

RESOLUTION NO. R-99- 2269

RESOLUTION APPROVING ZONING PETITION DOA82-190(C)
DEVELOPMENT ORDER AMENDMENT
PETITION OF PBC BCC DEPT. OF AIRPORTS
BY ROBERT DIFFENDERFER, ESQ., AGENT
(PBLA)

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, and the Palm Beach County Unified Land Development Code, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 5 of the Palm Beach County Unified Land Development Code, have been satisfied; and

WHEREAS, Zoning Petition DOA82-190(C) was presented to the Board of County Commissioners at a public hearing conducted on December 2, 1999; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the petitioner and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, this approval is subject to Article 5, Section 5.8 (Compliance with Time Limitations), of the Palm Beach County Unified Land Development Code and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This Development Order Amendment is consistent with the Palm Beach County Comprehensive Plan.
2. This Development Order Amendment complies with the relevant and appropriate portions of Article 6, Supplementary Use Standards; of the Palm Beach County Unified Land Development Code.
3. This Development Order Amendment is consistent with the requirements of the Palm Beach County Unified Land Development Code.
4. This Development Order Amendment, with conditions as adopted, is compatible as defined in the Palm Beach County Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
5. This Development Order Amendment, with conditions as adopted, complies with the standards imposed on it by applicable provisions of the Palm Beach County Unified Land Development Code for use, layout, function, and general development characteristics.
6. This Development Order Amendment meets applicable local land development regulations.
7. This Development Order Amendment, with conditions as adopted, minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

8. This Development Order Amendment has a concurrency determination and complies with Article 11 (Adequate Public Facility Standards) of the Palm Beach County Unified Land Development Code.
9. This Development Order Amendment, with conditions as adopted, minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
10. This Development Order Amendment, with conditions as adopted, will result in logical, timely and orderly development patterns.
11. This is not a substantial deviation.

WHEREAS, Article 5 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 Petition DOA82-190(C), the petition of PBC BCC Dept. of Airports, by Robert Diffenderfer, Esq., agent, for a Development Order Amendment (DOA) to delete land area, add six (6) gates and modify/delete conditions of Resolution R-82-199 on a parcel of land legally described in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch attached as EXHIBIT B, attached hereto and made a part hereof, was approved on December 2, 1999, subject to the conditions of approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marcus moved for the approval of the Resolution.

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

Maude Ford Lee, Chair	-	Absent
Warren Newell, Vice Chair	-	Aye
Karen T. Marcus	-	Aye
Carol A. Roberts	-	Absent
Mary McCarty	-	Absent
Burt Aaronson	-	Aye
Tony Masilotti	-	Aye


The Chair thereupon declared that the resolution was duly passed and adopted on December 2, 1999.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK

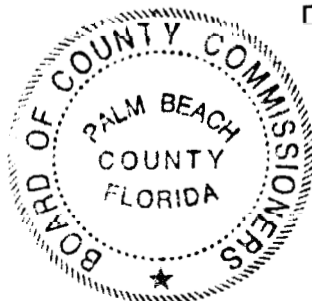


EXHIBIT A

LEGAL DESCRIPTION

TRACT "A"

A TRACT OR PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, FOR A POINT OF REFERENCE; THENCE NORTH 87°58'54" WEST ALONG THE NORTH LINE OF SAID SECTION 31, 329.90 FEET; THENCE SOUTH 1'22'35" WEST, 30.00 FEET TO A POINT ON THE SOUTH R/W LINE OF BELVEDERE ROAD AND THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; THENCE SOUTH 3'58'56" WEST, 108.12 FEET; THENCE SOUTH 86°13'04" EAST, 214.93 FEET; THENCE SOUTH 3'28'46" WEST, 163.50 FEET; THENCE SOUTH 86°08'04" EAST, 76.13 FEET; THENCE NORTH 1'22'35" EAST, 280.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD; THENCE NORTH 87°58'54" WEST ALONG SAID SOUTH R/W LINE, 279.90 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

TRACT NO. A-100

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS A POINT OF REFERENCE; THENCE NORTH 1°59'13" EAST ALONG THE EAST LINE OF SAID SECTION 36, 208.00 FEET TO A CONCRETE MONUMENT (MF-41) AND THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; THENCE NORTH 88°20'55" WEST ALONG A LINE WHICH IS PARALLEL TO AND 208.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 36, 2007.54 FEET TO A CONCRETE MONUMENT (MF-42), ON THE EAST LINE OF THE W 1/2 OF THE SW 1/4 OF SE 1/4 OF SAID SECTION 36; THENCE NORTH 1'55'22" EAST ALONG THE SAID EAST LINE, 1126.06 FEET TO A CONCRETE MONUMENT (MF-13) MARKING THE NORTHEAST CORNER OF SAID W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36; THENCE NORTH 88°17'33" WEST ALONG THE NORTH LINE OF SAID W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, 619.60 FEET TO A CONCRETE MONUMENT (MF-14) ON A LINE WHICH IS PARALLEL TO AND 50 FEET EASTERLY FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE N/S QUARTER SECTION LINE OF SAID SECTION 36; THENCE NORTH 1'54'06" EAST ALONG SAID PARALLEL LINE, 1681.86 FEET TO A CONCRETE MONUMENT (MF-43) ON THE SOUTH R/W LINE OF WAKELY STREET; THENCE SOUTH 88°13'03" EAST ALONG SAID SOUTH R/W LINE 620.21 FEET TO A CONCRETE MONUMENT (MF-27) ON THE EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE SOUTH 1'55'22" WEST ALONG SAID EAST LINE, 120.00 FEET TO A POINT WHICH IS 0.44 FEET NORTH 88°14'10" WEST OF A CONCRETE MONUMENT (MF-33); THENCE SOUTH 89°14'10" EAST, 670.18 FEET TO A CONCRETE MONUMENT (MF-44) ON THE WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE NORTH 1° 56'39" EAST ALONG SAID WEST LINE, 613.38 FEET TO A CONCRETE MONUMENT (MF-45) ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GOLF STREET; THENCE ALONG SAID R/W LINE ALONG A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 307.00 FEET AND A CENTRAL ANGLE OF 44°55'52", AN ARC DISTANCE OF 240.75 FEET TO A POINT OF TANGENCY MARKED BY AN IRON PIPE (IP-6); THENCE ALONG SAID R/W LINE NORTH 72°36'39" EAST, 270.21 FEET TO AN IRON PIPE (IP-7) ON A POINT OF CURVE; THENCE ALONG SAID R/W LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 205.50 FEET AND A CENTRAL ANGLE OF 35°37', AN ARC DISTANCE OF 127.74 FEET TO THE POINT OF TANGENCY MARKED BY AN IRON PIPE (IP-8); THENCE ALONG SAID R/W LINE NORTH 36°59'39" EAST, 161.93 FEET TO A CONCRETE MONUMENT (MF-26);

