



Agenda Item # R - 2

**Village of Royal Palm Beach
Village Council
Agenda Item Summary**

Agenda Item:

PUBLIC HEARING FOR SECOND READING AND ADOPTION OF ORDINANCE NO. 992 AND APPLICATION NO. 18-0078 (LSCPA), AN APPLICATION BY URBAN DESIGN KILDAY STUDIOS. THE APPLICANT IS SEEKING A CHANGE OF LAND USE DESIGNATION FOR A PARCEL OF LAND TOTALING 13.144± ACRES, MORE OR LESS, FROM PALM BEACH COUNTY'S LOW RESIDENTIAL-2 (PBC, LR-2) LAND USE DESIGNATION, TO THE VILLAGE'S OPEN SPACE (OS) LAND USE DESIGNATION, LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7. BY AGENT: ALI PALMER OF URBAN DESIGN KILDAY STUDIOS.

Issue:

The Applicant is seeking a Large Scale Future Land Use Map Amendment to change the Land Use Designation for two (2) tracts of land approximately 13.144± acres of land from the County's Low Density Residential-2 (PBC, LR-2) Land Use Designation to the Village's Open Space (OS) Land Use Designation. This site has several single family homes on large tracts. The Applicant has indicated in their justification statement that the ultimate goal is for Pod 8 to be the receiving area for the recreation obligations for Pods 2, 3, and 4 and total approximately 10 acres. The remaining acreage is the area within the Florida Power and Light Easement.

Overall, the proposed future land use amendment from Palm Beach County's Low Residential-2 (PBC, LR-2) Land Use Designation to the Village's Open Space (OS) Land Use Designation, is consistent with the Village's Comprehensive Plan, compatible with adjacent future land uses, and meets all relevant concurrency level of service standards. Finally, the proposed land use amendment package is consistent with the requirements of Chapter 163, F.S., concerning the requirements for the processing of future land use amendments.

The Village Council considered Ordinance 992 on first reading on June 20, 2019 and recommended approval by a vote of 5-0.

The Local Planning Agency considered this Application on June 25, 2019 and recommended approval by a vote of 5-0.

Recommended Action:

Staff is recommending adoption of Ordinance 992 on Second Reading.

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	9/19/19	Action

ORDINANCE NO. 992

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ADOPTING AN AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, ET SEQ., FLORIDA STATUTES, PURSUANT TO A PRIVATELY INITIATED APPLICATION # 18-0078(LSCPA) WHICH PROVIDES FOR AN AMENDMENT TO THE VILLAGE LAND USE MAP DESIGNATING 13.144 ± ACRES, MORE OR LESS, OF REAL PROPERTY AS “OS—OPEN SPACE”; WHICH PROPERTY IS LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD AND APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 / US 441, INFORMALLY KNOWN AS THE “SOUTHERN BOULEVARD PROPERTIES POD 8 AND FPL EASEMENT AREA”; FURTHER PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, the Village of Royal Palm Beach, Florida, has carefully prepared an amendment to its comprehensive development plan in order to adopt a map amendment concerning a proposed Open Space (OS) land use designation; and

WHEREAS, the Village of Royal Palm Beach has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Department of Economic Opportunity and after the proposed amendment of the plan was returned to the Village of Royal Palm Beach, in accordance with Chapter 163.3184, Florida Statutes; and

WHEREAS, the Village Council desires to adopt the amendment to the current comprehensive development plan to guide and control the future development of the Village, and to preserve, promote and protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

Section 1: The Village of Royal Palm Beach Comprehensive Plan is hereby amended by adopting this amendment to its current Comprehensive Development Plan dated July 4, 2009. This amendment specifically changes the land use designation for two (2) parcels of property from the Palm Beach County “LR-2—Low Residential” land use designation to the Village “OS—Open Space” land use designation, and further amends the Village’s Future Land Use Map accordingly. Said parcels comprise approximately 13.144 ± acres, more or less, and are more particularly described on the attached Exhibit “A.” The amended Village Future Land Use Map, which shows the new land use designation for these parcels, is attached hereto as Exhibit “B” and made a part hereof and of the current comprehensive development plan.

Section 2: A copy of the comprehensive development plan, as amended, is on file in the office of the Village Clerk, Village of Royal Palm Beach, Florida.

