

RESOLUTION NO. R-2009-0006

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2008-00626
(CONTROL NO. 2005-00003)
OFFICIAL ZONING MAP AMENDMENT
TO A PLANNED DEVELOPMENT DISTRICT (PDD)
APPLICATION OF BOYNTON BEACH
BY KILDAY & ASSOCIATES, INC., AGENT
(LYONS WEST AGR PUD)

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, as amended, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and hearing requirements, as provided for in Article 2 (Development Review Process) of the Palm Beach County Unified Land Development Code (Ordinance 2003-067, as amended) have been satisfied; and

WHEREAS, Zoning Application PDD/DOA-2008-00626 was presented to the Board of County Commissioners at a public hearing conducted on January 8, 2009; and

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 recommendations of the Zoning Commission; and

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

WHEREAS, the Board of County Commissioners has considered the findings in the staff report and the following findings of fact:

1. This official zoning map amendment (rezoning) is consistent with the Palm Beach County Comprehensive Plan.
2. This official zoning map amendment (rezoning) is consistent with the stated purpose and intent and requirements of the Palm Beach County Unified Land Development Code. The rezoning request is also consistent with the requirements of all other applicable local land development regulations.
3. This official zoning map amendment (rezoning) is compatible and generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land.
4. This official zoning map amendment (rezoning) does not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. This official zoning map amendment (rezoning) will result in a logical, orderly and timely development pattern.
6. This official zoning map amendment is consistent with applicable Neighborhood Plans.
7. This official zoning map amendment (rezoning) complies with Article 2.F (Concurrency) of the Palm Beach County Unified Land Development Code.

8. The applicant has demonstrated that there are sufficient changed conditions or circumstances that require an amendment.

WHEREAS, Article 2.A.1.K.3.b (Action by BCC) of the Palm Beach County Unified Land Development Code requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application PDDPDD/DOA-2008-00626, the application of Boynton Beach, by Kilday & Associates, Inc., agent, for an Official Zoning Map Amendment to a Planned Development District to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Residential Planned Unit Development (AGR-PUD) Zoning District in the AGR-PUD Zoning District, 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 as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 8, 2009, 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 Greene and, upon being put to a vote, the vote was as follows:

Commissioner John F. Koons, Chairman	-	Aye
Commissioner Burt Aaronson, Vice Chairman	-	Absent
Commissioner Karen T. Marcus	-	Aye
Commissioner Shelley Vana	-	Aye
District 4 Commissioner Mary McCarty	-	Absent
Commissioner Jess R. Santamaria	-	Aye
Commissioner Addie L. Greene	-	Aye

The Chairperson thereupon declared that the resolution was duly passed and adopted on January 8, 2009.

Filed with the Clerk of the Board of County Commissioners on February 4th, 2009

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK




EXHIBIT A

LEGAL DESCRIPTION

SFWMD PRESERVE PARCEL 2B

THE SOUTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST LESS THE 145 FEET OF RIGHT-OF-WAY FOR FLORIDA POWER & LIGHT COMPANY AS SHOWN IN OFFICIAL RECORDS BOOK 1744, PAGE 627, LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 53.724 ACRES, MORE OR LESS.

SFWMD PRESERVE PARCEL 2A

THE SOUTH 796.69 FEET OF THE NORTH 4,222.02 FEET OF THE WEST ONE-HALF OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION LYING SOUTH AND WEST OF THE EASTERLY RIGHT OF WAY OF LEVEE L-40 AS DESCRIBED IN THOSE COUNTY DEEDS RECORDED IN DEED BOOK 939, PAGE 528, AND DEED BOOK 942, PAGE 241, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 31.400 ACRES, MORE OR LESS.