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THENCE NORTH 51'41'37" EAST, 62.14 FEET TO AN IRON PIPE (IP-9) AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE NORTH 1'57'55" EAST ALONG THE WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 36, 666.37 FEET TO A CONCRETE MONUMENT (MF-30) AT THE NORTHWEST CORNER THEREOF; THENCE NORTH 44°49'36" WEST, 865.79 FEET TO A CONCRETE MONUMENT (MF-31) ON A LINE WHICH IS PARALLEL TO AND 40 FEET EASTERLY FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 36; THENCE NORTH 1'57'33" EAST ALONG SAID LINE, 72.62 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 88°07'27" WEST ALONG SAID NORTH LINE OF SECTION 36 WHICH IS ALSO THE SOUTH LINE OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, 40.00 FEET TO AN IRON PIPE (IP-10) AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE NORTH 1'52'17" EAST, 372.00 FEET TO A CONCRETE MONUMENT (MF-32); THENCE NORTH 45°05'42" EAST, 1270.10 FEET TO A POINT WHICH IS 0.09 FEET NORTH AND 0.46 FEET EAST OF AN IRON PIPE (IP-11); THENCE SOUTH 44°47'48" EAST, 651.63 FEET TO A CONCRETE MONUMENT (MF-46) ON THE RANGE LINE BETWEEN RANGES 42 AND 43 EAST (SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 1'58'57" EAST, 850.44 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, SOUTH 44°50'24" EAST, 171.50 FEET TO AN IRON PIPE (IP-12); THENCE SOUTH 19°12'24" EAST, 334.48 FEET TO AN IRON PIPE (IP-13); THENCE SOUTH 60°10'24" EAST, 141.66 FEET TO AN IRON PIPE (IP-14); THENCE SOUTH 88°00'24" EAST, 155.98 FEET TO AN IRON PIPE (IP-15); THENCE SOUTH 44°50'24" EAST, 519.70 FEET TO AN IRON PIPE (IP-49); ON THE SOUTH LINE OF SAID SECTION 30 (SAID POINT BEING FURTHER DESCRIBED AS BEARING SOUTH 87°58'54" EAST 906.20 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30); THENCE SOUTH 87°58'54" EAST ALONG THE SOUTH LINE OF SAID SECTION 30, 4423.55 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 1°22'35" WEST ALONG THE WEST LINE OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, 5.00 FEET TO AN IRON PIPE (IP-71) THENCE SOUTH 88°02'40" EAST ALONG A LINE WHICH IS PARALLEL TO AND 5.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NW 1/2 OF SAID SECTION 32, 2663.56 FEET TO A CONCRETE MONUMENT (MF-54) ON THE EAST LINE THEREOF; THENCE SOUTH 88°02'51" EAST ALONG A LINE WHICH IS PARALLEL TO AND 5.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 32, 2330.18 FEET TO A CONCRETE MONUMENT (MF-49); THENCE SOUTH 76°44'12" EAST, 102.64 FEET TO AN IRON PIPE (IP-30) ON THE NORTHWEST R/W LINE OF THE WEST PALM BEACH STUB CANAL; THENCE SOUTH 46°03'53" WEST ALONG SAID R/W LINE, 90.35 FEET TO AN IRON PIPE (IP-73); THENCE NORTH 88°02'51" WEST ALONG A LINE WHICH IS PARALLEL TO AND 90.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 32, 1034.16 FEET TO AN IRON PIPE (IP-72) ON THE WEST LINE THEREOF; THENCE SOUTH 0°49'56" WEST, 669.64 FEET TO AN IRON PIPE (IP-74); THENCE SOUTH 87°57'36" EAST, 425.21 FEET TO A POINT ON THE NORTHWEST R/W LINE OF THE SAID WEST PALM BEACH STUB CANAL, THENCE NORTH 39°56'02" EAST ALONG SAID R/W LINE, 118.02 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 32; THENCE SOUTH 87°58'15" EAST ALONG SAID NORTH LINE, 168.34 FEET TO A CONCRETE MONUMENT (MF-55) ON THE NORTHEAST CORNER OF SAID SW 1/2 OF THE NE 1/2 OF THE NE 1/4 OF SECTION 32; THENCE SOUTH 0°39'56" WEST, 1335.05 FEET TO A CONCRETE MONUMENT (MF-56) ON THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 32; THENCE SOUTH 87°49'08" EAST ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF

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THE NE 1/4 OF SAID SECTION 32, 145.31 FEET TO AN IRON PIPE (IP-77); THENCE SOUTH 0°37'47" WEST, 96.41 FEET TO AN IRON PIPE (IP-78); THENCE SOUTH 53°15'43" EAST, 314.44 FEET TO AN IRON PIPE (IP-79); THENCE SOUTH 87°47'17" EAST, 273.10 FEET TO AN IRON PIPE (IP-80) ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 0°29'58" WEST, 393.46 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE SOUTH 0°29'15" WEST ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 32, 2568.55 FEET TO A POINT ON A LINE THAT IS PARALLEL TO AND 100.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 32; THENCE NORTH 87°29'38" WEST ALONG SAID PARALLEL LINE, 2726.01 FEET TO A CONCRETE MONUMENT (MF-58); ON THE WEST LINE OF SAID SE 1/4 OF SECTION 32; THENCE SOUTH 1°10'00" WEST ALONG SAID WEST LINE, 25.01 FEET TO AN IRON PIPE (IP-83); THENCE NORTH 87°30'29" WEST, 506.63 FEET TO AN IRON PIPE (IP-84); THENCE ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 2789.79 FEET AND A CENTRAL ANGLE OF 11°06'00" AN ARC DISTANCE OF 540.47 FEET TO AN IRON PIPE (IP-85); THENCE NORTH 76°24'29" WEST, 201.72 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 2933.79 FEET AND A CENTRAL ANGLE OF 11°58'00", AN ARC DISTANCE OF 614.00 FEET TO A CONCRETE MONUMENT (MF-59) ON THE POINT OF TANGENCY, THENCE NORTH 88°22'29" WEST, 833.69 FEET TO AN IRON PIPE (IP-87) ON THE WEST LINE OF THE SW 1/4 OF SAID SECTION 32, (SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 1°22'35" EAST, 208.12 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32); THENCE SOUTH 1°22'35" WEST, 0.12 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 208.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE NORTH 88°23'48" WEST ALONG SAID PARALLEL LINE, 1724.65 FEET TO A CONCRETE MONUMENT (MF-50); THENCE NORTH 2°02'29" EAST, 320.01 FEET TO A POINT; THENCE SOUTH 78°34'31" EAST, 175.53 FEET TO A POINT; THENCE NORTH 44°49'19" WEST, 237.32 FEET TO AN IRON PIPE (IP-37); THENCE CONTINUE NORTH 44°49'19" WEST, 473.29 FEET TO AN IRON PIPE (IP-38); THENCE SOUTH 48°08'35" WEST, 159.05 FEET TO AN IRON PIPE (IP-39); THENCE SOUTH 2°02'29" WEST, 312.91 FEET TO AN IRON PIPE (IP-40); THENCE CONTINUE SOUTH 2°02'29" WEST, 56.53 FEET TO A POINT; THENCE SOUTH 37°33'29" WEST, 7.78 FEET TO A POINT; THENCE NORTH 89°05'31" WEST, 183.47 FEET TO A POINT; THENCE SOUTH 2°02'29" WEST, 167.71 FEET TO AN IRON PIPE (IP-43); THENCE CONTINUE SOUTH 2°02'29" WEST 128.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 208.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 31; THENCE NORTH 88°23'48" WEST ALONG SAID PARALLEL LINE, 236.52 FEET TO A POINT; THENCE NORTH 1°36'12" EAST, 88.00 FEET TO A POINT; THENCE NORTH 88°23'48" WEST, 185.00 FEET TO AN IRON PIPE (IP-48); THENCE SOUTH 48°08'35" WEST, 127.93 FEET TO A CONCRETE MONUMENT (MF-51) ON A LINE WHICH IS PARALLEL TO AND 208.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SECTION 31; THENCE NORTH 88°23'48" WEST ALONG SAID PARALLEL LINE, 2496.98 FEET TO A CONCRETE MONUMENT (MF-41); THE POINT OF BEGINNING DESCRIBED ABOVE.

