

RESOLUTION NO. R-2019-0252

RESOLUTION APPROVING ZONING APPLICATION Z-2018-01740
(CONTROL NO. 1988-00057)
an Official Zoning Map Amendment
APPLICATION OF PBC Water Utilities Department, Palm Beach County
BY Urban Design Kilday Studios, AGENT
(PBC WUD Water Treatment Plant No. 8)

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 Chapter 125 Section 66 of the Florida Statutes, and Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code (ULDC), Supplement 24, have been satisfied;

WHEREAS, Zoning Application Z-2018-01740 was presented to the Board of County Commissioners at a public hearing conducted on January 24, 2019 and February 28, 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 an Official Zoning Map 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 Z-2018-01740, the Application of PBC Water Utilities Department, Palm Beach County, by Urban Design Kilday Studios, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Single Family Residential (RS) and Agriculture Residential (AR) Zoning Districts to the Public Ownership (PO) Zoning District, 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 February 28, 2019, subject to

the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Weinroth moved for the approval of the Resolution.

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

Commissioner Mack Bernard, Mayor	-	Aye
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	-	Absent

The Mayor thereupon declared that the resolution was duly passed and adopted on February 28, 2019.

Filed with the Clerk of the Board of County Commissioners on March 25th, 2019.

This resolution shall not become effective until the Small Scale Land Use Amendment No. SCA-2019-00003 is effective.

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

REZONING PARCEL S1

THOSE LANDS AS DESCRIBED IN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 14548, PAGE 531. (DESCRIBED AS FOLLOWS)

A PARCEL OF LAND IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE RUN SOUTH 0°-28'-13" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 27, (FOR THE PURPOSE OF THIS DESCRIPTION THE NORTH LINE OF SAID SECTION 27 IS ASSUMED TO BEAR DUE WEST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO), A DISTANCE OF 1281.35 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY, (FLORIDA STATE TURNPIKE), AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 39°-19'-59" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.54 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER EXTENDED WESTERLY, THENCE CONTINUE SOUTH 39°-19'-59" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 252.76 FEET; THENCE NORTH 87°-43'-47" EAST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF TRACT NO. 1, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 46, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 215.66 FEET TO THE INTERSECTION THEREOF WITH SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27; THENCE NORTH 0°-28'-13" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 186.85 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER (ALSO BEING THE NORTH LINE OF MEADOWBROOK MOBILE HOME PARK), THENCE SOUTH 89°-53'-01" EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2699.63 FEET TO THE INTERSECTION THEREOF WITH THE CENTER LINE OF DREXEL ROAD; THENCE NORTH 0°-11'-02" EAST, ALONG SAID CENTER LINE, AND THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°-53'-01" WEST, PARALLEL TO AND 30.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHERLY OF SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2232.66 FEET; THENCE NORTH 0°-06'-59" EAST, A DISTANCE OF 342.31 FEET; THENCE NORTH 89°-53'-01" WEST, A DISTANCE OF 220.00 FEET TO THE INTERSECTION THEREOF WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY; THENCE SOUTH 39°-19'-59" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY OF DREXEL ROAD (AS DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 1676, AT PAGE 828 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FL) BEING THE EAST 40.00 FEET OF THE ABOVE DESCRIBED PARCEL.

(SCRIVENERS NOTE: A PORTION OF THE ABOVE DESCRIBED LANDS LIES WITHIN A PORTION OF TRACT 1, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.)