Section 3: The Village’s Planning and Zoning Director is hereby directed to transmit within ten (10) working days after adoption one (1) paper copy and two (2) electronic PDF format copies of the amendment to the current comprehensive development plan to the State Land Planning Agency, along with one copy to any other agency or unit of local government that timely provided comments in accordance with Section 163.3184(3)(c)2, Florida Statutes.

Section 4: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

Section 5: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 6: This plan amendment shall not become effective until 31 days after the state land planning agency notifies the Village that the plan amendment is complete. If timely challenged, this amendment does not become effective until the state land planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(3)(c)4, Florida Statutes, whichever is applicable. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

FIRST READING this 20th day of June, 2019.

SECOND AND FINAL READING this 15th day of August, 2019.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION- POD 8 AND FPL EASEMENT AREA COMBINED

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 1, S88°59'05"E A DISTANCE OF 1765.21 FEET; THENCE LEAVING SAID NORTH LINE S01°50'01"W A DISTANCE OF 1060.55 FEET TO A POINT ON THE SOUTH LINE OF A 160' WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE S88°57'45"E A DISTANCE OF 173.30 FEET TO THE POINT OF BEGINNING;

THENCE N01°01'47"E A DISTANCE OF 67.44 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°49'50" A DISTANCE OF 76.64 FEET TO THE POINT OF TANGENCY; THENCE N26°51'37"E A DISTANCE OF 20.54 FEET; THENCE S88°57'45"E A DISTANCE OF 645.97 FEET TO A POINT ON THE WEST LINE OF A 80' WIDE LAKE WORTH DRAINAGE DISTRICT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 378, 379 AND 382 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE ALONG SAID WEST LINE, S01°50'51"W A DISTANCE OF 723.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 60 FOOT WIDE S-4W CANAL FOR LAKE WORTH DRAINAGE DISTRICT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°59'05"W A DISTANCE OF 845.60 FEET; THENCE LEAVING SAID NORTH LINE N01°50'01"E A DISTANCE OF 503.92; THENCE S88°57'45"E A DISTANCE OF 177.28 FEET; THENCE N01°01'47"E A DISTANCE OF 60.21 FEET TO THE POINT OF BEGINNING

CONTAINING 13.144 ACRES MORE OR LESS



Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Southern Boulevard Properties Pod 8

Application: 18-0078 (LSCPA) (Ord. No. 992)

Applicant: Urban Design Kilday Studios
Ken Tuma and Jan Polson
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

Request: A Large Scale Comprehensive Plan Amendment for 13.144± acres from Palm Beach County's Low Density Residential-2 (PBC, LR-2) Land Use Designation to the Village's Open Space (OS) Land Use Designation, for an area located on the south side of Southern Boulevard and approximately 0.27 miles west of State Road 7 / US 441.

Hearings: Planning and Zoning Commission: June 25, 2019
Village Council (First Reading): June 20, 2019
Village Council (Second Reading): September 19, 2019

Recommendation: Approval

II. Site Data:

Site Area: 13.144± acres

Property Control Numbers: 72 41 44 01 00 000 00 3060; 72 41 44 01 00 000 3110

Existing Land Use: Single Family Residential

Existing FLUM Designation: Low Density Residential (PBC, LR-2)

Proposed FLUM Designation: Open Space (OS, RPB)

Existing Zoning District: Agriculture Residential (AR, PBC)

Proposed Zoning: Public Ownership (PO, RPB)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
<i>North</i>	Verse Apartments	Multi-Family High Density Residential (MFH, RPB)	Multi-Family Residential (RM-18, RPB)
<i>South</i>	Victoria Groves PUD	Residential Mixed Use (RMU)	Residential Mixed Use (RMU)
<i>East</i>	Victoria Groves PUD	Residential Mixed Use (RMU)	Residential Mixed Use (RMU)
<i>West</i>	Single Family Residences	Single-Family Residential (SF)	Single-Family Residential (SF-3)



Figure 1: Location Map

III. Intent of Petition:

The Applicant is seeking a Large Scale Future Land Use Map Amendment to change the Land Use Designation for two (2) tracts of land approximately 13.144± acres of land from the County’s Low Density Residential-2 (PBC, LR-2) Land Use Designation to the Village’s Open Space (OS) Land Use Designation. This site has several single family homes on large tracts. The Applicant has indicated in their justification statement that the ultimate goal is for Pod 8 to be the receiving area for the recreation obligations for Pods 2, 3, and 4 and total approximately 10 acres. There remaining acreage is the areas within the Florida Power and Light Easement.