ALSO, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, FOR A POINT OF REFERENCE; THENCE SOUTH 88°02'40" EAST ALONG THE SOUTH LINE OF SAID SECTION 29, 665.89 FEET TO SOUTHWEST CORNER OF E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 29; THENCE NORTH 2°01'57" EAST ALONG THE WEST LINE OF E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 29; THENCE NORTH 2°01'57" EAST ALONG THE WEST LINE OF

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SAID E 1/2 OF THE SW 1/4 OF SECTION 29, 75.00 FEET, TO AN IRON PIPE (IP-16) AND THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; THENCE CONTINUE NORTH 2°01'57" EAST ALONG SAID WEST LINE, 651.00 FEET TO AN IRON PIPE (IP-17); THENCE SOUTH 88°04'16" EAST, 365.00 FEET TO AN IRON PIPE (IP-18); THENCE SOUTH 40°02'40" EAST 876.24 FEET TO AN IRON PIPE (IP-19) ON THE NORTH LINE OF THE SOUTH 75.00 FEET OF THE SW 1/4 OF SAID SECTION 29; THENCE NORTH 88°02'40" WEST ALONG SAID NORTH LINE, 952.19 FEET TO THE POINT OF BEGINNING.

ALSO, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, FOR A POINT OF REFERENCE; THENCE NORTH 1°56'07" EAST ALONG THE EAST LINE OF SAID SECTION 30, 33.00 FEET TO A POINT ON THE NORTH R/W LINE OF BELVEDERE ROAD; THENCE NORTH 87°58'54" WEST, 28.00 FEET TO AN IRON PIPE (IP-55) AND THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; THENCE CONTINUE NORTH 87°58'54" WEST, 61.00 FEET TO A IRON PIPE (IP-54); THENCE NORTH 1°56'07" EAST, 740.00 FEET TO A IRON PIPE (IP-57); THENCE NORTH 20°11'07" EAST, 520.00 FEET TO A CONCRETE MONUMENT (MF-52); THENCE NORTH 0°41'07" EAST, 795.00 FEET TO A CONCRETE MONUMENT (MF-53); THENCE NORTH 19°16'06" WEST, 694.54 FEET TO A POINT; THENCE NORTH 88°14'23" WEST, 10.95 FEET TO A POINT; THENCE NORTH 19°48'53" WEST, 45.00 FEET TO AN IRON PIPE (IP-70); THENCE SOUTH 88°14'23" EAST, 10.00 FEET TO AN IRON PIPE (IP-69); THENCE NORTH 19°48'53" WEST, 45.00 FEET TO AN IRON PIPE (IP-65); THENCE SOUTH 88°14'23" EAST, 195.00 FEET TO AN IRON PIPE (IP-64); THENCE SOUTH 1°56'07" WEST, 40.00 FEET TO AN IRON PIPE (IP-66); THENCE SOUTH 88°14'23" EAST, 33.00 FEET TO AN IRON PIPE (IP-62) ON THE EAST LINE OF SAID SECTION 30; THENCE NORTH 1°56'07" EAST, 40.00 FEET TO AN IRON PIPE (IP-63); THENCE SOUTH 88°09'04" EAST ALONG A LINE PARALLEL TO AND 60 FEET NORTH OF THE SOUTH LINE OF THE N 1/2 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, 4105.62 FEET TO A CONCRETE MONUMENT (MF-48); THENCE SOUTH 26°02'30" EAST, 2618.71 FEET TO AN IRON PIPE (IP-20) ON THE WEST LINE OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 43 EAST, THENCE NORTH 2°41'00" EAST ALONG THE WEST LINE OF SAID SECTION 28, 10.00 FEET TO AN IRON PIPE (IP-21); THENCE SOUTH 26°02'30" EAST, 116.10 FEET TO AN IRON PIPE (IP-22) ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD S-704-A AS SHOWN ON PLAT THEREOF RECORDED IN STATE AND COUNTY ROAD PLAT BOOK 1, PAGES 194-196, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 46°03'53" WEST ALONG SAID STATE ROAD RIGHT-OF-WAY, 81.23 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE CONTINUE SOUTH 46°03'53" WEST, 60.42 FEET TO AN IRON PIPE (IP-23), SAID POINT BEING THE FOLLOWING TWO COURSES AND DISTANCES FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, (COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 2°41'00" EAST, 218.39 FEET ALONG THE EAST LINE OF SAID SECTION 29 TO A POINT; THENCE NORTH 26°02'30" WEST, 86.35 FEET TO (IP-23); THENCE NORTH 26°02'30" 2702.60 FEET TO A POINT WHICH BEARS NORTH 36°42'09" EAST 13.77 FEET FROM AN IRON REFERENCE PIPE (IP-27); THENCE NORTH 88°09'04" WEST ALONG A LINE PARALLEL TO AND 60 FEET SOUTH OF THE NORTH LINE OF THE S 1/2 OF SAID SECTION 29, 4022.23 FEET TO AN IRON PIPE (IP-60) ON THE WEST LINE OF SAID SECTION 29; THENCE NORTH 1°56'07" EAST, 40.00 FEET TO A RAILROAD SPIKE (51); THENCE NORTH 88°14'23" WEST 33.00 FEET TO A POINT; THENCE SOUTH 1°56'07" WEST, 40.00 TO AN IRON PIPE (IP-57); THENCE NORTH 88°14'23" WEST, 39.00 FEET TO AN IRON PIPE (IP-68); THENCE NORTH 19°48'53"

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WEST, 45.00 FEET TO A POINT; THENCE NORTH 88°14'23" WEST, 44.95 FEET TO A POINT; THENCE SOUTH 19°16'06" EAST, 684.14 FEET TO AN IRON PIPE (IP-59); THENCE SOUTH 0°41'07" WEST, 820.00 FEET TO AN IRON PIPE (IP-58); THENCE SOUTH 20°11'07" WEST, 510.00 FEET TO AN IRON PIPE (IP-56); THENCE SOUTH 1°56'07" WEST, 740.00 FEET TO AN IRON PIPE (IP-55); TO THE POINT OF BEGINNING.

ALSO COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST FOR A POINT OF REFERENCE; THENCE SOUTH 01°53'56" WEST ALONG THE WEST LINE OF SAID SECTION 6, 130.00 FEET TO A CONCRETE MONUMENT (MP-40) AND THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; THENCE SOUTH 88°23'48" EAST ALONG THE SOUTH LINE OF THE NORTH 130.00 FEET OF SAID SECTION 6, 5343.91 FEET TO A CONCRETE MONUMENT (MP-35) ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 6; THENCE SOUTH 2°54'31" WEST ALONG SAID WEST LINE, 1163.20 FEET TO AN IRON PIPE (IP-1) ON THE NORTH LINE OF THE SOUTH 40 FEET OF THE NORTH QUARTER OF SAID SECTION 6; THENCE NORTH 88°19'17" WEST ALONG SAID NORTH LINE, 5323.29 FEET TO AN IRON PIPE (IP-5) ON THE WEST LINE OF SAID SECTION 6; THENCE NORTH 1°53'56" EAST ALONG SAID WEST LINE, 1161.93 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST FOR THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; THENCE NORTH 1°53'56" EAST ALONG THE WEST LINE OF SAID SECTION 6, 61.53 FEET TO A CONCRETE MONUMENT (MP-38); THENCE CONTINUE ALONG SAID WEST LINE NORTH 1°53'56" EAST, 3894.27 FEET TO A IRON PIPE (IP-4) ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE S 1/2 OF THE N 1/2 OF SAID SECTION 6; THENCE SOUTH 88°19'17" EAST ALONG SAID SOUTH LINE 5321.87 FEET TO AN IRON PIPE (IP-2) ON THE WEST LINE OF THE EAST 40.00 FEET OF SAID SECTION 6; THENCE SOUTH 2°54'31" WEST ALONG SAID WEST LINE 3928.93 FEET TO A CONCRETE MONUMENT (MP-37); THENCE CONTINUE SOUTH 2°54'31" WEST, 44.99 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE NORTH 88°08'00" WEST ALONG SAID SOUTH LINE, 525.82 FEET TO THE POINT OF BEGINNING.