HYDER PRESERVE PARCEL

BEING ALL OF TRACTS 1 THROUGH 8, INCLUSIVE, TRACTS 13 THROUGH 48, INCLUSIVE AND A PORTION OF TRACT 9, BLOCK 69, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND THAT PORTION OF THOSE ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, LYING BETWEEN TRACTS 13 THROUGH 24, AND TRACTS 25 THROUGH 36 AND LYING BETWEEN SAID TRACTS 8, 17, 32 AND 41 AND TRACTS 9, 16, 33 AND 40 TOGETHER WITH THE INTERSECTING AREA OF THESE TWO SAID ROAD, DYKE AND DITCH RESERVATIONS, ALL LYING WITHIN BLOCK 69, ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, LESS AND EXCEPT THAT PORTION OF STATE ROAD 7 RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10622, PAGE 830 AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE PROJECT NO. 93210-2515 RIGHT- OF-WAY MAP, SAID PUBLIC RECORDS, ALSO LESS THOSE LANDS PREVIOUSLY CONVEYED TO LAKE WORTH DRAINAGE DISTRICT; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE NORTH 89°25'29" EAST, ALONG THE SOUTH LINE OF SAID SECTION 25 ESTABLISHED BY PALM BEACH COUNTY PRIOR TO 1994, A DISTANCE OF 5060.85 FEET; THENCE SOUTH 01°06'45" EAST, A DISTANCE OF 65.92 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE SOUTH 01°06'45" EAST, ALONG THE WEST RIGHT-OF-WAY OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE COURSES, A DISTANCE OF

1,296.58 FEET; THENCE SOUTH 01°48'05" EAST, A DISTANCE OF 30.01 FEET; THENCE SOUTH 01°28'29" EAST, A DISTANCE OF 1,320.35;; THENCE SOUTH 89°34'36" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 37 THROUGH 48, A DISTANCE OF 5,016.80 FEET; THENCE NORTH 00°45'03" WEST, ALONG A LINE 44.88 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 13, 36 AND 37, A DISTANCE OF 2013.16 FEET; THENCE NORTH 89°36'38" EAST, ALONG THE SOUTH LINE OF TRACTS 9 THROUGH 12, SAID BLOCK 69, A DISTANCE OF 1,974.90 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 633.31 FEET; THENCE NORTH 89°25'29" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-38W CANAL RIGHT-OF-WAY FOR THE FOLLOWING 13 COURSES AS DESCRIBED IN OFFICIAL RECORDS BOOK 129, PAGE 156, OFFICIAL RECORDS BOOK 6495, PAGE 761 AND OFFICIAL RECORDS BOOK 148, PAGE 437, A DISTANCE OF 557.59 FEET; THENCE SOUTH 00°22'32" EAST, A DISTANCE OF 5.28 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 345.11 FEET; THENCE SOUTH 00°22'27" EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°22'22" WEST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°22'12" EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°22'07" WEST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°21'57" EAST, A DISTANCE OF 1.32 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 134.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE SOUTH THREE-QUARTERS (S. 3/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY FOR STATE ROAD NO. 7 AS IT NOW EXISTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 89°25'29" EAST, ALONG THE SOUTH LINE OF SAID SECTION 25 ESTABLISHED BY PALM BEACH COUNTY PRIOR TO 1994; A DISTANCE OF 2,042.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 1,282.21 FEET; THENCE NORTH 89°05'42" EAST, A DISTANCE OF 450.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 293.56 FEET; THENCE SOUTH 89°03'44" WEST, A DISTANCE OF 450.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 260.61 FEET; THENCE NORTH 89°05'42" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 163.36 FEET; THENCE SOUTH 89°21'36" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°54'17" WEST, A DISTANCE OF 557.34 FEET; THENCE SOUTH 89°39'27" WEST, A DISTANCE OF 1,356.34 FEET; THENCE SOUTH 00°56'16" EAST, A DISTANCE OF 529.84 FEET; THENCE SOUTH 89°03'44" WEST, A DISTANCE OF 406.94 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 254.70 FEET; THENCE SOUTH 89°03'44" WEST, A DISTANCE OF 280.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 593.88 FEET; THENCE NORTH 89°41'26" EAST, A DISTANCE OF 5,050.70 FEET TO A POINT ON WEST LINE OF RIGHT-OF-WAY FOR STATE ROAD 7 (US 441); THENCE SOUTH 01°06'44" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 956.95 FEET; THENCE SOUTH 88°55'00" WEST, A DISTANCE OF 366.34 FEET; THENCE SOUTH 01°06'44" EAST, A DISTANCE OF 537.00 FEET; THENCE SOUTH 88°54'59" WEST, A DISTANCE OF 448.86 FEET; THENCE NORTH 89°23'04" EAST, A DISTANCE OF 815.23 FEET TO A POINT ON WEST LINE OF RIGHT-OF-WAY FOR STATE ROAD 7 (US 441); THENCE SOUTH 01°06'44" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF

1,353.55 FEET; THENCE SOUTH 89°25'29" WEST, ALONG SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 3,017.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 547.042 ACRES, MORE OR LESS.

