

RESOLUTION NO. R-97- 160

**RESOLUTION CONSOLIDATING AND RESTATING
PALM BEACH PARK OF COMMERCE
PIPD CONDITIONS OF APPROVAL**

WHEREAS, the Board of **County Commissioners** of Palm Beach County ("Board"), as the governing body of local government having jurisdiction, pursuant to Chapters 380.031 and 380.06, Florida **Statutes**, is authorized and empowered to consider applications for development approval of developments of regional impact and did so for the Palm Beach Park of Commerce Development of Regional Impact ("PBPOC DIU") pursuant to Petition 81-190 on February 2, 1982; and

WHEREAS, the Development Order and the PIPD for the PBPOC DRI has been amended as reflected in Resolution No. R-82-120, RESOLUTION APPROVING THE PALM BEACH PARK OF COMMERCE DEVELOPMENT OF REGIONAL IMPACT; Resolution No. R-82-468, RESOLUTION APPROVING ZONING PETITION 81-190 PIPD ZONING; Resolution No. R-90-812, RESOLUTION APPROVING ZONING PETITION NO. 81-190(A) MODIFICATION OF COMMISSION REQUIREMENTS PETITION OF CALEFFE INVESTMENTS, LTD. AND EDWARD W. WORTHINGTON, JR.; Resolution No. R-93-344, RESOLUTION APPROVING ZONING PETITION NO. 81-190(C) MODIFICATION OF COMMISSION REQUIREMENTS PETITION OF CALEFFE INVESTMENTS LTD.; and Resolution No. R-95-1321.15, RESOLUTION APPROVING ZONING PETITION DO 81-190(D) DEVELOPMENT ORDER AMENDMENT PETITION OF CALEFFE INVESTMENTS, LTD. BY DONALD C. WALKER, AGENT PALM BEACH PARK OF COMMERCE DRI; and

WHEREAS, for the benefit of the Public there should be a consolidation of all the current development order conditions for the PBPOC DRI; and

WHEREAS, for reasons of administrative efficiency, the Board has determined to consolidate all of the development order conditions and the PIPD conditions of approval of the PBPOC DRI and to restate the Development Order and the PIPD conditions of approval, with no substantive changes, in separate Resolutions; and

WHEREAS, for reasons of administration efficiency and for ease of administration, the Board has determined to separate the development order conditions and the PIPD conditions of approval in the PBPOC DRI into separate resolutions reflecting regional and local issues; and

WHEREAS, the developer ~~has~~ agreed to allow the PBPOC DRI development order to be so consolidated and restated; and

WHEREAS, the notice and hearing requirements ~~as~~ provided for in Article Five of the Palm Beach County Unified Land Development Code were satisfied in the Application for Development Approval (ADA) for the PBPOC DRI and its subsequent amendments; and

WHEREAS, ~~the~~ ADA and ~~the official~~ report and recommendations of the Treasure Coast Regional Planning Council resulting from its public hearing of December 17, 1981 were presented to the Board at its public hearing conducted on January 26, 1982; and

WHEREAS, the Board considered the evidence and testimony presented by the PBPOC and other interested ~~parties~~, the recommendations of the various county review agencies and the recommendations of the Planning Commission on the development order and its subsequent amendments; and

WHEREAS, the Board ~~determined~~ that all regional issues had been sufficiently addressed and ~~that the~~ proposed development was consistent with all regional and local comprehensive plans pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the Board assembled in regular sessions on February 2nd, 1982, February 25th, 1982, May 22nd, 1990, March 16th, 1993, and September 28, 1995 and approved and thereafter amended the ADA for the PBPOC DRI; and

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, in its ~~regular session on the~~ 25th day of February, 1982 approved the developer's petition for rezoning of ~~the property~~, described on Exhibit "A", from AG-Agricultural District, in part, and IL-Light Industrial District, in part, to PIPD-Planned Industrial Park District; and

WHEREAS, the Board has previously made the following findings of fact:

- A. The development ~~does~~ not unreasonably interfere with the Treasure Coast Strategic Regional Policy Plan;
- B. The development is consistent with ~~the~~ Palm Beach County Comprehensive Plan and the Palm Beach Unified Land Development Code;
- C. The ~~development is consistent with the~~ report and recommendations of the Treasure Coast Regional Planning Council;
- D. The development is consistent with ~~the~~ State Comprehensive Plan;