ALSO, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST FOR A POINT OF REFERENCE; THENCE NORTH 2°41'00" EAST ALONG THE EAST LINE OF SAID SECTION 29, 221.56 FEET TO A POINT ON THE SOUTHEAST R/W LINE OF STATE ROAD S-704-A, THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; THENCE NORTH 46°03'53" EAST ALONG SAID SOUTHEAST R/W LINE, 595.55 FEET TO AN IRON PIPE (IP-36) ON THE NORTHWEST R/W LINE OF THE SEABOARD AIRLINE RAILROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST R/W LINE AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 2914.93 FEET AND A CENTRAL ANGLE OF 4°05'22", AN ARC DISTANCE OF 208.05 FEET TO AN IRON PIPE (IP-35) ON THE SOUTHEAST R/W LINE OF AN EXISTING RAILROAD SPUR LINE; THENCE SOUTH 46°03'53" WEST ALONG SAID SOUTHEAST R/W LINE, 430.23 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 29 (SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 2°41'00" EAST, 167.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 29); THENCE CONTINUE SOUTH 46°03'53" WEST, 30.22 FEET TO AN IRON PIPE (IP-34) AT A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 795.61 FEET AND A CENTRAL ANGLE OF 10°36'43", AN ARC DISTANCE OF 147.36 FEET TO AN IRON PIPE (IP-32) ON THE NORTH LINE OF THE SOUTH 60.00 FEET OF THE SE 1/4 OF SAID SECTION 29; THENCE NORTH 88°02'51" WEST ALONG SAID

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NORTH LINE, 67.90 FEET TO AN IRON PIPE (IP-31); THENCE NORTHEASTERLY ALONG THE SOUTHEAST R/W LINE OF STATE ROADS-704-A, AND ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 758.43 FEET AND A CENTRAL ANGLE OF 14'48'1 1", AN ARC DISTANCE OF 195.95 FEET TO AN IRON PIPE (IP-33); THENCE NORTH 46'03'53" EAST, 69.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, FOR A POINT OF REFERENCE; THENCE NORTH 87'58'54" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, 329.90 FEET; THENCE SOUTH 1'22'35" WEST, 30.00 FEET TO A POINT ON THE SOUTH R/W LINE OF BELVEDERE ROAD AND THE POINT OF BEGINNING OF PROPERTY BEING CONVEYED; THENCE SOUTH 3°58'56" WEST, 108.12 FEET; THENCE SOUTH 86'13'04" EAST, 214.93 FEET; THENCE SOUTH 3'28'46" WEST, 163.50 FEET; THENCE SOUTH 86'06'04" EAST, 76.13 FEET; THENCE NORTH 1'22'35" EAST, 280.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD; THENCE NORTH 87'58'54" WEST ALONG SAID SOUTH R/W LINE, 279.90 FEET TO THE POINT OF BEGINNING, CONTAINING .00 ACRES, MORE OR LESS.

ALSO LESS AND EXCEPT, A CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, THENCE RUN SOUTH 88'23'48" EAST, ALONG THE SOUTH LINE OF SECTION 31, 3026.65 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 1°59'00" EAST, 173.00 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 80 AND THE WESTERLY END OF THE SOUTH ENTRANCE ROAD OF PALM BEACH AIR FORCE BASE; THENCE NORTH 1'59'00" EAST, 63 FEET, MORE OR LESS, TO A POINT OF BEGINNING OF PROPERTY BEING CONVEYED; THENCE RUN NORTH 88'23'48" WEST, 250 FEET TO A POINT; THENCE NORTH 1'36'15" EAST 40 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 88°23'48" WEST, 60 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 2°00'45" EAST, 130 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF A RIM CANAL; THENCE EASTERLY ALONG THE SOUTH BANK OF SAID CANAL, 310 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST EDGE OF THE ENTRANCE ROAD OF PALM BEACH AIR FORCE BASE; THENCE SOUTH 2°00'45" WEST ALONG THE WEST EDGE OF SAID ENTRANCE ROAD 170 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES, MORE OR LESS, INCLUDING BUILDINGS NO. S1635, S1633 AND S1631.

ALSO, LESS AND EXCEPT, THAT PART OF THE SOUTH END OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 12 OF BLOCK 7, TUXEDO PARK SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 46, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR THE POINT OF BEGINNING OF PROPERTY BEING CONVEYED; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID TUXEDO PARK SUBDIVISION 380 FEET TO THE SOUTHWEST CORNER OF LOT 12,

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BLOCK 5, SAID TUXEDO PARK SUBDIVISION; THENCE RUN WESTERLY ALONG THE PROLONGATION OF THE SOUTH LINE OF SAID BLOCK 5, 144 FEET TO A POINT; THENCE RUN NORTHERLY 381 FEET, MORE OR LESS, TO A POINT IN THE PROLONGATION WESTERLY OF THE NORTH LINE OF LOTS 7 THROUGH 12 INCLUSIVE OF SAID BLOCK 7 WHICH IS 120 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EASTERLY ALONG SAID PROLONGATION 120 FEET TO A POINT OF BEGINNING, CONTAINING 1.15 ACRES, MORE OR LESS.

ALSO, LESS AND EXCEPT, THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, LESS THE NORTH 130 FEET THEREOF FOR THE EXISTING RIGHT-OF-WAY OF THE WEST PALM BEACH CANAL, AND ALSO LESS THE SOUTH 40 FEET THEREOF FOR THE EXISTING RIGHT-OF-WAY OF GUN CLUB ROAD CONTAINING 17.98 ACRES, MORE OR LESS.

ALSO, LESS AND EXCEPT A CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32 FOR A POINT OF REFERENCE; RUN THENCE NORTH 1°22'35" EAST, 208.12 FEET TO AN IRON PIPE (IP-87), LOCATED ON THE SOUTH BOUNDARY OF PALM BEACH AIR FORCE BASE, THENCE SOUTH 88°22'29" EAST, 126 FEET TO AN IRON PIPE ON THE SOUTH EDGE OF OLD PERIMETER ROAD; THENCE NORTH 74°59'00" EAST, 1505.98 FEET ALONG THE SAID SOUTH EDGE OF OLD PERIMETER ROAD TO THE POINT OF BEGINNING OF THE PROPERTY BEING CONVEYED; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 15°01'00" EAST, 154.69 FEET TO A NAIL IN THE NORTH EDGE OF NEW PERIMETER ROAD; THENCE SOUTH 87°12'30" EAST, 415.71 FEET ALONG THE NORTH EDGE OF NEW PERIMETER ROAD TO A NAIL; THENCE NORTH 2°47'30" EAST, 96.91 TO A 1/2 INCH IRON PIPE; THENCE NORTH 15°01'00" WEST, 100 FEET TO A POINT; THENCE SOUTH 74°59'00" WEST, 120.5 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 15°01'00" WEST, 89.38 FEET, TO A NAIL IN THE SOUTH EDGE OF OLD PERIMETER ROAD; THENCE SOUTH 74°59'00" WEST ALONG THE SOUTH EDGE OF OLD PERIMETER ROAD, 304.94 FEET TO THE POINT OF BEGINNING, CONTAINING 1.87 ACRES, MORE OR LESS AND INCLUDING BUILDINGS NOS. S-1501 AND S-1502.