In reviewing the proposed Future Land Use Map Amendment designating the parcels with an Open Space (OS) Land Use Designation, Village Staff considered compatibility with adjacent land uses; consistency with the Village’s Comprehensive Plan; and whether the action requested will exacerbate any existing public facility capacity deficits in regards to the roadway network, sanitary sewer, solid waste, drainage, potable water, and recreation and open space. Village Staff also considered Pod 8 in relation to the overall proposed Master Plan for this area. The proposed Master Plan is provided in **Attachment B** for your reference to give the Applicant’s overall vision for this area and relation of Pod 8 to the other applications relating to this area.

IV. History:

The subject property is located on the south side of Southern Boulevard and west of State Road 7. The parcels were recently annexed into the Village Boundary by Adoption of Ordinance 919 by Village Council on September 3, 2015.

V. Analysis:

The Applicant is seeking a Large Scale Future Land Use Map Amendment to change the Land Use Designation for two (2) tracts of land approximately 13.144± acres of land from the County's Low Density Residential-2 (PBC, LR-2) Land Use Designation to the Village's Open Space (OS) Land Use Designation. This site has several single family homes on large tracts. The Applicant has indicated in their justification statement that the ultimate goal is for Pod 8 to be the receiving area for the recreation obligations for Pods 2, 3, and 4 and total approximately 10 acres. There remaining acreage is the areas within the Florida Power and Light Easement.

In reviewing the proposed Future Land Use Map Amendment designating the parcels with an Open Space (OS) Land Use Designation, Village Staff considered compatibility with adjacent land uses; consistency with the Village's Comprehensive Plan; and whether the action requested will exacerbate any existing public facility capacity deficits in regards to the roadway network, sanitary sewer, solid waste, drainage, potable water, and recreation and open space. Village Staff also considered Pod 8 in relation to the overall proposed Master Plan for this area.

The proposed Master Plan is provided in **Attachment B** for your reference to give the Applicant's overall vision for this area and how Pod 8 is situated among the other pods. The following is a summation of the Master Plan which includes the proposed pods and the uses contained within them, as indicated throughout the individual Pod applications and the Traffic Performance Standard Ordinance (TPSO) letter:

- Pod 2 - Maximum 401 Apartment Units on 29.36 acres;
- Pod 3 – Maximum 318 Apartment Units on 23.95 acres;
- Pod 4 – Maximum 100 Single Family Units on 33.75 acres;
- Pod 6 – Maximum 341,000 square feet of Commercial Uses on 31.85 acres, according to the traffic study that this Pod relies upon, the use/square footage breakdown is: 22,000 ft² of grocery, 13,000 ft² of Pharmacy with drive-through, 5,636 ft² of Convenience Store with eight (8) pump gas islands, 76,500 ft² of Restaurant, 55,000 ft² of General Commercial, 150 room Hotel, 915 Seat Movie Theatre, 33,000 ft² Health Club, 12,000 ft² Daycare Facility, five (5) lane Car Wash, and a Multi-Modal Center;
- Pod 7 – 1,500 Student Charter School on 10.17 acres;
- Pod 8 - 10.7 acre Public Park (this park is not part of this Comprehensive Plan Land Use Map amendment approval round but will be brought forth for consideration for a Comprehensive Plan Land Use Map amendment prior to the second reading and adoption hearing of the current Comprehensive Plan Land Use Map amendment approval round); and
- Erica Boulevard (aka Phase 4 Lowes Rd) – 11.2 acres of Roadway.

To put the commercial space proposed for this Master Plan into perspective, Staff has provided the acreage and commercial square footages for comparable Master Planned areas of similar nature and they are as follows:

- Delray Marketplace – 32 acres, 320,000 square feet of retail;
- Downtown At The Gardens – 35 acres, 316,2317 square feet of retail; and
- City Place WPB – 23.19 acres, 617,648 square feet of retail.