TOGETHER WITH:

PARCEL 1 / REZONING PARCEL 4A

THAT PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST BOUNDED ON THE WEST BY THE NORTH AND SOUTH QUARTER SECTION LINE, ON THE EAST BY THE WEST BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ON THE SOUTH BY THE NORTH LINE OF LOT 62 OF THE PLAT OF CAM ESTATES AS RECORDED IN PLAT BOOK 32, PAGE 128, AND THE NORTH BY THE SOUTH LINE OF THE REQUIRED RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-2 AS SHOWN ON PAGE 11 OF 240 OF THE RIGHT-OF-WAY MAPS AS REFERENCED IN THAT AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°47'03" EAST ALONG THE NORTH – SOUTH QUARTER SECTION LINE AS ESTABLISHED BY THE PALM BEACH COUNTY SECTIONAL BREAKDOWN, A DISTANCE OF 1459.00 FEET TO A POINT ON THE NORTH LINE OF LOT 62, OF THE PLAT OF CAM ESTATES, AS RECORDED IN PLAT BOOK 32, PAGE 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE

HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 01°47'03" EAST ALONG SAID SECTION LINE, A DISTANCE OF 1020.00 FEET TO THE SOUTHERLY LINE OF THE REQUIRED RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-2 AS SHOWN ON PAGE 11 OF 240 OF THE RIGHT-OF-WAY MAPS AS REFERENCED IN THAT AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 67°11'17" EAST ALONG SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-2 RIGHT-OF-WAY, A DISTANCE OF 32.99 FEET; THENCE SOUTH 01°47'03" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTH – SOUTH QUARTER SECTION LINE AND BEING COINCIDENT WITH THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN SAID DEED RECORDED IN OFFICIAL RECORDS BOOK 664, PAGE 116, AND OFFICIAL RECORDS BOOK 440, PAGE 118 AND OFFICIAL RECORDS BOOK 5922, PAGE 1497, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1033.68 FEET TO THE NORTH LINE OF SAID LOT 62 OF CAM ESTATES; THENCE NORTH 88°18'15" WEST ALONG THE NORTH LINE OF SAID LOT 62, SAID LINE ALSO BEING PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST AS ESTABLISHED BY PALM BEACH COUNTY, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2 / REZONING PARCEL 4B

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 27, RUN NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE ¼), A DISTANCE OF 1459 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE SAME COURSE, A DISTANCE OF 290 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE ¼), A DISTANCE OF 1165.83 FEET; THENCE SOUTHWESTERLY MAKING AN ANGLE, WITH THE PRECEDING COURSE, MEASURED FROM SOUTH TO SOUTHWEST, OF 65°24'42", A DISTANCE OF 318.93 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO, AND 30 FEET EASTERLY FROM (MEASURED AT RIGHT ANGLES TO), THE WEST LINE OF SAID SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 27; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1033.54 FEET, MORE OR LESS. TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3 / REZONING PARCEL S3

A CERTAIN PARCEL OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EAST LINE OF A 25 FOOT ROAD LYING EAST OF BLOCK 4, PALM BEACH FARMS PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE WEST LINE OF THE EAST HALF OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS PLATTED AND OCCUPIED, THE NORTH RIGHT OF WAY LINE OF BELVEDERE ROAD AS SHOWN IN ROAD BOOK 4, PAGE 100, PALM BEACH COUNTY, AND THE SOUTH ULTIMATE RIGHT OF WAY LINE FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND RUN NORTH 01°47'04" EAST ALONG THE NORTH-SOUTH CENTER OF SAID SECTION A DISTANCE OF 109.71 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED BELVEDERE ROAD AND THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE RUN WESTERLY ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND SAID NORTH RIGHT OF WAY LINE FROM A TANGENT BEARING OF SOUTH 86°53'14" WEST AND THROUGH A CENTRAL ANGLE OF 01°45'24" AN ARC DISTANCE OF 89.67 FEET TO AN INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED ROAD RIGHT OF WAY; THENCE RUN NORTH 01°36'36" EAST ALONG THE EAST LINE OF AFOREMENTIONED 25 FOOT RIGHT OF WAY, A DISTANCE OF 2364.54 FEET TO THE SOUTH LINE OF THE ULTIMATE RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-2; THENCE RUN NORTH 89°14'36" EAST ALONG SAID SOUTH ULTIMATE RIGHT OF WAY LINE, A DISTANCE OF 96.51 FEET TO THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 27; THENCE RUN SOUTH 01°47'04" WEST ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 2359.77 FEET TO THE POINT OF BEGINNING.

