curve to the left, with a radius of 100 feet, and a central angle of 126° 25' 51", an arc distance of 220.66 feet to a point of tangency; thence South 36° 48' 58" East, a distance of 584.92 feet; thence South 61° 55' 12" East, a distance of 276.33 feet to a point of curve; thence Easterly along a curve to the left, with, a radius of 250 feet, and a central angle of 76° 07' 10", an arc distance of 332.13 feet to a point of tangency; thence North 41° 57' 38" East, a distance of 243.32 feet to a point of curve; thence Northeasterly through Northwesterly along a curve to the left, with a radius of 75 feet, and a central angle of 103° 38' 24", an arc distance of 135.66 feet to a point of tangency; thence North 61° 40' 46" West, a distance of 609.97 feet; thence North 28° 19' 14" East, a distance of 58.12 feet to a point of curve; thence Northerly along a curve to the left, with a radius of 243.58 feet, and a central angle of 26° 07' 48", an arc distance of 111.09 feet to a point of tangency; thence North 02° 11' 26" East, a distance of 0.33 feet to a point on a curve; thence Easterly and along a curve to the left, whose tangent bears South 89° 43' 10" East, with a radius of 600 feet, and a central angle of 04° 37' 49", an arc distance of 48.49 feet to a point of reverse curve; thence Easterly along a curve to the right, with a radius of 443.38 feet, and a central angle of 27° 20' 34", an arc distance of 211.59 feet; thence South 66° 32' 17" East, along a non-tangent line, a distance of 127.37 feet to a point on a curve; thence Easterly along a curve to the left, whose tangent bears South 67° 00' 26" East, with a radius of 1,600 feet, and a central angle of 23° 22' 41", an arc distance of 652.84 feet to a point of tangency; thence North 89° 36' 53" East, a distance of 321.93 feet; thence South 03° 04' 52" East, a distance of 217.23 feet; thence South 68° 29' 23" West, a distance of 669.39 feet to a point of curve; thence Southwesterly along a curve to the left, with a radius of 2,000 feet, and a central angle of 17° 37' 36" an arc distance of 615.29 feet to the point of tangency; thence South 50° 51' 47" West, a distance of 43.35 feet to a point of curve; thence Westerly along a curve to the right, with a radius of 200 feet, and a central angle of 67° 33' 45", an arc distance of 235.84 feet to a point of tangency; thence North 61° 34' 28" West a distance of 112.34 feet to a point of curve; thence Northwesterly through Southwesterly along a curve to the left, with a radius of 150 feet, and a central angle of 109° 01' 42", an arc distance of 285.44 feet to a point of tangency; thence South 09° 23' 50" West, a distance of 525.30 feet; thence South 05° 13' 56" West, a distance of 188.61 feet to a point of curve; thence