E. The proposal complies with all requirements of the Planned Industrial Park District, Section 615, Palm Beach County Zoning Code, Ordinance 73-2, as amended; and

WHEREAS, Article Five of the Palm Beach County **Unified** Land Development Code requires that the action of the Board **be** adopted by resolution; and

WHEREAS, ~~this~~ resolution which consolidates **and** restates the PBPOC PIPD conditions of approval **shall** be **read** in conjunction with Resolution No. R-97-____ which consolidates and restates the **PBPOC** DRI development order conditions adopted ~~this same~~ **date**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 30th day of January, 1997, ~~that the~~ PIPD local conditions of approval, encompassing ~~the~~ property described in Exhibit "A", attached hereto and made a ~~part~~ hereof, are hereby consolidated and restated **to be and read as follows**:

1. FINDINGS

The foregoing recitals are incorporated **as** findings of fact.

2. INCORPORATION OF ALL DEVELOPMENT CONDITIONS

~~The petitioner shall comply with~~ **This resolution incorporates and restates all the** previous PIPD **conditions** of approval **as** contained in **Resolutions No. R-82-120, No. R-82-468, No. R-90-812, No. R-93-344, and No. R-95-1321.15** including original deadlines, **as most recently** amended, ~~unless expressly modified herein.~~ (R-93-344, Condition #A.1.) (ONGOING: MONITORING)

3. APPLICATION FOR DEVELOPMENT APPROVAL

The PBPOC Application for Development Approval (**ADA**) is incorporated by reference into ~~the~~ Development Order **and** zoning approval by palm Beach County in the following manner:

~~The palm Beach Park of Commerce~~ Application for Development Approval (ADA) is **incorporated** herein by reference and **relied upon** by ~~the parties~~ in discharging their *statutory* duties under Chapter **380, Florida Statutes**. Substantial compliance with ~~the~~ representations **contained** in ~~the~~ Application for Development Approval is a condition of approval **unless** waived **or** modified by agreement **among the parties**, as defined in Subsection **380.07(2)(c), Florida Statutes**. Substantial **compliance** shall include ~~the~~ requirement ~~that~~ groundwater withdrawal impacts described in ~~the~~ **ADA** shall not be exceeded. Substantial **deviation from** these representations **shall** require reconsideration of ~~the~~ Development Order. (R-82-468#1)

For the purposes of this condition, the ADA shall include the following items:

- A. Palm Beach Park of Commerce ADA, submitted September 4, 1981 (R-82-468, Condition #1);
- B. **Palm** Beach Park of Commerce ADA Supplement, **submitted** October 21, 1981 (R-82468, Condition #1);
- C. ~~Letter~~ and attachments dated **October 26, 1981** from Doug Winter to Jeanne Hall regarding **Water, Drainage, and Vegetation and Wildlife** (R-82468, Condition #1);
- D. Letter and attachments **dated** November 13, 1981 from Donald Walker to **Sam** Shannon regarding Transportation (R-82-468, Condition #1);
- E. ~~Letter~~ and attachments dated November 18, 1981 from Donald Walker to **Sam** Shannon regarding Transportation (R-82468, Condition #1);
- F. Letter ~~dated~~ December 1, 1981 from Howard L. Searcy to Donald C. Lockhart regarding wetlands (R-82-468, Condition #1);
- G. Letter dated October ~~12~~ 16, 1981 ~~to the Caloosa Homeowners Association~~ Tim Lunney, Palm Beach County Zoning Director, from Henry Skokowski **regarding the Caloosa Homeowners Association meeting of October 12, 1981** describing the "Limited Development Zone" (R-82-468, Condition #1);
- H. Memorandum **dated** January 28, 1982 from Henry Skokowski to Tim Lunney restricting uses and establishing additional setbacks (R-82-468, Condition #1);
- L. Condition C.1. of Resolution No. R-93-344 as subsequently modified by Condition E.2. of R. 95-1321.15 found at Condition #9 herein (R-95-1321.15); and
- I. Condition C.2. of Resolution No. R-93-344 amending the answer to Question 14-D of the ADA. (R-93-344)