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THAT PART OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 43 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 150.00 FEET OF THE SOUTH 380.00 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST; SAID DISTANCE OF 150.00 FEET AND 380.00 FEET, TO BE MEASURED AT RIGHT ANGLES FROM THE WESTERLY AND SOUTHERLY BOUNDARIES, RESPECTIVELY, OF SAID NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 36; THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 1.31 ACRES, MORE OR LESS;

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TOGETHER WITH

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32 FOR A POINT OF REFERENCE, RUN THENCE N 1'22'35" E, 208.12 FEET TO AN IRON PIPE (IP-87), LOCATED ON THE SOUTH BOUNDARY OF PALM BEACH AIR FORCE BASE, THENCE S 89'22'29" E, 126 FEET TO AN IRON PIPE ON THE SOUTH EDGE OF 3RD PERIMETER ROAD; THENCE N 74'59'00" E, 1505.98 FEET ALONG THE SAID SOUTH EDGE OF OLD PERIMETER ROAD TO THE POINT OF BEGINNING OF THE PROPERTY HEREBY CONVEYED; FROM SAID POINT OF BEGINNING, RUN THENCE S 15'01'00" E, 154.69 FEET TO A NAIL IN THE NORTH EDGE OF NEW PERIMETER ROAD; THENCE S 87'12'30" E, 415.71 FEET ALONG THE NORTH EDGE OF NEW PERIMETER ROAD TO A NAIL; THENCE N 2'47'30" E, 96.91 FEET TO 1/2 INCH IRON PIPE; THENCE N 15'01'00" W, 100 FEET TO A POINT; THENCE S 74'59'00" W, 120.5 FEET, TO A 1/2 INCH IRON PIPE; THENCE N 15'01'00" W 89.38 FEET, TO A NAIL IN THE SOUTH EDGE OF OLD PERIMETER ROAD; THENCE S 74'59'00" W ALONG THE SOUTH EDGE OF OLD PERIMETER ROAD, 304.94 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, SAID COUNTY AND STATE, AS A POINT OF REFERENCE, THENCE RUN N 87'53'54" W, ALONG THE SOUTH LINE OF SECTION 30, A DISTANCE OF 1402.09 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING OF THE PROPERTY HEREBY CONVEYED; THENCE RUN N 02'00'51" E A DISTANCE OF 33 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF BELVEDERE ROAD AS IT IS PRESENTLY LAID OUT AND IN USE; THENCE RUN WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF SAID BELVEDERE ROAD, A DISTANCE OF 1373.93 FEET, MORE OR LESS, TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE UNITED STATES AIR FORCE RESERVE TRACT; THENCE RUN NORTHERLY ALONG THE WEST BOUNDARY OF SAID UNITED STATES AIR FORCE RESERVE TRACT, 300 FEET, MORE OR LESS, TO A POINT WHICH IS THE NORTHWEST CORNER OF SAID UNITED STATES AIR FORCE RESERVE TRACT; THENCE RUN N 87'53'54" W 1994.81 FEET, MORE OR LESS, TO A POINT LOCATED 32.72 FEET S 44'50'24" E OF AN IRON PIN; THENCE RUN S 44'50'24" E 456.98 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERN BOUNDARY OF SAID SECTION 30; THENCE RUN S 87'53'54" E, ALONG THE SOUTHERN BOUNDARY OF SAID SECTION 31, A DISTANCE OF 3021.46 FEET, MORE OR LESS, TO AN IRON PIN, NO. 51, THE POINT OF BEGINNING; TOGETHER WITH BUILDINGS NOS. S-1700, S-1701, S-1703, S-1706, S-1707 AND S-1708, WHICH SAID BUILDINGS ARE SITUATE ON LAND HERETOFORE CONVEYED BY THE UNITED STATES OF AMERICA TO PALM BEACH COUNTY BY DEED DATED MARCH 22, 1961, AND RECORDED AT PAGES 344 TO 356, INCLUSIVE, OF OFFICIAL RECORD BOOK NO. 619 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA.

SUBJECT, HOWEVER, TO ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, PERMITS AND LICENSES FOR ROADS, HIGHWAYS, RAILROADS, PIPELINES, PUBLIC UTILITIES AND DRAINAGE RIGHTS.

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ALSO LESS AND EXCEPT ALL OF THE LANDS DESCRIBED ABOVE LYING NORTH AND EAST OF THE LINE DEFINING THE CITY OF WEST PALM BEACH CORPORATE LIMITS, SAID LINE DEFINING THE CORPORATE LIMITS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 704 (OKEECHOBEE BLVD.) AND THE WEST LINE OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 410 FEET; THENCE WEST, A DISTANCE OF 50 FEET TO THE WEST RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD, (SAID ROAD NOT BEING INCLUDED IN THE CORPORATE CITY LIMITS); THENCE WESTERLY A DISTANCE OF 142 FEET; THENCE NORTHERLY, A DISTANCE OF 50 FEET; THENCE EASTERLY, A DISTANCE OF 2 FEET; THENCE NORTHERLY, A DISTANCE OF 50 FEET; THENCE WESTERLY, A DISTANCE OF 140 FEET; THENCE SOUTHERLY, A DISTANCE OF 375 FEET; THENCE EASTERLY, A DISTANCE OF 260 FEET TO SAID WEST RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD, (ALL DESCRIBED LANDS LYING WEST OF SAID FLORIDA MANGO ROAD BEING RECORDED IN OFFICIAL RECORD BOOK 969, PAGE 429); THENCE EASTERLY, A DISTANCE OF 50 FEET TO THE EAST RIGHT OF WAY LINE OF SAID FLORIDA MANGO ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF SAID SECTION 29 TO THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, A DISTANCE OF 520 FEET; THENCE EASTERLY (PARALLEL WITH AND 520 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 32) TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 32; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF THE [SOUTHEAST QUARTER (SE 1/4) SEE NOTES] OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 32; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 32 TO THE EAST LINE OF SAID SECTION 32; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 32 TO THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST AND THE POINT OF TERMINUS OF SAID LINE FOR THE PURPOSES OF THIS DESCRIPTION.

