

RESOLUTION NO. R-2019- 0178

RESOLUTION APPROVING ZONING APPLICATION DOA-2018-01054
(CONTROL NO. 2013-00354)
a Development Order Amendment
APPLICATION OF ZF Development II, LLC, Cove Club Investors, Ltd.
BY Dunay, Miskel and Backman, LLP, Insite Studio, 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 pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA-2018-01054 was presented to the Board of County Commissioners at a public hearing conducted on January 24, 2019;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

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

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

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

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application DOA-2018-01054, the Application of ZF Development II, LLC, Cove Club Investors, Ltd., by Dunay, Miskel and Backman, LLP, Insite Studio, Agent, for a Development Order Amendment to reconfigure the Site Plan to delete land area and building square footage, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 24, 2019, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Weiss moved for the approval of the Resolution.

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

Commissioner Mack Bernard, Mayor	-	Nay
Commissioner Dave Kerner, Vice Mayor	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Gregg K. Weiss	-	Aye
Commissioner Robert S. Weinroth	-	Aye
Commissioner Mary Lou Berger	-	Aye
Commissioner Melissa McKinlay	-	

The Mayor thereupon declared that the resolution was duly passed and adopted on January 24, 2019.

Filed with the Clerk of the Board of County Commissioners on February 4th, 2019.

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

A PORTION OF 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, TOGETHER WITH: PORTIONS OF LOTS 82, 83, 86, 87, 88, 89, 90, 91, 92, 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:

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 $33^{\circ}31'25''$ EAST, A DISTANCE OF 100.40 FEET; THENCE NORTH $58^{\circ}45'48''$ WEST, A DISTANCE OF 75.10 FEET; THENCE NORTH $01^{\circ}18'02''$ WEST, A DISTANCE OF 314 FEET; THENCE NORTH $88^{\circ}41'58''$ EAST, A DISTANCE OF 89.70 FEET; THENCE NORTH $40^{\circ}08'43''$ 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 $07^{\circ}58'34''$, AN ARC DISTANCE OF 762.16 FEET TO A POINT OF TANGENCY; THENCE NORTH $32^{\circ}10'09''$ EAST, A DISTANCE OF 198.52 FEET; THENCE NORTH $32^{\circ}08'33''$ 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 NORTH $50^{\circ}22'57''$ WEST, ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 173.50 FEET TO POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH $29^{\circ}05'45''$ EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WEST LINE OF SAID PARCEL "B", HAVING A RADIUS OF 980.00 FEET AND A CENTRAL ANGLE OF $02^{\circ}35'43''$, AN ARC DISTANCE OF 44.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH $63^{\circ}29'59''$ EAST, ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 110.19 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, ALSO BEING SAID WEST LINE OF PARCEL "B", WITH A RADIUS OF 440 FEET, AND A CENTRAL ANGLE OF $74^{\circ}02'06''$, AN ARC DISTANCE OF 568.55 FEET; THENCE NORTH $37^{\circ}57'35''$ EAST, ALONG A NON-RADIAL LINE, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF S.W. 8TH STREET, ACCORDING TO OFFICIAL RECORDS BOOK 11829, AT PAGE 602 OF SAID PUBLIC RECORDS, A DISTANCE OF 18.76 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH $02^{\circ}43'41''$ EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 265.95 FEET AND A CENTRAL ANGLE OF $28^{\circ}55'25''$, A DISTANCE OF 134.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $63^{\circ}48'16''$ EAST, A DISTANCE OF 11.25 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 230.00 FEET AND A CENTRAL ANGLE OF $65^{\circ}45'00''$, A DISTANCE OF 263.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH $29^{\circ}03'27''$ EAST (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 8TH STREET, ACCORDING TO OFFICIAL RECORDS BOOK 2334, AT PAGE 572 OF SAID PUBLIC RECORDS); THENCE EASTERLY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 75 FEET, AND A CENTRAL ANGLE OF $48^{\circ}52'58''$, AN ARC DISTANCE OF 63.99

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 (THE LAST TEN DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH LINE OF PARCEL B OF "ISLE OF SANDALFOOT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30 AT PAGE 6 OF SAID PUBLIC RECORDS); 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, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2857, AT PAGE 1623 OF SAID PUBLIC RECORDS, DISTANCE OF 207.34 FEET; THENCE SOUTH 63°42'37" WEST, A DISTANCE OF 489.88 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 115.41 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.