4. **DEVELOPMENT ACTIVITY RESTRICTIONS**

Development activity shall be **restricted** within ~~the~~ Limited Development Zone as outlined to the Caloosa Homeowners Association on October 12, 1981 and as submitted to the Zoning Department by cover letter dated **October 16, 1981. (R-82-468, Condition #23)** (DRC: ZONING)

5. ADDITIONAL USES

In addition to the list of permitted uses **allowed** in the PIPD District, the developer is hereby **permitted** the following additional uses pursuant to Section 617.G.5:

Commercial Uses:

AUCTION, enclosed
BAKERIES, limited preparation
FLORIST
FOOD STORE
AUTOMOBILE RENTAL
RESTAURANT AND LOUNGE

Light Industrial Uses:

APPLIANCE, manufacturing
AUTO SERVICE STATION (~~with~~ or without **mechanical** repairs)
BEVERAGE, manufacturing
BULK STORAGE OF GAS AND **OIL**
HELIPORTS (~~See~~ Section 500.17)
WELDING SHOP

General Industrial Uses:

ASPHALT/CONCRETE MIXING AND PRODUCT, manufacturing and warehousing
BULK STORAGE
ENGINE TESTING
EXTERMINATOR, manufacturing and warehouse
RESTAURANT/CAFETERIA, **accessory** to an industrial use
WAREHOUSE

The **following** uses are **specifically** prohibited from locating within the PIPD:

STEEL MILLS
PAPER MILLS
FERTILIZER MANUFACTURING
RADIOACTIVE MATERIALS, manufacturing and storage of

In addition, a minimum of **two thousand feet** (2000') setback shall be required from any residential development for the following **uses**:

BREWERY
ASPHALT/CONCRETE MIXING **AND** PRODUCTS, manufacturing and storage
CHEMICAL MANUFACTURING
BULK STORAGE OF GAS AND OIL (R-82-468, Condition #24) (DRC: ZONING)

6. SEWMD SITE REVIEWS

Subsequent to any South **Florida Water** Management District review of requests for **construction** approval of major components of the Master Drainage Plan, each **site** within a basin shall be **subject** to further review through the District's regulatory program in order to **identify tenants** and potential water **quality** problems and to **prescribe appropriate measures** to address **such**

potential problems. This review shall be coordinated with County site plan reviews conducted pursuant to the Planned Industrial Park Ordinance. (R-82-468, Condition #5) (DRC: ZONING)

7. SITE PLAN APPROVAL

Individual site plan approval by the Palm Beach County Site Plan Review Committee also including representatives from the Florida Department of Environmental Regulation (DER) Protection (DEP) and the South Florida Water Management District (SFWMD) shall be conducted for each site within the project to permit consideration of industrial waste, groundwater and surface water runoff issues. Final Site Plan Approval shall be denied to any industrial uses until all appropriate DEP and SFWMD permits for waste treatment and air pollution control facilities have been granted, and until site development plans reflect SFWMD recommendations regarding storm water runoff facilities. Each site plan for sites abutting residential development shall include a tree survey and specific landscape plans for the required 50 foot rear setback and for designated buffer areas. In order to insure adequate time for these reviews, applications for individual site plan and Master Plan approvals must be received at least five weeks prior to the date of the meeting at which these plans will be reviewed. (R-82-468) Condition #22) (DRC: ZONING)

8. TENANTS LIST

As part of the annual report required by Subsection 380.06(16)(18), Florida Statutes, the applicant developer shall include a complete list of tenants locating in the development during the preceding year. Included in the report shall be a description of the activities of, processes and materials used by, and operations of each tenant, and a map indicating their location within the development. Copies of the report shall be provided to the South Florida Water Management District and the Palm Beach County Planning, Zoning and Building Department. (R-82-468, Condition #6) (ONGOING: MONITORING)

9. SEWER SERVICE

Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site. (R-90-812, Condition #3) (BLDG PERMIT: HEALTH)