EXHIBIT B
VICINITY SKETCH

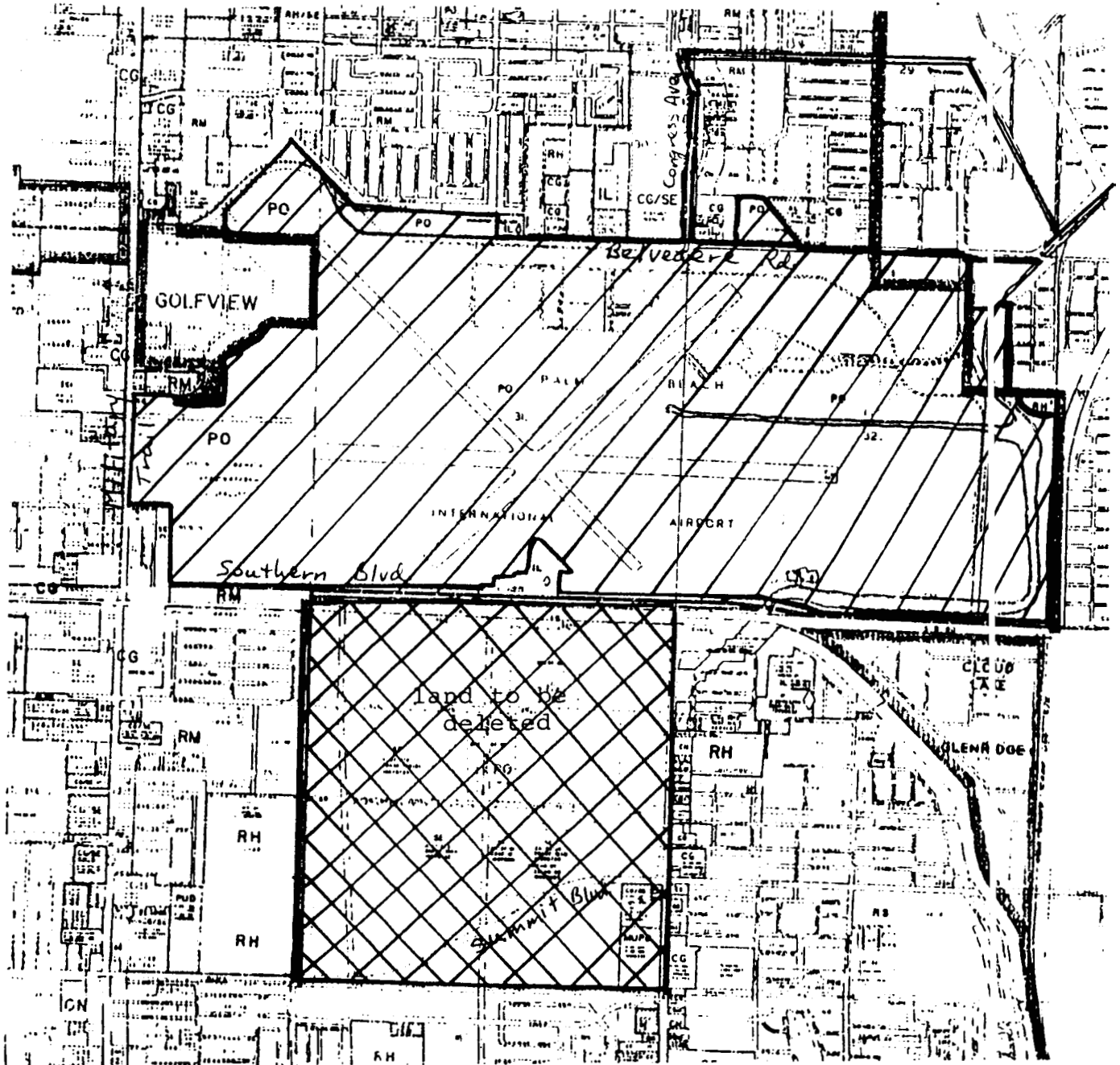


EXHIBIT C

CONDITIONS OF APPROVAL

NOTE: All previous conditions of approval are shown in BOLD and will be carried forward with this petition unless expressly modified. The Letters C and D were intentionally omitted. Engineering is always E.

A. ALL PETITIONS

1. **All previous conditions of approval applicable to the subject property, as contained in Resolutions R-82-0199 (Petition 82-190), have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING-Zoning)**
2. **Development of the site is limited to the uses and site design as shown on the Airport Layout Plan. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC and Section 380.06(19) Florida Statutes. (ONGOING: ZONING)**

B. DRI CONDITIONS

- I. **Condition I.A, I.B, IC. of Resolution R-82-0199, Petition 82-190 which currently state:**

Activities permitted by this Development Order:

A. **Airport and Terminal activities through 1985:**

1. **General Aviation Runway Lighting**
2. **General Aviation Runway Marking**
3. **Construction of General Aviation Taxiway Northwest ~~side~~ of 13/31**
4. **Air Carrier Apron Taxiway**
5. **Strengthening ~~of~~ Air Carrier Runway **9L/27R****
6. **Paving Air Carrier Taxiway Southwest side of 13/31**
7. **Construction of Blast Pads, runway ends**
8. **Install Runway End Identifier Lights**
9. **Construct Lighted Wind Trees**
10. **Install VASI**
11. **Install Localizer**
12. **Construct Rent-A-Car Buildings**
13. **Expand Air Carrier Apron**
14. **Construct Air Cargo Apron**

15. 150,000square foot Terminal Expansion
16. Construct Bag Claim Conveyor
17. Construct Curbfront Canopy
18. Construct Baggage Claim Building
19. Construct Terminal Roadway
20. Construct Recirculation Bridge
21. Construct Perimeter Road
22. Pave Employee Parking
23. Construct 760 stalls new Auto Parking
24. Resurface Parking Areas
25. Construct Crash, Fire, and Rescue Building
26. Construct New Cargo Building
27. Cargo Parking and Circulation Construction
28. Pave Rent-A-Car Parking Area
29. Construct Terminal Curbfront Canopy
30. Construct Drainage Control Structures
31. Acquire Land for Ground Traffic Structures and Rights-of-Way
32. Demolition of Air Cargo and Baggage Claim Building!;
33. Construct Security Fencing

B. Airport and Terminal Activities between 1985 and 1990

1. Construct Exit Taxiway **9L/27R**
2. Pavement Strengthening
3. Construct Airline Service Maintenance Area
4. Reconstruct Air Carrier Apron
5. Construct Additional parking
6. Construct New Baggage Claim Building
7. Construct South Port of Entry Building
8. Construct Additional Fuel Storage
9. Construct Drainage Control Structures

C. Airport and Terminal Activities Between 1990 and 2000

1. Construct Exit Taxiway 13/31
2. Realign and Construct Taxiway B
3. Install VASI - 9L
4. Install VASI - 27R
5. Construct Apron - Taxiway and Port of Entry
6. Construct Additional Terminal
7. Construct Terminal Roadway
8. Construct Flight Kitchen
9. Construct Flight Kitchen Apron
10. Construct Port of Entry Building
11. Construct Additional Parking
- *12. Extend Runway 9L/27R 2,250 feet - total 10,241 feet
13. Extend Runway 13/31 200 feet - total 7,130 feet
14. Extend Runway 9R/27L 548 feet - total 3,700 feet

*(See Conditions Part II D-12 of Development Order)

15. Construct Delta Bag Claim Building
16. Construct Drainage Control Structures
17. Construct Additional Fuel Storage
18. Relocate and Construct Airport Maintenance Area
19. Construct Terminal Curbfront Canopy
20. Construct Airline Service Maintenance Area
21. Construct Traffic Control Structures

Are hereby amended to read:

The improvements enumerated in Resolution R-82-0199 which remain unconstructed may be constructed at any time. Safety, repair and maintenance projects which do not have the potential to increase or change existing types of aircraft activity may be constructed as needed. Projects for renovation, modernization or replacement of airside or terminal facilities which do not increase the number of gates or change existing types of aircraft activity may also be constructed as need as determined by the Department of Airports. No more than six (6) additional gates may be constructed, but only at the existing concourses B and C. All such improvements shall be depicted in a current ALP or site plan with the annual report.

- D. Additional Airport and Terminal Activities Projects proposed as modifications, alterations or additions to the Palm Beach International Airport Master Plan may be constructed subject to the following review process: The Monitoring Committee established as part of this Development Order (DO) shall evaluate the impacts of the proposed change and shall report potential impacts to the Board of County Commissioners including a determination of whether or not there is a significant impact upon the environment, including specifically the areas of air, water and noise impacts.