Southwesterly through Northeasterly along a curve to the left, with a radius of 75 feet, and a central angle of 115° 03' 27", an arc distance of 150.61 feet to a point of tangency; thence North 70° 10' 29" East, a distance of 9.41 feet to a point of curve; thence Easterly along a curve to the right, with a radius of 400 feet, and a central angle of 39° 22' 57", an arc distance of 274.94 feet to a point of tangency; thence South 70° 26' 34" East, a distance of 206.34 feet to a point of curve; thence Easterly through Northeasterly along a curve to the left, with a radius of 300 feet, and a central angle of 79° 57' 39", an arc distance of 418.67 feet to a point of tangency; thence North 29° 35' 47" East, a distance of 172.08 feet to a point of curve; thence Northeasterly along a curve to the right, with a radius of 500 feet and a central angle of 38° 55' 33", an arc distance of 339.69 feet to a point of tangency; thence North 68° 31' 20" East, a distance of 33.53 feet to a point of curve; thence Northeasterly along a curve to the left, with a radius of 1,200 feet, and a central angle of 15° 38' 57", an arc distance of 327.76 feet to a point of tangency; thence North 52° 52' 23" East, a distance of 402.86 feet; thence South 10° 20' 03" East, a distance of 170.61 feet to a point of curve; thence Southerly along a curve to the right, with a radius of 900 feet, and a central angle of 9° 56' 56", an arc distance of 156.28 feet to a point of tangency; thence South 00° 23' 07" East, a distance of 70.69 feet; thence South 41° 03' 55" West, a distance of 598.92 feet; thence South 47° 58' 52" West, a distance of 978.49 feet, to a point of curve; thence Southwesterly through Easterly along a curve to the left, with a radius of 85 feet, and a central angle of 152° 24' 09", an arc distance of 226.09 feet to a point of tangency; thence North 75° 34' 43" East, a distance of 208.38 feet to a point of curve; thence Easterly along a curve to the right, with a radius of 600 feet, and a central angle of 19° 53' 40", an arc distance of 208.33 feet to a point of tangency; thence South 84° 31' 37" East, a distance of 645.16 feet; thence South 00° 23' 07" East, a distance of 69.17 feet to a point of curve; thence Southerly along a curve to the left, with a radius of 440 feet, and a central angle of 17° 01' 21", an arc distance of 130.72 feet; thence South 63° 42' 37" West, a distance of 509.09 feet to a point of curve; thence Westerly along a curve to the right, with a radius of 400 feet, and a central angle of 36° 19' 06", an arc distance of 253.55 feet to a point of tangency; thence North 79° 58' 17" West, a distance of 537.70 feet to a point of curve; thence Northwesterly through Southwesterly along a curve to the left, with a radius of 300 feet, and a central angle of 84° 18' 31", an arc distance of 441.44 feet to a point of tangency; thence South 15° 43' 12" West, a distance of 231.46 feet to a point of curve; thence Southerly along a curve to the left, with a radius of 1,300 feet, and a central angle of 20° 34' 28", an arc distance of 466.82 feet to a point of tangency; thence South 04° 51' 16" East, a distance of 517.87 feet to a point on a curve; thence Southwesterly along a curve to the right, whose tangent bears South 55° 03' 04" West, with a radius of 650.67 feet, and a central angle of 07° 03' 29", an arc distance of 80.15 feet; thence North 87° 44' 47" West, a distance of 48.88 feet to a point on a curve; thence Northwesterly along a curve to the right, whose tangent bears North 86° 23' 39" West, with a radius of 300 feet, and a central angle of 68° 58' 43", an arc distance of 361.17 feet to a point of tangency; thence North 17° 24' 56" West, a distance of 115.40 feet to a point of curve; thence Northwesterly along a curve to the left, with a radius of 900 feet, and a central angle of 32° 06' 16", an arc distance of 504.30 feet to a point of tangency; thence North 49° 31' 12" West, a distance of 222.24 feet to a point of curve; thence Northwesterly through Southwesterly along a curve to the left, with a radius of 100 feet, and a central angle of 93° 59' 43", an arc distance of 164.05 feet to a point of tangency; thence South 36° 29' 05" West, a distance of 267.77 feet; thence South 27° 45' 22" West, a distance of 401.51 feet; thence North 56° 28' 35" West, a distance of 375.96 feet to the Point of Beginning.

And

Parcel "B", SANDALFOOT COVE, SECTION TWO, according to the plat thereof, as recorded in Plat Book 29, Pages 15 and 16, of the Public Records of Palm Beach County, Florida.

LESS a portion of the above described land, more fully described as follows, to wit:

Portions of Lots 38, 39, 46, 47, 48 Block 81, PALM BEACH FARMS COMPANY PLAT NO, 3 according to the plat thereof, recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, together with that certain 30-foot platted road reservation

lying South of and adjacent to said Lots 46 and 47, and being all more fully described as follows:

Commencing at the intersection of the Southerly extension of the West line of Tract 20 of said Block 81, PALM BEACH FARMS COMPANY PLAT NO. 3, and the centerline of that certain 30-foot road reservation lying South of and adjacent to said Tract 20; thence South 41° 32' 55" West, a distance of 429.99 feet to the Point of Beginning. Thence South 37° 58' 54" East, a distance of 399.75 feet; thence South 42° 29' 38" East, a distance of 350.46 feet; thence South 27° 35' 00" East, a distance of 188.97 feet to a point of curve; thence Southerly through Southwesterly along a curve to the right, with a radius of 150 feet, and a central angle of 110° 23' 20", an arc distance of 289 feet to a point of tangency; thence South 82° 48' 20" West, a distance of 597.41 feet to a point of curve; thence Westerly through Northerly along a curve to the right, with a radius of 150 feet, and a central angle of 105° 58' 17", an arc distance of 277.43 feet to a point of tangency; thence North 08° 46' 37" East, a distance of 825.76 feet to a point of curve; thence Northeasterly along a curve to the right, with a radius of 100 feet, and a central angle of 133° 14' 29", an arc distance of 232.55 feet to a point of tangency and the Point of Beginning.

Said land situate, lying and being in Palm Beach County, Florida.

Less and except:

A portion of Block 81 "PALM BEACH FARMS PLAT NO, 3", according to the Plat thereof recorded in Plat Book 2 at Pages 45 through 54 inclusive, of the Public Records of Palm Beach County, Florida being more particularly described as follows:

Begin at the most easterly corner of Lot 23, Block 15, "SANDALFOOT COVE SECTION THREE, according to the Plat thereof recorded in Plat Book 29 at Pages 140, 141 & 142 of the Public Records of Palm Beach County, Florida and run on an assumed bearing of South 28° 49' 24" West along the easterly boundary of said Lots 23 for 83.42 feet to the most south-easterly corner of said Lot 23; thence run South 61° 10' 36" East for 20.00 feet; thence run North 28° 49' 24" East along a line parallel to and 20 feet east of as measured at right angles to the said easterly boundary of Lot 23 for a distance of 84.98 feet to a point on a curve said point bearing North 25° 08' 24" East from the radius point on the next described curve; thence run northwesterly along a circular curve to the left and concave to the southwest having a radius of 744.23 feet and a central angle of 01° 32' 44" for an arc distance of 20.08 feet to the point of beginning, said lands lying and being in Palm Beach County, Florida.