10. WATER SERVICE

Water service is available to the property. Therefore, no well shall be permitted on the site to provide potable water. (R-90-812, Condition #4) (BLDG PERMIT: HEALTH)

11. INTEGRATION OF POTABLE WATER AND WASTEWATER FACILITIES INTO REGIONAL FACILITIES

Potable water and wastewater treatment facilities shall **be** integrated into a regional system at such time **as** a regional system is established (R-82-468, Condition #20) (ONGOING: HEALTH)

12. POLLUTANT RUN-OFF

The ~~developex~~ **developer** will take **necessary** precautions to insure there will be no pollutant run-off from ~~this~~ project to adjacent or nearby surface waters. (R-82-468, Condition #27) (ONGOING: ERM)

13. WATER WITHDRAWALS

The ~~developex~~ shall **mitigate** any adverse impact ~~on~~ legal uses caused by water withdrawals **as** defined by SFWMD ~~Rule #40E-2.501 FAC~~ Water Use Permitting Rules. (R-82-468, Condition #28) (ONGOING: SFWMD)

14. HAZARDOUS EFFLUENTS

The generation and disposal of hazardous effluents **into** the sanitary sewerage system shall **be** prohibited unless adequate pretreatment facilities approved by the **Florida** Department of Environment ~~Regulation (FDER)~~ **Protection (EDEP)** and Agency responsible for sewage works ~~are constructed~~ and used by project tenants or owners generating such effluents. (R-90-812, #2) (BLDG PERMIT / ONGOING: HEALTH)

15. NO AMENDMENT TO MASTER PLAN FOR WATER MANAGEMENT TRACT

The *Master* Plan shall not be amended with respect to the **150 ft.** water management tract, and with an **additional 50 ft.** setback to be measured from the buffer zone. (R-82-468, Condition #25) (DRC: ZONING)

16. LAND CLEARING PLAN

The ~~developex~~ shall prepare a land clearing plan that provides for minimizing ~~the~~ removal or destruction ~~of~~ existing **vegetation** (~~with the~~ exception of exotic species such as **Brazilian pepper, Melaleuca or Australian pines**). The plan shall also include a schedule of clearing ~~that~~ is directly related to development ~~activities~~. The plan shall also be subject to the approval of ~~the~~ Palm Beach County ~~Planning, Building and Zoning~~ Department of **ERM**. (R-82-468, Condition #4) (DRC: ERM)

17. PLANTING AND MANAGEMENT PLAN

The developer shall prepare a planting and management plan for the littoral zone that surrounds the lake system. The plan shall include the types, extent and timing of planting that will be provided in the littoral zone. Also included in the plan shall be the identification of any management activities that are intended to ensure the continuance and health of the littoral zone. The plan shall be subject to the approval of the Palm Beach County Planning, Zoning and Building Department of ERM, in consultation with the Treasure Coast Regional Planning Council, prior to beginning excavation of the lake system. (R-82-468, Condition #7) (DRC: ERM)

18. DUST PARTICLES

The developer will take reasonable precautions during the development of this project to insure that fugitive particulates (dust particles) from this project do not become a nuisance to neighboring properties. (R-82-468, Condition #26) (ONGOING: HEALTH)

19. LIGHTING

All lighting fixtures shall conform to the following height restrictions:

A. Within 500 feet of all property with any residential designation by the Palm Beach County Comprehensive Plan, the maximum allowed height shall be thirty (30) feet.

B. Between 500 and 750 feet of all property with any residential designation by the Palm Beach County Comprehensive Plan, the maximum allowed height shall be forty five (45) feet.

C. Zoning code requirements shall apply to property more than 750 feet from all property with any residential designation by the Palm Beach County Comprehensive Plan. (R-93-344, Condition #B.1.) (BLDG PERMIT: BLDG - Zoning)

20. PHASE I TRAFFIC IMPROVEMENTS

When required by the County Engineer, or prior to the completion of Phase One, the following traffic improvements shall be completed:

A. Beeline Highway (State Road #710) as a four-lane, mediandivided section from Seminole Pratt & Whitney Road through the project's East entrance road. This construction may include the intersection of Seminole Pratt & Whitney Road and State Road #710.