The Board of County Commissioners shall hold hearing; as required for changes in the Master Plan and shall issue a Development Order for said changes if it determines that there is no significant detrimental effect on the environment. If significant environmental deterioration is evident, the proposed alteration to the Master Plan and recommended mitigation actions shall be submitted for evaluation by the TCRPC as a Substantial Modification to the Development of Regional Impact (DRI) approval. (Previously Condition I.D of Resolution R-82-0199, Petition 82-190)

- E. Non-Airport Related Activities

Areas designated in the ADA for "Commercial", "Industrial", "Parks and Recreation", "Open Space" and "Surface Access" may be used for purposes specified provided that such areas are approved by the BCC after review and evaluation by the Monitoring Committee, unless the Board determines that the proposed use will have significant impact on the environment, in which case it shall be deemed a Substantial Modification to the DRI. (Previously Condition I.E of Resolution R-82-0199, Petition 82-190)

- II. The following are specific conditions under which this D.O. is issued and which shall be completed as specified below or by representation in the ADA.

- A. Air Quality. There shall be further study of the feasibility of instituting mitigation measures to reduce aircraft emissions at PBI. (Previously Condition II.A of Resolution R-82-0199, Petition 82-190)

- B. Water Quality and Drainage.

1. Monitoring: The Department of Airports, in cooperation with the Department of Engineering and the South Florida Water management District shall establish a monitoring routine for the stormwater discharges from PBI.
2. Depressed dry storage areas shall be constructed as a flood prevention measure and to provide means of reducing the rate of storm water discharge from PBI. Said areas shall be designed to sufficient capacity to hold the first inch of runoff from PBI or such lesser amount as may be the maximum possible without violation of Federal Aviation Administration (FAA) rules regarding aircraft and passenger safety. Plans for Dry Storage areas shall be included in a Modification to Surface Water Management Permit #50-00471-S.

3. The following modification shall be made to the pump stations' operation scheduled delineated in the ADA:
 - a. Pump stations shall not discharge until the first inch of runoff is stored in each pump drainage basin.
 - b. Pumping shall cease when the pump drainage basins' water level returns to the pump cut-on stage.
 - c. Discharges occurring below the pump cut-on stage shall be made only by a bleeder device size 1 to remove one inch of runoff in five (5) days.
4. The Palm Beach County Department of Airports shall, within one year of the date of issuance of this Development Order, apply for Modification to Surface Water Management Permit #50-00471-S. This modification shall include the drainage element specified in the DRI review process, and shall specifically include a timetable for commencement of each element of the plan in addition to construction plans for proposed facilities.
5. Palm Beach Department of Airports in cooperation with the County Engineering Department shall investigate the feasibility of pretreatment of service area runoff via oil/water separators, and if practicable provide for the installation of such devices. (Previously Condition II. 3 of Resolution R-82-0199, Petition 82-190)

C. Transportation

1. Palm Beach County DOA shall recommend to the Metropolitan Planning Organization that the Year **2000** Transportation Plan be amended to include the additional improvements identified on pages 234 and 237 of the ADA.
2. Palm Beach County Airport, Planning, and Engineering staff shall study the feasibility of extending Congress Avenue South of Belvedere Road to connect with the internal airport circulation system, and if feasible, shall provide such extension to relieve traffic impacts on Belvedere Road at Australian Avenue.
3. Costs of providing for traffic improvements required as shown in the ADA shall be determined by the County Planning and Engineering staffs and, where a significant part of the need results from airport-related traffic, the Department of Airports shall provide from its funding sources, including proceeds from sale of airport property, its share of the accelerated or additional improvements where feasible. At a minimum, the Department of Airports (DOA) shall be required to fund any improvements needed at the intersection of Australian Avenue and Turnage Blvd.

4. Monitoring of traffic within the DRI study area shall be done at least annually and needed improvements shall be included in the Transportation Improvement Program. (Previously Condition II.C of Resolution R-82-0199, Peition 82-190)
- D. Airport Mitigation Actions. The applicant shall pursue a program of mitigation actions as identified below. These are **generally**, with some modifications, those listed on pages 327- 347 of the PBIA-ADA.
1. Noise Barriers. The applicant shall file an application for funds under Public Law 96-193 or other appropriate act to study the feasibility and effectiveness of constructing physical noise barriers at selected locations on **PBIA**. If such study proves barriers to be effective, application shall be made for construction funds for such a project under an appropriate public law.
 2. Instrument Landing Systems, Runway 27R. Palm Beach County Department of Airports shall apply to the **FAA** for a full Instrument Landing System (ILS) for Runway 27R.
 3. Elimination of Fanning. The Department of Airports shall request that the FAA eliminate the twenty degree (**20°**) left and right fanning of departing air carrier traffic and required departures of all turbojet aircraft remain on centerline heading for a distance of four (**4**) miles from the runway end except on Runway 31 on which the heading shall be **290°** and assist the FAA in any required environmental studies.
 4. The Department of Airports shall contact each airline currently operating at PBIA and ascertain that a noise abatement departure procedure is being utilized **by** its pilots and shall required a detailed description of such procedure to be filed with the Department of Airports (DOA). The DOA shall determine that such procedure is essentially the equivalent **of** the Airline Pilots Association/Northwestern Airlines Maximum Cutback **Efter** Takeoff Procedures. Existing airlines not using such procedures and new airlines using PBIA shall be requested to adopt, file and use such noise **abatement** procedures.
 5. The DOA shall request the FAA to require full runway use by all departing jet aircraft and prohibit intersection takeoffs by any private, air carrier, or military aircraft powered by jet engines.
 6. The DOA shall establish regulations which prohibit **engine runup** and testing of engines except at specified times **and** in specified locations.
 7. The applicant shall establish a system of **monitoring** or aircraft noise levels which will be sufficient to **evaluate** changes in aircraft type, pattern, numbers or procedures. Said program shall be based on computer analysis of aircraft activities but shall also include sufficient **direct** noise modeling to assure the accuracy of the **computer**

printouts. Noise contours for PBIA for the current year shall be included in each annual report to the TCRPC. The basic monitoring system shall be established within six (6) months of the date of issuance of this D.O.

8. Citizen Compliant Mechanism.

a. Within six (6) months of the date of issuance of this Development Order, the DOA, in conjunction with the Palm Beach County Department of Personnel and with the advice of the Monitoring Committee, shall appoint a full-time staff member in a new position with responsibility for responding to citizen complaints, working with citizen committees the Monitoring Committee, Airlines and other agencies to recommend programs designed to minimize noise impacts at PBIA.

b. Within six (6) months of the date of issuance of this D.O., the Board of County Commissioners shall appoint a Citizen's Committee to consider potential noise mitigation methods and suggest programs, concepts or complaints to the DOA, BCC and the Monitoring Committee. Said Committee shall be composed of representatives of citizens living in the vicinity of PBIA and representatives of the Airlines Pilots Association, Airlines, FAA, Municipalities, and other interested groups as shall be determined by the BCC. The DOA staff member listed in 8a above, shall serve as secretary to the committee and shall be responsible for transmitting recommendations to the appropriate agency.

9. Installation of Sound Deadening Materials.

The DOA shall make application for funds to assist homeowners in installation of sound deadening materials under Public Law 96-193 or other appropriate public law. If funded, the DOA shall, upon recommendation of the Monitoring Committee and approval of the Board of County Commissioners establish a program to financially assist homeowners within appropriate areas surrounding PBIA.