AND

A CERTAIN PARCEL OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EAST LINES OF TRACTS 7, 12, 13 AND 20, BLOCK 4, PALM BEACH FARMS PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH OF THE NORTH RIGHT OF WAY LINE OF BELVEDERE ROAD AS SHOWN ON ROAD BOOK 4, PAGE 100, PALM BEACH COUNTY, AND SOUTH OF THE SOUTH ULTIMATE RIGHT OF WAY LINE ON LAKE WORTH DRAINAGE DISTRICT CANAL L-2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND RUN NORTH 01°47'04" EAST ALONG THE NORTH-SOUTH CENTER OF SAID SECTION A DISTANCE OF 109.71 FEET TO A POINT ON THE POINT OF BEGINNING OF HEREON

DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°29'36", AN ARC DISTANCE OF 25.19 FEET; THENCE RUN NORTH 01°36'36" EAST ALONG THE EAST LINES OF AFOREMENTIONED TRACT 20, 13, 12 AND 7, A DISTANCE OF 2366.46 FEET TO THE SOUTH LINE OF THE ULTIMATE RIGHT OF WAY FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-2; THENCE RUN NORTH 89°14'36" EAST ALONG SAID SOUTH ULTIMATE RIGHT OF WAY LINE, A DISTANCE OF 25.02 FEET; THENCE RUN SOUTH 01°36'36" WEST, A DISTANCE OF 2364.54 FEET TO THE POINT OF BEGINNING.

LESS, THOSE LANDS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1071.

TOGETHER WITH:

PARCEL 5 / REZONING PARCEL S2

THOSE LANDS DESCRIBED IN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 6678, PAGE 1389 (SPECIFIC)

AND TOGETHER WITH THE 30 FOOT ROAD RIGHT OF WAY AS SHOWN ON PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 THAT IS CONTIGUOUS TO AND BETWEEN THE PARCELS AS SET FORTH IN OFFICIAL RECORDS BOOK 6678, PAGE 1389 (SPECIFIC)

TOGETHER WITH:

PARCEL 6 / REZONING PARCEL PORTION OF PS1

THOSE PORTIONS OF TRACTS 5 AND 6, PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 LYING SOUTHEASTERLY OF THE FLORIDA TURNPIKE TOGETHER WITH THE 25 FOOT ROAD RIGHT OF WAY ADJACENT TO AND CONTIGUOUS WITH THE EAST LINE OF TRACTS 5 AND 6 AND TOGETHER WITH THOSE LANDS ADJACENT TO AND CONTIGUOUS TO SAID 25 FOOT RIGHT OF WAY AND WEST OF THE NORTH-SOUTH QUARTER SECTION LINE.

FOR THE PURPOSE OF THIS APPLICATION ONLY THOSE LANDS LYING WESTERLY OF THE RIGHT-OF-WAY OF JOG ROAD IN OFFICIAL RECORD BOOK 19310, PAGE 1237 AND OFFICIAL RECORD BOOK 6440, PAGE 501, FOR THAT PORTION OF PARCEL 6 / REZONING PARCEL PORTION OF PS1 DESCRIBED ABOVE IS APPLICABLE.