Less and except the rights-of-way recorded in Official Records Book 2334 at page 572, Official Records Book 3615 at page 404, Official Records Book 2782 at page 430, Official Records Book 11829 at page 602 and Official Records Book 2857 at page 1623, all of the public records of Palm Beach County, Florida.

All less and except the following described land:

A PORTION OF TRACTS 90 THROUGH 92, AND 101 THROUGH 103, BLOCK 81, AND TRACTS 6 THROUGH 10, 13 THROUGH 16, 29, 30 AND 32, BLOCK 82, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF RIGHTS-OF-WAY ADJACENT TO SAID TRACTS AND ABANDONED PER OFFICIAL RECORDS BOOK 2013 AT PAGE 1451 OF SAID PUBLIC RECORDS, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 6, "SANDALFOOT COVE, SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGES 225 AND 226 OF SAID PUBLIC RECORDS; THENCE SOUTH 56°28'35" EAST, ALONG THE NORTH LINE OF S.W. 18TH STREET, AS SHOWN ON "PLAT I OF BARWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGES 24 AND 25 OF SAID PUBLIC RECORDS, A DISTANCE OF 67.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29°28'24" EAST, A

DISTANCE OF 442.05 FEET; THENCE NORTH 22°32'02" EAST, A DISTANCE OF 261.74 FEET; THENCE NORTH 51°34'40" EAST, A DISTANCE OF 289.75 FEET; THENCE NORTH 23°59'38" EAST, A DISTANCE OF 327.70 FEET; THENCE NORTH 29°51'16" EAST, A DISTANCE OF 384.04 FEET; THENCE NORTH 28°48'39" EAST, A DISTANCE OF 9.82 FEET; THENCE NORTH 36°47'54" EAST, A DISTANCE OF 229.11 FEET; THENCE SOUTH 51°22'27" EAST, A DISTANCE OF 115.66 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 45°29'57" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1045.00 FEET AND A CENTRAL ANGLE OF 09°04'30", A DISTANCE OF 165.52 FEET TO THE POINT OF TANGENCY; THENCE NORTH 53°34'33" EAST, A DISTANCE OF 63.22 FEET; THENCE NORTH 35°31'46" WEST, A DISTANCE OF 94.93 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 56°59'08" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHEASTERLY LINE OF PARCEL B, "SANDALFOOT COVE, SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 AT PAGES 15 AND 16 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 70°38'14", A DISTANCE OF 308.21 FEET; THENCE NORTH 64°10'54" EAST, ALONG A NON-RADIAL LINE, A DISTANCE OF 134.09 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 88°42'39" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 108.63 FEET AND A CENTRAL ANGLE OF 75°36'43", A DISTANCE OF 143.36 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 45°25'13", A DISTANCE OF 126.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 57°40'43" EAST, A DISTANCE OF 41.40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 66°37'09", A DISTANCE OF 220.92 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 55°42'08" EAST, A DISTANCE OF 43.83 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 26°42'23", A DISTANCE OF 79.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°24'31" EAST, A DISTANCE OF 203.02 FEET; THENCE SOUTH 13°30'49" EAST, A DISTANCE OF 133.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 39°15'07", A DISTANCE OF 75.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 100°32'56", A DISTANCE OF 166.72 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°47'00" WEST, A DISTANCE OF 113.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 40°29'03", A DISTANCE OF 204.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 07°17'57" WEST, A DISTANCE OF 154.47 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 64°08'12", A DISTANCE OF 145.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71°26'09" WEST, A DISTANCE OF 47.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 66°26'17", A DISTANCE OF 127.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 39°09'58", A DISTANCE OF 88.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 20°27'09", A DISTANCE OF 110.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 18°11'06", A DISTANCE OF 22.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46°25'54" WEST, A DISTANCE OF 101.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 49°56'19", A DISTANCE OF 191.75 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 03°30'25" EAST, A DISTANCE OF 150.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 50°06'49", A DISTANCE OF 96.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46°36'23" WEST, A DISTANCE OF 65.94 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 20°52'18", A DISTANCE OF 25.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 68°49'24", A DISTANCE OF 72.07 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 25°31'57", A DISTANCE OF 93.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 59°54'34" WEST, A DISTANCE OF 85.72 FEET; THENCE NORTH 30°05'26" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 59°54'34" WEST, A DISTANCE OF 579.17 FEET; THENCE SOUTH 60°57'37" WEST, A DISTANCE OF 155.48 FEET; THENCE SOUTH 39°54'10" WEST, A DISTANCE OF 162.69 FEET; THENCE SOUTH 18°03'22" WEST, A DISTANCE OF 414.58 FEET; THENCE SOUTH 33°31'25" WEST, A DISTANCE OF 222.52 FEET; THENCE NORTH 56°28'35" WEST, ALONG THE NORTH LINE OF S.W. 18TH STREET, AS SHOWN ON SAID "PLAT I OF BARWOOD", A DISTANCE OF 219.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 112.319 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