LYONS WEST DEVELOPMENT PARCEL

BEING A PORTION OF TRACTS 1, 2, 3, 4, 21 THROUGH 28 AND 45 THROUGH 48, BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54. TOGETHER WITH THOSE STRIPS OF LAND LYING BETWEEN SAID TRACTS 21 THROUGH 24 AND TRACTS 25 THROUGH 28, AS CONVEYED IN DEED RECORDED IN OFFICIAL RECORD BOOK 9045, PAGE 1341, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 45; THENCE NORTH 00°23'24" WEST ALONG THE WEST LINE OF SAID TRACTS 4, 21, 28 AND 45, A DISTANCE OF 2630.45 FEET; THENCE NORTH 89°02'44" EAST ALONG A LINE 77.88 FEET SOUTH OF PARALLEL WITH THE NORTH LINE OF SAID TRACTS 1, 2, 3 AND 4, A DISTANCE OF 1264.86 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 16522, PAGE 1317 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°59'56" EAST, A DISTANCE OF 676.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 14,945.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'32", A DISTANCE OF 419.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°23'24" EAST, A DISTANCE OF 1547.32 FEET, THE LAST THREE DESCRIBED COURSES RUNNING ALONG SAID WEST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 89°36'36" WEST ALONG THE SOUTH LINE OF SAID TRACTS 45, 46, 47 AND 48, A DISTANCE OF 1289.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (PARCEL 2)

BEING A PORTION OF TRACTS 49 THROUGH 60, AND TRACTS 61 THROUGH 96, ALL WITHIN BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54. TOGETHER WITH THOSE STRIPS OF LAND LYING BETWEEN OR ADJACENT TO THE ABOVE SAID TRACTS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 85; THENCE NORTH 01°06'47" WEST, ALONG THE WEST LINE OF SAID TRACTS 85, 84, 61 AND 60, A DISTANCE OF 2,527.54 FEET; THENCE NORTH 89°35'33" EAST, A DISTANCE OF 2,059.48 FEET; THENCE NORTH 00°23'27" WEST, A DISTANCE OF 106.11 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 38.28 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 57 THROUGH 59, A DISTANCE OF 580.10 FEET TO A POINT IN THE CENTER OF A PLATTED ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54; THENCE NORTH 00°23'27" WEST, ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION, A DISTANCE OF 2.64 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 56 AND ITS WESTERLY EXTENSION, A DISTANCE OF 344.92 FEET; THENCE SOUTH 00°23'27" EAST, ALONG THE EAST LINE OF SAID TRACT 56, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 36.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 50 THROUGH 55, A DISTANCE

OF 1,979.56 FEET; THENCE NORTH 00°23'24" WEST, ALONG THE EAST LINE OF SAID TRACT 50, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 49, A DISTANCE OF 299.92 FEET; THENCE SOUTH 00°23'24" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 16522, PAGE 1317, OF SAID RECORDS, A DISTANCE OF 2,636.17 FEET; THENCE SOUTH 89°36'36" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 85 THROUGH 96 AND ITS EASTERLY EXTENSION, A DISTANCE OF 5232.08 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 390.252 ACRES, MORE OR LESS.

SFWMD PRESERVE PARCEL 2C

TRACTS 29, 31 AND 32, BLOCK 52, 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, ALL LYING WITHIN SECTION 25, TOWNSHIP 45 SOUTH, RANGE 41 EAST, SAID PALM BEACH COUNTY.

LESS AND EXCEPT: THE EAST 15.00 FEET OF SAID TRACT 29 AND THE WEST 165 FEET OF SAID TRACT 31.

LESS AND EXCEPT: THE NORTH 68.00 FEET OF SAID TRACT 29 PER DEED BOOK 811, PAGE 196.

CONTAINING 25.054 ACRES, MORE OR LESS.