The Applicant asserts that the proposed Land Use Plan Amendment is consistent with the Village of Royal Palm Beach's Comprehensive Plan and Section 26-32 (f) (2) b. Below is a summation of the findings and assertions by the Applicant contained with the application.

Consistency with the Comprehensive Plan:

Goal LU-1: A MIX OF COMPATIBLE LAND USES WHICH MEETS THE NEEDS OF THE VILLAGE RESIDENTS, MAINTAINS AND ENHANCES THE COMMUNITY CHARACTER, DOES NOT ADVERSLY IMPACT EXISTING NEIGHBORHOOD AND IS DEVELOPED CONCURRENTLY WITH THE NEEDED INFRASTRUCTURE AND FACILITIES.

The proposed amendment to assign the subject site a FLU designation of OS-Open Space will allow for a public park that will support future development in the area. The site will be dedicated to the Village for future development. The remaining 2.444 acres will continue to be utilized for FPL utility purposes.

Policy LU-1.1.1: All proposed development shall include a soils analysis prepared by a professional, licensed to prepare such an analysis which shall include the ability of the soil structure to support the proposed development.

An Environmental Assessment has been provided to the Village as part of this application. A soils analysis was included as part of the assessment that demonstrates that the soil structure is sufficient to support any future development activities that may be supported by the Village and/or Florida Power & Light.

OBJECTIVE LU-1.2: Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of capital improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development.

The 10.7-acre site is proposed to be developed as a public park and will have no adverse impacts related to public facilities. The remaining 2.444 acres will continue to be utilized for Florida Power & Light utility purposes.

POLICY LU-1.4.1: All development activities within areas designated on the Future Land Use Map as Open Space shall be consistent with the allowable activities for such areas as described in this Element.

The purposed land use designation for the subject site is the Open Space (OS) Land Use designation. The Village Comprehensive Plan provides that the Open Space designation applies to all public and private open space, parks and recreation areas in the Village. The 10.7-acre site will be dedicated to the Village of Royal Palm Beach to comply with the 18-0078 (LSCPA) (Ord.992)

recreation requirements for the surrounding residential development as proposed on the Village Royale master plan previously filed with the Village. The remaining 2.444 acres will continue to be utilized for Florida Power & Light utility purposes.

Policy LU-1.4.3: THE VILLAGE SHALL PROTECT POTABLE WATER, WELLFIELDS AND PRIME AQUIFER RECHARFE AREAS THROUGH THE IMPLEMENTATION OF THE PALM BEACH COUNTY WELLFIELD ORDINANCE.

The subject site is not located within a Wellfield Protection Area.

Policy LU-1.4.6: THE VILLAGE, THROUGH ITS LAND DEVELOPMENT REGULATIONS AND OTHER APPROPRIATE MECHANISM, SHALL REQUIRE THE ERADICATION OF INVASIVE EXOTIC PLANT SPECIES CONCURRENT WITH THE COMMENCEMENT OF DEVELOPMENT OF DEVELOPMENT ACTIVITY.

The development of the subject site will include the eradication of invasive exotic plant species concurrent with the commencement of development activity as required by the Village's Land Development Regulations.

Objective LU-1.5: URBAN SPRAWL SHALL BE DISCOURAGED BY DIRECTING FUTURE GROWTH, DEVELOPMENT AND RE-DEVELOPMENT TO APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP, CONSISTENT WITH: SOUND PLANNING PRINCIPLES, MINIMAL NATURAL LIMITATIONS; THE GOALS, OBJECTIVES, AND POLICIES CONTAINED WITHIN THIS COMPREHENSIVE PLAN; AND DESIRED COMMUNITY CHARACTER.

The designation of the subject site is consistent with the character of the surrounding area and will not create incompatibility issues. The parcel is an infill site surrounded by development and will not promote urban sprawl. The 10.7-acre site will be dedicated to the Village of Royal Palm Beach to comply with the recreation requirements for the surrounding residential development as proposed on the Village Royale master plan previously filed with the Village. The proposed amendment will provide recreation facilities to support the existing and future proposed development in the area.

Consistency with Section 26-32 (f) (2) b.

1. *If the action requested will contribute to a condition of public hazard as described in the sanitary sewer, solid waste, drainage, and potable water sub elements of the comprehensive plan;*

The proposed development meets all level of service requirements for a park.