10. Avigation Easements

The DOA shall continue to acquire avigation easements under Airport Development Aid Program (ADAP) and shall investigate the possible expansion of easement acquisition under provisions of Public Law 96-193.

11. Siting Design Criteria. The Planning, Zoning and Building Department shall investigate the possible use of siting design criteria in appropriate zoning and building ordinances to minimize or reduce noise in flight pattern areas around PBIA.

12. Runway Extension 9L/27R. The runway extension of 2,250 feet on runway 9L/27R is approved for construction as provided in the PBIA Master Plan, provided that said

extensions shall be thoroughly evaluated by the DOA the Monitoring Committee and the BCC prior to construction. Said evaluation shall include as a minimum:

- a. Potential negative impacts such as the possible use of more heavily laden aircraft on domestic flights and the potential introduction of major international flights, and
- b. Potential positive impacts including proper design of extensions, use of displaced runway or threshold systems, and effects on all areas surrounding the airport, and
- c. Potential regulations limiting the use of such extended runway to lessen noise in areas surrounding PBI.

Should such studies indicate that positive noise mitigation can be achieved, the construction of the proposed addition on runway 9L/27R may be approved by the Board of County Commissioners.

13. Variable Landing Fees. The DOA shall negotiate with the airlines to develop a system of landing fees based upon noise levels of the individual aircraft and time of day or night of the aircraft's operations. Said fees shall be interim in nature if negotiated and shall remain in effect only until it has been clearly demonstrated that only lower noise aircraft are being utilized by airlines at PBI.
14. Noise Quotas and Noise Caps. The Applicant and the Monitoring Committee shall further investigate the use of noise caps and noise quotas at PBI and determine the need for and feasibility of such programs. The studies shall specifically include potential cost of implementing such systems, impacts on airline operations and noise mitigation effectiveness.
15. Noise Reduction Construction Methods. The DOA and the Monitoring Committee shall evaluate the Energy Efficiency Building Code in order to determine its' effectiveness; in reducing interior noise in building near PBI flight paths. Should studies find that buildings constructed under the code reduce aircraft noise by less than 30 dba as compared to exterior noise, the County shall consider adoption of additional noise reduction building standards within appropriate areas and shall recommend their adoption within appropriate municipal areas as well.
16. Transfer of Development Rights. The Planning, Zoning and Building Departments shall investigate the feasibility of application of the County's TDR Ordinance as a noise mitigation technique within appropriate areas around PBI.

17. Comprehensive Plan. The Planning, Zoning and Building Department shall reevaluate land use patterns in the areas around PBIA and if appropriate, recommend limitations on the type and intensity of uses within appropriate areas based on land use/noise compatibility studies.
18. Land Acquisition. The DOA and the Monitoring Committee shall investigate the need and cost effectiveness of land acquisition in the appropriate areas surrounding PBIA.
19. FAR Part 36 Compliance Rules. To the legal extent possible, the Applicant, through the Board of County Commissioners shall, upon recommendation of the Monitoring Committee, establish rules and regulations requiring air carrier aircraft to meet FAR Part 36 requirements. These rules shall consist of, but not limited to, the following:
 - a. A local requirement limiting air carriers to Part 36, Stage II aircraft after January 1, 1985.
 - b. A local requirement limiting air carriers to Part 36, Stage II aircraft on night operations after January 1, 1983.
20. Accident Potential Areas. The DOA and Monitoring Committee shall study the need for and potential location of accident potential areas on the airport and if applicable shall recommend adoption of appropriate rules for governing such areas.
21. Performance Standards. The County shall strive to reduce aircraft noise in areas adjacent to PBIA by all feasible methods. As a performance standard, the 75 Ldn contour illustrated in County approved noise contour maps, shall be restricted to on-airport owned areas, and other noise compatible off-airport areas (such as the Atlantic Ocean), within five (5) years of approval of this D.O.

The Applicant shall investigate alternative methods of achieving the Ldn 75 goal and the effects of each alternative on airline operations and the economy of the region. Effects of mitigation actions on noise levels shall also be evaluated through computer analysis using FAA approved Modeling Programs producing noise contour maps. Reports of these analysis shall be included in the Annual Reports to the TCRPC required under Chapter 380 and shall specifically indicate alternative mitigation actions necessary to achieve said standard and a proposed schedule of implementation.

22. Monitoring Committee. A Monitoring Committee is hereby established as part of this D.O., which shall have the responsibility of preparing the annual report, reviewing all development activity at PBIA prior to Board of County Commission action, and performing such other functions as have been designated in this D.O. or as may be assigned by the BCC. The Committee shall be composed of the following officers of the County or their designated

representative:

- a. **Director of the Department of Airports**
- b. **County Administrator**
- c. **County Attorney**
- d. **County Engineer**
- e. **Director of Planning**

23. **Annual Report.** An annual report shall be prepared in accordance with the requirements of Chapter 380 FS and shall specifically include the effects of noise mitigation actions instituted during the reporting period. Said report shall be submitted to the Treasure Coast Regional Planning Council, the Board of County Commissioners, all affected permit agencies, and the state land planning agency. (Previously Condition II.D of Resolution R-82-0199, Petition 82-190)

E. ENGINEERING

1. LANDSCAPE WITHIN MEDIAN OF COUNTY MAINTAINED ROADWAYS

- a. PBIA shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent medians of, Australian Avenue, and Belvedere Road subject to Budget availability to be approved by the Board of County Commissioners. When funded by the Board of County commissioners, the landscaping shall, at a minimum, consist of the "Low Cost Planting Concept" outlined in the latest revision to the Palm Beach County Engineering and Public Works Department Streetscape Standards. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (DATE: MONITORING-Eng)
- b. All required median landscaping, including an irrigation system if required, shall be installed at the expense of PBIA. All existing landscape material shall also be the perpetual maintenance obligation of PBIA. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. If landscaping is funded, the landscape material shall be installed on or before December 1, 2000. (DATE: MONITORING-Eng)

2. "CUTOUT" LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF AUSTRALIAN AVENUE AND BELVEDERE ROAD

- a. PBIA shall apply to the Palm Beach County Engineering and Public Works Department for a permit to provide landscape cutouts within the adjacent medians of Australian Avenue, and Belvedere Road subject to Budget availability to be approved by the Board of County Commissioners. If landscape cutouts are funded by the Board of County Commissioners these concrete cutouts shall be consistent with the landscaping theme approved by Palm Beach County for his

roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Streetscape Standards. Alternative species and paver block material other than those listed in the County standards may be allowed subject to approval by Palm Beach County Engineering and Public Works Department. (BLDG PERMIT: MONITORING-Eng)

- b. All required median landscaping, including an irrigation system, the cost of cutting out the concrete median and the installation of all landscape material, paver block or similar materials shall be funded at the expense of the PBIA. All new and existing landscape, paver block or similar materials shall be the perpetual maintenance obligation of the PBIA. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation to the cut out areas; If landscaping is funded, the cutouts and landscape material shall be installed on or before December 1, 2000. (DATE: MONITORING-ling)

F. COMPLIANCE

1. In granting this approval, the Board of County Commissioners relied upon the oral and written representations of the petitioner 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; 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 standard; of the ULDC 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; 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 a majority vote of the Code Enforcement Board 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 5.8 of the ULDC: in response to any flagrant violation and/or continued violation of any condition of approval.

Appeals of any departmental administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development Code (ULDC), as amended. Appeals of any revocation of an Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment or other actions based on a Board of County Commission decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)