- B. At the intersection of Indiantown Road and Seminole Pratt & Whitney Road:
 - a. left turn lane, north approach;
 - b. left turn lane, south approach;
 - c. left turn lane, east approach;
 - d. left turn lane, west approach; and
 - e. right turn lane, south approach.
- C. At the intersection of Seminole Pratt & Whitney Road and the project's entrance road, a left turn lane, north approach.
- D. At the intersection of Beeline Highway and the project's West entrance road, a left turn lane, west approach.
- E. At the intersection of Beeline Highway and the project's East entrance:
 - a. left turn lane, west approach; and
 - b. right turn lane, east approach.
- F. At the intersection of P.G.A. Boulevard and Beeline Highway:
 - a. left turn lane, north approach;
 - b. right turn lane, south approach; and
 - c. right turn lane, east approach. (R-82-468, Cond. #16) (ONGOING: ENG)

21. ACCESS POINTS

Only ~~be permitted two access points~~ onto Beeline Highway and one onto Seminole ~~Pratt & Whitney Road, as shown on the Master Plan (Palm Beach County Exhibit No. 3) are permitted.~~ (R-82-468, Condition #17) (DRC: ZONING)

22. REQUIRED TRAFFIC IMPROVEMENTS

Based on the ~~traffic study~~ required by ~~the Traffic Study~~ Condition ~~#11~~ #8 above, the developer shall provide any improvements required by the County Engineer as a result of development traffic and necessary to maintain Level of Service C at:

- A. The intersection of SR 711 and SR 706; and
- B. ~~The developer shall provide all improvements necessary to maintain level of service~~

~~C~~ at The intersections of the entrance roads with SR 710 and SR 711. (R-82-468, Conditions #13 and #14) (ONGOING: ENG)

23. FAIR SHARE

The developer shall contribute a fair share in the amount of \$48,285.00. Condition No. 16A 28A (Beeline Highway into four lanes) may be credited against this fair share. This petitioner The developer shall be credited only for the improvement he provides. (R-82-468, Condition #18) (ONGOING: ENG)

24. PUBLIC FACILITIES SITE DONATION

The developer shall donate 1.5 acres of the "public facilities" site to Jupiter Fire Control District No. 1 Palm Beach County Fire Rescue. (R-82-468, Condition #9) (ONGOING: PIEM)

25. PUBLIC FACILITIES SITE DEDICATION

The heretofore uncommitted balance of the "public facilities site" (3.5 acres) shall be dedicated, without cost to Palm Beach County at the time of filing of the first contiguous plat. (R-82-468, Condition #21) (PLAT: ENG / PREM)

26. SEMINOLE PRATT WHITNEY ROAD DEDICATION

The developer shall dedicate to Palm Beach County at the time of the filing of the first contiguous plat or within ninety (90) days of notification by Palm Beach County, 192 feet from the west line of Section 18 for the ultimate right-of-way for Seminole Pratt Whitney Road (approximately an additional 132 feet). (R-93-344, Condition #E3) (PLAT: ENG)

27. PARAGRAPH HEADINGS

The paragraph headings of this Development Order are included solely for purposes of convenience and reference only, and shall not be deemed to explain, modify, limit, amplify or aid in the meaning, construction or interpretation of any of the provisions of this Development Order.

28. SUBSEQUENT AMENDMENTS TO LOCAL CONDITIONS

Subsequent amendments to this Resolution may be adopted without the need for review under Section 380.06(19), Florida Statutes.

29. COMPLIANCE

Condition #5 of Resolution R-90-812, which states:

Failure to comply with any conditions of approval may result in the denial or revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any

developer-owner, commercial-owner, lessee, or user of the subject property. Appeals from such action may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Palm Beach County Zoning Code.

Is hereby restated as follows:

~~Failure to comply with any of the local 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; 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 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.~~

~~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. (ONGOING: MONITORING)~~

BE IT FURTHER RESOLVED that a copy of this Resolution shall be transmitted to the owner or developer.