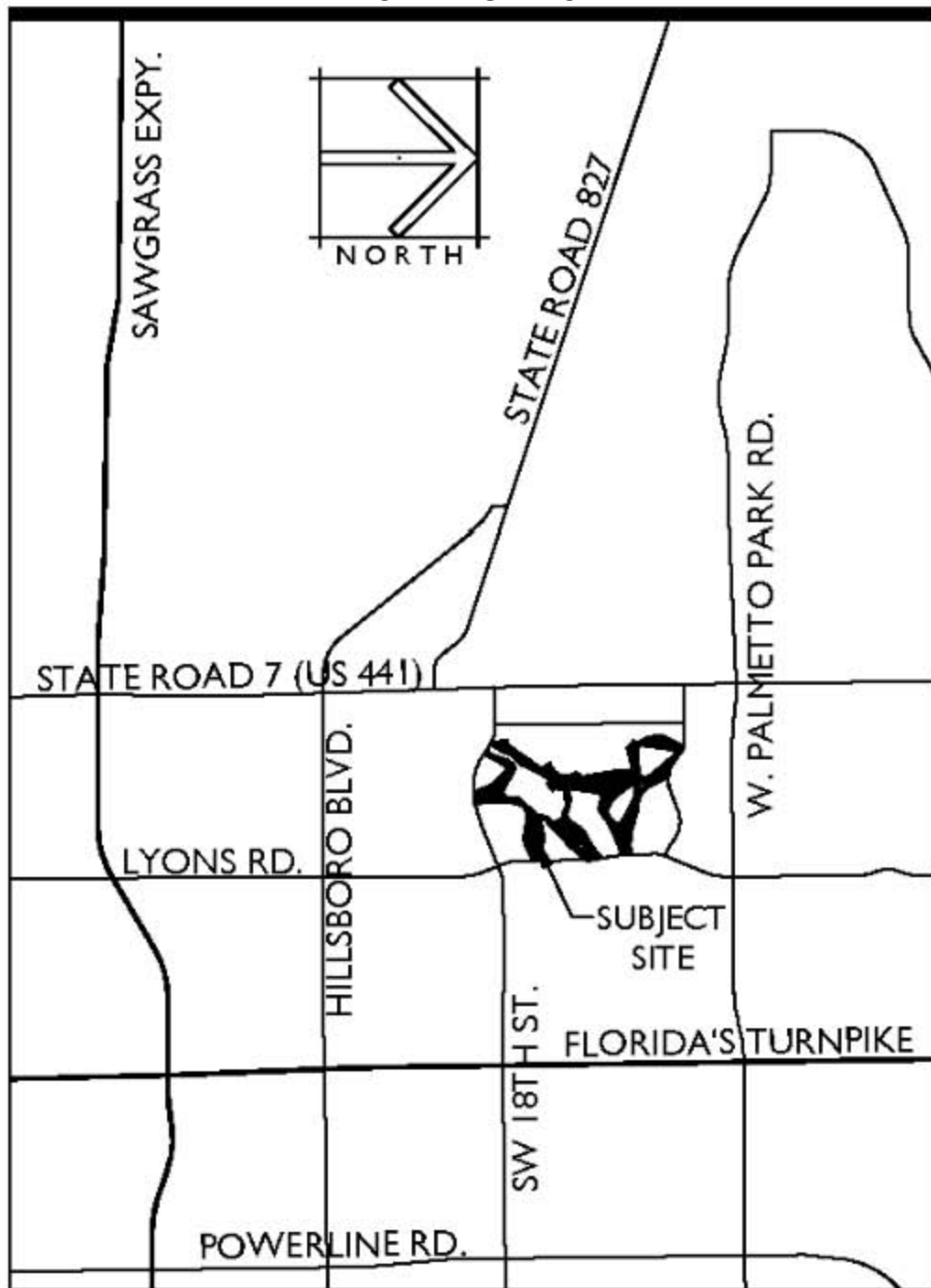


EXHIBIT C

CONDITIONS OF APPROVAL

DISCLOSURE

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