RURAL PARKWAY EASEMENT

THAT PORTION OF TRACTS 49, 72, 73 AND 96, AND ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 96; THENCE NORTH 00°23'24" WEST, ALONG THE EAST LINE OF SAID TRACT 96, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°36'36" WEST, ALONG A LINE 10.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 96, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°36'36" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°23'24" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 49, 72, 73 AND 96, A DISTANCE OF 2,601.81 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE 60.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 49, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°23'24" EAST, ALONG A LINE 30.00 FEET WEST OF SAID EAST LINE OF TRACTS 49, 72, 73 AND 96, A DISTANCE OF 2,601.81 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF TRACTS 1, 24, 25, 48, AND ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, ALL LYING WITHIN BLOCK 53, PALM BEACH

FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 48; THENCE NORTH 00°23'24" WEST, ALONG THE EAST LINE OF SAID TRACT 48, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°36'36" WEST, ALONG A LINE 20.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°36'36" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°23'24" WEST, ALONG A LINE 130.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24, 25 AND 48, A DISTANCE OF 1,527.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 14,845.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'32", A DISTANCE OF 416.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°59'56" WEST, A DISTANCE OF 678.03 FEET; THENCE NORTH 89°02'44" EAST, ALONG A LINE 77.88 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 100.02 FEET; THENCE SOUTH 01°59'56" EAST, A DISTANCE OF 676.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 14,945.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'32", A DISTANCE OF 419.66 FEET; THENCE SOUTH 00°23'24" EAST, ALONG A LINE 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 24, 25 AND 48, A DISTANCE OF 1,527.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.994 ACRES, MORE OR LESS.

(PARCEL 1)

BEING A PORTION OF TRACTS 1, 2, 3, 4, 21 THROUGH 28 AND 45 THROUGH 48, BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54. TOGETHER WITH THOSE STRIPS OF LAND LYING BETWEEN SAID TRACTS 21 THROUGH 24 AND TRACTS 25 THROUGH 28, AS CONVEYED IN DEED RECORDED IN OFFICIAL RECORD BOOK 9045, PAGE 1341, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 45; THENCE NORTH 00°23'24" WEST ALONG THE WEST LINE OF SAID TRACTS 4, 21, 28 AND 45, A DISTANCE OF 2630.45 FEET; THENCE NORTH 89°02'44" EAST ALONG A LINE 77.88 FEET SOUTH OF PARALLEL WITH THE NORTH LINE OF SAID TRACTS 1, 2, 3 AND 4, A DISTANCE OF 1264.86 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 16522, PAGE 1317 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°59'56" EAST, A DISTANCE OF 676.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 14,945.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'32", A DISTANCE OF 419.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°23'24" EAST, A DISTANCE OF 1547.32 FEET, THE LAST THREE DESCRIBED COURSES RUNNING ALONG SAID WEST RIGHT-OF-WAY LINE OF LYONS ROAD; THENCE SOUTH 89°36'36" WEST ALONG THE SOUTH LINE OF SAID TRACTS 45, 46, 47 AND 48, A DISTANCE OF 1289.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (PARCEL 2)

BEING A PORTION OF TRACTS 49 THROUGH 60, AND TRACTS 61 THROUGH 96, ALL WITHIN BLOCK 53, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54. TOGETHER WITH THOSE STRIPS OF LAND LYING BETWEEN OR ADJACENT TO THE ABOVE SAID TRACTS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 85; THENCE NORTH 01°06'47" WEST, ALONG THE WEST LINE OF SAID TRACTS 85, 84, 61 AND 60, A DISTANCE OF 2,527.45 FEET; THENCE NORTH 89°36'33" EAST, A DISTANCE OF 2,059.48 FEET; THENCE NORTH 00°23'27" WEST, A DISTANCE OF 106.21 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 38.28 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 57 THROUGH 59, A DISTANCE OF 580.10 FEET TO A POINT IN THE CENTER OF A PLATTED ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54; THENCE NORTH 00°23'27" WEST, ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION, A DISTANCE OF 2.64 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 56 AND ITS WESTERLY EXTENSION, A DISTANCE OF 344.92 FEET; THENCE SOUTH 00°23'27" EAST, ALONG THE EAST LINE OF SAID TRACT 56, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 36.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 50 THROUGH 55, A DISTANCE OF 1,979.56 FEET; THENCE NORTH 00°23'24" WEST, ALONG THE EAST LINE OF SAID TRACT 50, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'33" EAST, ALONG A LINE BEING 35.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 49, A DISTANCE OF 299.92 FEET; THENCE SOUTH 00°23'24" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 16522, PAGE 1317, OF SAID RECORDS, A DISTANCE OF 2,636.17 FEET; THENCE SOUTH 89°36'36" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 85 THROUGH 96 AND ITS EASTERLY EXTENSION, A DISTANCE OF 5232.08 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 390.252 ACRES, MORE OR LESS.