The foregoing resolution was offered by Commissioner McCarty who moved its adoption. The motion was seconded by Commissioner Newell, and upon being put to a vote, the vote was as follows:

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

The Chairman thereupon declared the resolution duly passed and adopted this 30th day of January 1997 confirming action of ---

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: [Signature]
COUNTY ATTORNEY

By: [Signature]
DOROTHY H. WILKEN, CLERK

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EXHIBIT "A"

LEGAL DESCRIPTION:

A parcel of land situate in Sections 17, 18, and 19, Township 41 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Section 17; thence South 01'04'41" West, along the East line of said Section 17, a distance of 5,443.04 feet to the Southeast corner of said Section 17; thence North 88°40'25" West, along the South line of said Section 17, a distance of 5,375.33 feet to the Southwest corner of said Section 17; thence South 02'48'45" East, along the East line of said Section 19, a distance of 2,893.36 feet to the Northerly right-of-way line of the **Baseline Highway**, as recorded in **Road Book 2**, Page 152, and also being recorded in **Official Record Book 112**, Page 381, of the Public Records of Palm Beach County, Florida; thence North 53°39'52" West, along said right-of-way line, a distance of 3,587.09 feet to the beginning of a curve, having a radius of 2,808.79 feet from which a radial line bears North 36'20'08" East; thence Northwesterly along the arc of said curve, subtending a central angle of 20°00'00", a distance of 980.45 feet; thence North 33'39'52" West, a distance of 457.86 feet to the beginning of a curve, having a radius of 2,820.79 feet from which a radial line bears North 56'20'08" East; thence Northwesterly along the arc of said curve, subtending a central angle of 11°00'00", a distance of 541.55 feet; thence North 22°39'52" West, a distance of 1,594.85 feet to the beginning of a curve, having a radius of 2,608.65 feet from which a radial line bears North 67°20'00" East; thence Northwesterly along the arc of said curve, subtending a central angle of 03°33'33", a distance of 162.05 feet; thence North 70°53'41" East, departing from said right-of-way line and running along the perimeter of a parcel of land described in **Official Record Book 3271**, Page 1976, of the Public Records of Palm Beach County, Florida, a distance of 660.00 feet to the beginning of a curve, having a radius of 1948.65 feet from which a radial line bears North 70°53'41" East; thence Northerly along the arc of said curve, subtending a central angle of 18°39'00", a distance of 634.29 feet; thence North 00'27'19" West, a distance of 1,229.89 feet; thence North 89°08'22" West, a distance of 660.18 feet to the Easterly right-of-way line of **Pratt-Whitney Road**, as recorded in **Official Record Book 6**, Page 18, of the Public Records of Palm Beach County, Florida. Said point also being the Northwest corner of the parcel of land described in said **Official Record Book 3271**, Page 1976, of the Public Records of Palm Beach County, Florida; thence North 00'27'19" West, along said Easterly right-of-way line of **Pratt-Whitney Road**, a distance of 330.09; Thence south 89°08'22" East, departing from said Easterly right-of-way line and running along a line 660.00 feet South of and parallel with the North line of said section 18, a distance of 4,851.82 feet to the East line of said Section 18; thence South 88°56'16" East, along a line 660.00 feet South of and parallel with the North line of said Section 17, a distance of 410.00 feet; thence North 01'06'57" East, a distance of 660.00 feet to the North line of said Section 17; thence South 88°56'16" East, along the North line of said Section 17, a distance of 4,961.77 feet to the point of beginning; comprising a total acreage of +/- 1,244.7 acres.

The above described parcel of land also has included within it the entire plat of "**Calbut Geoparc Tract A**" as recorded in **Plat Book 45**, Page 70, the entire plat of "**Palm Beach Park of Commerce, P.I.P.D., Plat No. 1**" as recorded in **Plat Book 56**, Page 172, the entire plat of "**Palm Beach Park of Commerce, P.I.P.D., Plat No. 2**" as recorded in **Plat Book 60**, Page 49, and the entire plat of "**Palm Beach Park of Commerce, P.I.P.D., Plat No. 4**", as recorded in **Plat Book 68**, Page 88.

Less a Parcel: All of **Lot 1L-2**, "**Palm Beach Park of Commerce, P.I.P.D., Plat No. 2**", **Plat Book 60 at Pages 49 through 50 (R90-812)**.

All of the **Public Records of Palm Beach County, Florida**.

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