2. *If action requested will exacerbate any existing public facility capacity deficits as described in the traffic circulations elements; sanitary sewer, solid waste, drainage, portable water element and recreation and open space element of the comprehensive plan.*

The proposed development meets all level of service requirements for a park.

3. *If the action requested will generate public facility demands that may be accommodated by capacity increases planned in the five-year schedule of improvements established by the comprehensive plan.*

The proposed development meets all level of service requirements for a park.

4. *If the action requested conforms with future land uses as shown on the future land use map of the future land use element of the comprehensive plan.*

The proposed land use designation is entirely consistent with many of the Directives, Goals, Objectives and Policies of the Village of Royal Palm Beach Comprehensive Plan. The action requested will amend the future land use map and conform to the future land use.

5. *If public facilities are developer provided, will the action requested accommodate public facility demand based on LOS standards?*

The proposed development meets all level of service requirements for a park.

6. *If public facilities are provided in part or whole by the Village, is the action financially feasible subject to the capital improvement element of the comprehensive plan.*

The proposed development meets all level of service requirements for a park.

Overall, the proposed future land use amendment from Palm Beach County's Low Residential-2 (PBC, LR-2) Land Use to the Village of Royal Palm Beach's Open Space (OS) Land Use Designation is consistent with the Village's Comprehensive Plan, compatible with adjacent future land uses, and meets all relevant concurrency level of service standards. Finally, the proposed land use amendment package is consistent with the requirements of Chapter 163, F.S., concerning the requirements for the processing of future land use amendments.

VI. Staff Recommendation:

Staff recommends Approval of application 18-0078 (LSCPA) and Ordinance 992.

VII. Hearing History:

Planning and Zoning Commission:

The Local Planning Agency considered this Application on June 25, 2019 and recommended approval by a vote of 5-0.

Village Council (First Reading):

The Village Council considered Ordinance 992 on first reading on June 20, 2019 and recommended approval by a vote of 5-0.

Attachment A
Legal Description
Southern Boulevard Properties Pod 8
18-0078 (LSCPA)
Ordinance No. 992

POD 8 DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 1, S88°59'05"E A DISTANCE OF 1765.21 FEET; THENCE LEAVING SAID NORTH LINE S01°50'01"W A DISTANCE OF 1060.55 FEET TO A POINT ON THE SOUTH LINE OF A 160' WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE S88°57'45"E A DISTANCE OF 173.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE S88°57'45"E A DISTANCE OF 669.29 FEET TO A POINT ON THE WEST LINE OF A 80 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGES 378, 379 AND 382; THENCE ALONG SAID WEST LINE S01°50'51"W A DISTANCE OF 563.60 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 60 FOOT WIDE S-4W CANAL FOR LAKE WORTH DRAINAGE DISTRICT; THENCE ALONG SAID NORTH LINE N88°59'05"W A DISTANCE OF 845.60 FEET; THENCE LEAVING SAID NORTH LINE N01°50'01"W A DISTANCE OF 503.92; THENCE S88°57'45"E A DISTANCE OF 177.28 FEET; THENCE N01°01'47"E A DISTANCE OF 60.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.700 ACRES MORE OR LESS.

FPL POD DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S01°50'01"W A DISTANCE OF 900.06 FEET TO A POINT ON THE NORTH LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534 AND OFFICIAL RECORD BOOK 765, PAGE 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID NORTH LINE S88°57'45"E A DISTANCE OF 1962.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH LINE S88°57'45"E A DISTANCE OF 645.97 FEET TO A POINT ON THE WEST LINE OF A 80' WIDE LAKE WORTH DRAINAGE DISTRICT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 378, 379 AND 382 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, THENCE ALONG SAID WEST S01°50'51"W A DISTANCE OF 160.02 FEET TO A POINT ON THE SOUTH LINE OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE ALONG SAID SOUTH LINE N88°57'45"W A DISTANCE OF 669.62 FEET; THENCE LEAVING SAID SOUTH LINE N01°01'47"E A DISTANCE OF 67.44 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°49'50" A DISTANCE OF 76.64 FEET TO THE POINT OF TANGENCY; THENCE N26°51'37"E A DISTANCE OF 20.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.444 ACRES MORE OR LESS.