SFWMD 2D:

BEING THE SOUTH 408.70 FEET OF THE NORTH 2308.75 FEET OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 24.804 ACRES, MORE OR LESS.

SFWMD 2A:

THE WEST ONE-HALF OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION LYING SOUTH AND WEST OF THE EASTERLY RIGHT OF WAY OF LEVEE L-40 AS DESCRIBED IN THOSE COUNTY DEEDS RECORDED IN DEED BOOK 939, PAGE 528, AND DEED BOOK 942, PAGE 241, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE NORTH 3425.33 FEET OF THE WEST ONE-HALF OF SAID SECTION 14, PALM BEACH COUNTY, FLORIDA.

CONTAINING 59.884 ACRES, MORE OR LESS.

(JILL NORTH)

BEING A PORTION OF TRACTS 1, 2, 7, 8, 9, 10, 15, 16, 17, 18, 23 AND 24, TOGETHER WITH A PORTION OF A ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN SAID TRACTS 23 AND 24 TO THE NORTH AND TRACTS 25 AND 26 TO THE SOUTH, ALL LYING WITHIN BLOCK 61, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE SOUTH 00°37'11" EAST, ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 128.16 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°35'56" EAST, ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 41 EAST AS SURVEYED BY THE STATE OF FLORIDA IN 1912, A DISTANCE OF 1,081.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 PER ORDER OF TAKING OF PARCEL 113 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11107, PAGE 992, SAID PUBLIC RECORDS; THENCE SOUTH 00°58'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,223.21 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 7 AND 8; THENCE SOUTH 89°38'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,089.29 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A" AND A POINT ON THE WEST LINE OF SAID TRACT 7; THENCE NORTH 00°37'11" WEST, ALONG SAID WEST LINE OF TRACTS 2 AND 7, A DISTANCE OF 1,222.41 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 00°37'11" EAST, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE OF TRACT 7, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACTS 9 AND 10 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°38'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,089.48 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 00°58'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,320.76 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 15 AND 16; THENCE SOUTH 89°39'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,097.61 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "B" AND A POINT ON THE WEST LINE OF SAID TRACTS 10 AND 15; THENCE NORTH 00°37'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 00°37'11" EAST, ALONG THE SOUTHERLY EXTENSION OF SAID TRACT 15, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACTS 17 AND 18 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°39'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,097.80 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 00°58'21" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1330.13 FEET; THENCE SOUTH 89°40'35" WEST, ALONG A LINE 9.32 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 23 AND 24, A DISTANCE OF 1105.99 FEET TO A POINT ON THE WEST LINE

OF SAID TRACTS 18 AND 23; THENCE NORTH 00°37'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1329.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 97.262 ACRES, MORE OR LESS.

HYDER PRESERVE AREA:

BEING ALL OF TRACTS 14, 15, 34, 35, 38, AND 39, A PORTION OF TRACTS 1 THROUGH 9, 13, 16, 33, 36, 37 AND 40, BLOCK 69, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THOSE ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 13 THROUGH 16 AND SAID TRACTS 33 THROUGH 36, ALL LYING WITHIN BLOCK 69, ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, LESS AND EXCEPT THAT PORTION OF STATE ROAD 7 RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 10622, PAGE 830 AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE PROJECT NO. 93210- 2515 RIGHT-OF-WAY MAP, SAID PUBLIC RECORDS, ALSO LESS THOSE LANDS PREVIOUSLY CONVEYED TO LAKE WORTH DRAINAGE DISTRICT; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE NORTH 89°25'29" EAST, ALONG THE SOUTH LINE OF SAID SECTION 25 ESTABLISHED BY PALM BEACH COUNTY PRIOR TO 1994, A DISTANCE OF 5060.85 FEET; THENCE SOUTH 01°06'45" EAST, A DISTANCE OF 65.92 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE SOUTH 01°06'45" EAST, ALONG THE WEST RIGHT-OF-WAY OF STATE ROAD 7 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10622, PAGE 830, SAID PUBLIC RECORDS, A DISTANCE OF 141.09 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 2,477.42 FEET; THENCE SOUTH 00°22'32" EAST, ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 487.36 FEET; THENCE SOUTH 89°36'38" WEST, ALONG THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 339.07 FEET; THENCE SOUTH 00°22'42" EAST, A DISTANCE OF 2,011.82 FEET; THENCE SOUTH 89°34'36" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 37 THROUGH 40, A DISTANCE OF 2,159.49 FEET; THENCE NORTH 00°45'03" WEST, ALONG A LINE 44.88 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 13, 36 AND 37, A DISTANCE OF 2013.16 FEET; THENCE NORTH 89°36'38" EAST, ALONG THE SOUTH LINE OF TRACTS 9 THROUGH 12, SAID BLOCK 69, A DISTANCE OF 1,974.90 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 633.31 FEET; THENCE NORTH 89°25'29" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-38W CANAL RIGHT-OF-WAY FOR THE FOLLOWING 13 COURSES AS DESCRIBED IN OFFICIAL RECORDS BOOK 129, PAGE 156, OFFICIAL RECORDS BOOK 6495, PAGE 761 AND OFFICIAL RECORDS BOOK 148, PAGE 437, A DISTANCE OF 557.59 FEET; THENCE SOUTH 00°22'32" EAST, A DISTANCE OF 5.28 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 345.11 FEET; THENCE SOUTH 00°22'27" EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°22'22" WEST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°22'12" EAST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 330.11 FEET; THENCE NORTH 00°22'07" WEST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 660.22 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 1.32 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 134.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE

SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE SOUTH THREE-QUARTERS (S. 3/4) OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE RIGHT- OF-WAY FOR STATE ROAD NO. 7 AS IT NOW EXISTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 89°25'29" EAST, ALONG THE SOUTH LINE OF SAID SECTION 25 ESTABLISHED BY PALM BEACH COUNTY PRIOR TO 1994; A DISTANCE OF 2,042.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 1,282.21 FEET; THENCE NORTH 89°05'42" EAST, A DISTANCE OF 450.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 293.56 FEET; THENCE SOUTH 89°03'44" WEST, A DISTANCE OF 450.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 260.61 FEET; THENCE NORTH 89°05'42" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 163.36 FEET; THENCE SOUTH 89°21'36" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°54'17" WEST, A DISTANCE OF 557.34 FEET; THENCE SOUTH 89°39'27" WEST, A DISTANCE OF 1,356.34 FEET; THENCE SOUTH 00°56'16" EAST, A DISTANCE OF 529.84 FEET; THENCE SOUTH 89°03'44" WEST, A DISTANCE OF 406.94 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 254.70 FEET; THENCE SOUTH 89°03'44" WEST, A DISTANCE OF 280.00 FEET; THENCE NORTH 00°54'18" WEST, A DISTANCE OF 593.88 FEET; THENCE NORTH 89°41'26" EAST, A DISTANCE OF 5,050.70 FEET TO A POINT ON WEST LINE OF RIGHT-OF- WAY FOR STATE ROAD 7 (US 441); THENCE SOUTH 01°06'44" EAST, ALONG SAID WEST RIGHT-OF- WAY LINE, A DISTANCE OF 956.95 FEET; THENCE SOUTH 88°55'00" WEST, A DISTANCE OF 366.34 FEET; THENCE SOUTH 01°06'44" EAST, A DISTANCE OF 537.01 FEET; THENCE SOUTH 88°54'59" WEST, A DISTANCE OF 448.86 FEET; THENCE NORTH 89°23'04" EAST, A DISTANCE OF 815.23 FEET TO A POINT ON WEST LINE OF RIGHT-OF-WAY FOR STATE ROAD 7 (US 441); THENCE SOUTH 01°06'44" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,353.55 FEET; THENCE SOUTH 89°25'29" WEST, ALONG SAID SOUTH LINE OF SECTION 25, A DISTANCE OF 3,017.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 388.007 ACRES, MORE OR LESS.

SFWMD 2E:

TRACT 7, BLOCK 52, LESS THE WEST 20 FEET THEREOF OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

CONTAINING 8.485 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