THE ABOVE DESCRIBED APPLICABLE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT 6, BLOCK 4, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE FLORIDA TURNPIKE, WESTERLY OF JOG ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 19310, PAGE 1237 AND OFFICIAL RECORD BOOK 6440, PAGE 501, AND NORTHERLY OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-2 RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OFFICIAL RECORDS BOOK 1732, PAGE 612 AND OFFICIAL RECORDS BOOK 1994, PAGE 1573 ALL BEING WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°41'31" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) AS ESTABLISHED BY PALM BEACH COUNTY, A DISTANCE OF 1039.43 FEET; THENCE SOUTH 40°38'55" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE (STATE ROAD 91) AND ITS NORTHERLY EXTENSION AS IDENTIFIED ON RIGHT-OF-WAY MAP AT JOG ROAD FPID NO. 406112-1, A DISTANCE OF 3360.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 19310, PAGE 1237, OF SAID PALM BEACH COUNTY PUBLIC RECORDS AND TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 19°21'20" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 48.48 FEET; THENCE SOUTH 24°24'19" EAST ALONG SAID RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 311.07 FEET TO A POINT ON THE NORTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-2 RIGHT-OF-WAY AND THE SOUTH LINE OF SAID TRACT 6, BLOCK 4, OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE SOUTH 89°02'44" WEST ALONG SAID CANAL RIGHT-OF-WAY AND SAID TRACT LINE, A DISTANCE OF 433.34 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE; THENCE NORTH 40°38'55" EAST ALONG SAID TURNPIKE RIGHT-OF-WAY LINE, A DISTANCE OF 443.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.48 ACRES MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

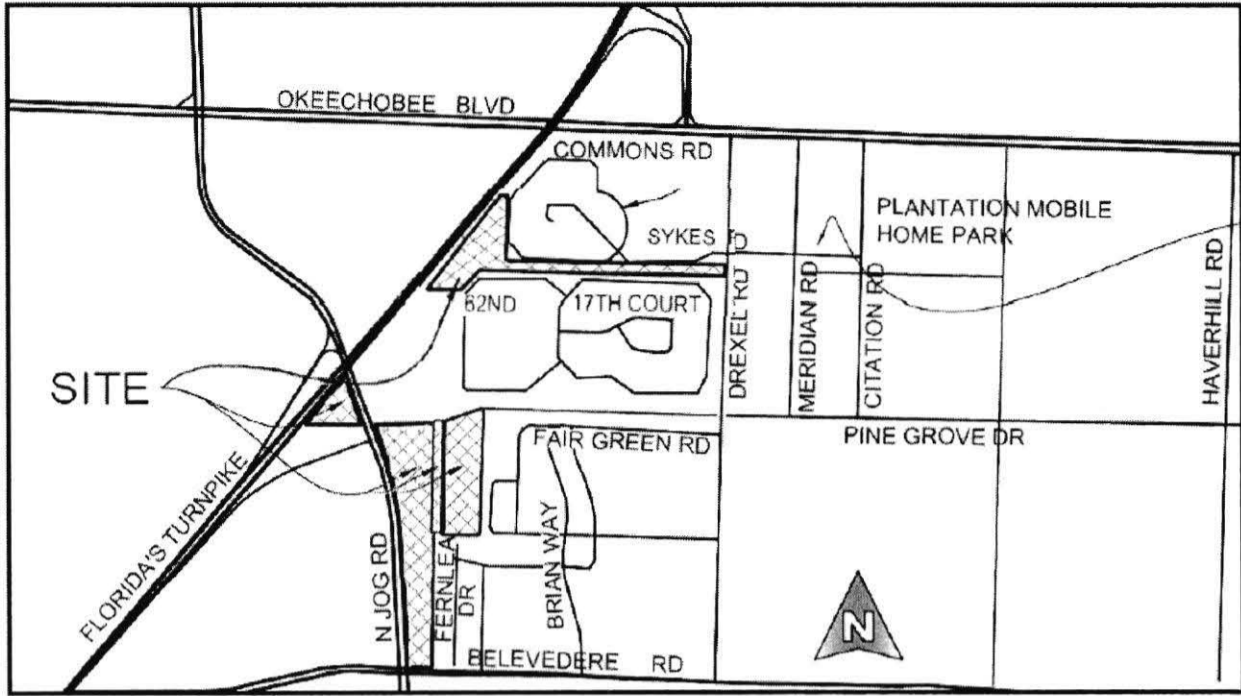


EXHIBIT C

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.