LESS AND EXCEPT ALL OF THE PLAT OF BOCA DUNES PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123 AT PAGES 121 THROUGH 129 OF SAID PUBLIC RECORDS, AND FURTHER 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 (THE PREVIOUS 48 DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID "BOCA DUNES PUD").

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 55.760 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

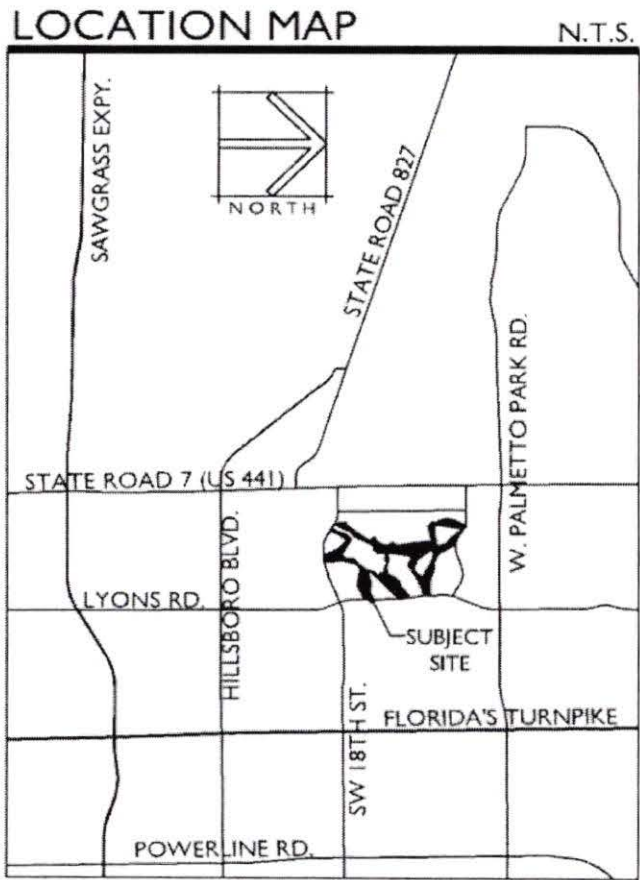


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2015-830, Control No.2013-00354, which currently states:

The approved Preliminary Site Plan is dated May 18, 2015. 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.

Is hereby amended to read:

The approved Preliminary Site Plan is dated July 22, 2018. 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. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2015-0830 (Control 2013-00354), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified. (ONGOING: MONITORING - Zoning)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2015-830, Control No.2013-00354, which currently states:

Within ninety (90) days of a request by Palm Beach County, the Property Owner shall abandon or release, and relocate as necessary, any easement or encumbrance within the ultimate 80-foot right of way to the Palm Beach County utility site, east of SW 65th Street. (ONGOING: ENGINEERING - Engineering)

Is hereby deleted. [REASON: No longer applies to this site]

LANDSCAPE - GENERAL

1. Prior to Final Plan approval by the Development Review Officer (DRO), the Property Owner shall submit a Landscape Plan to the Landscape Section for review and approval. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2015-830, Control No.2013-00354)

SITE DESIGN

1. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Preliminary Site Plan to indicate the minimum buffer width, or seek and obtain a Type II Variance approval for a reduction in the width of the buffer along the interior perimeter of the golf course adjacent to the Planned Unit Development (Control No. 2014-00169). (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous SITE DESIGN Condition 1 of Resolution R-2015-830, Control No.2013-00354)

2. Prior to Final Approval by the Development Review Officer (DRO), the plans and related documents shall be revised to be consistent with the approved Boundary Survey dated June 24, 2015. [Note: COMPLETED] (Previous SITE DESIGN Condition 2 of Resolution R-2015-830, Control No.2013-00354)

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)

DISCLOSURE

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