



Village of Royal Palm Beach
Village Council
Agenda Item Summary

Agenda Item:

PUBLIC HEARING TO CONSIDER VARIANCE APPLICATION NO. 18-120 (SVAR), AN APPLICATION BY CENTERPOINT INTEGRATED SOLUTIONS, LLC, IS REQUESTING A SIGN VARIANCE FROM SECTION 20-60(2) TO ALLOW FOR A 17'-4" WIDE BY 10 FOOT HIGH SIGN, 173 SQUARE FEET IN AREA WHERE VILLAGE CODE ALLOWS A MAXIMUM MONUMENT SIGN SIZE NO MORE THAN 8 FEET IN WIDTH AND 7 FEET IN HEIGHT AND 42 SQUARE FEET IN AREA, A SIGN VARIANCE FROM SECTION 20-60(2) TO ALLOW FOR 21 5/16" LETTERS ON THE MONUMENT SIGN WHERE VILLAGE CODE ALLOWS A MAXIMUM LETTER HEIGHT NO MORE THAN 15", A SIGN VARIANCE FROM SECTION 20-60(4)F. TO ALLOW FOR A 3'2" WIDE BY 4' FOOT HIGH DIRECTIONAL SIGN WHERE VILLAGE CODE ALLOWS A MAXIMUM DIRECTIONAL SIGN THAT IS 2' HIGH AND 2 SQUARE FEET IN AREA, AND A SIGN VARIANCE FROM SECTION 20-60(4)F. TO ALLOW A MAXIMUM MOUNTING HEIGHT OF 8'-0" FOR DIRECTIONAL SIGNAGE IN THE SALES DISPLAY LOT, WHERE VILLAGE CODE ALLOWS A MAXIMUM HEIGHT OF 2'-0", FOR A 13.47-ACRE PROPERTY LOCATED AT 10501 SOUTHERN BOULEVARD.

Issue:

The Applicant is requesting Sign Variances to allow for a variance to Village Code Section 20-60 (2) to allow the following:

- For a 17'-4" wide by 10 foot high sign, 173 square feet in area where Village Code allows a maximum monument sign size no more than 8 feet in width and 7 feet in height and 42 square feet in area (please refer to **Attachment A** for an Illustration of this Monument Sign), and to allow;
- For 21 5/16" letters on the monument sign where Village Code allows a maximum letter height no more than 15" (please refer to **Attachment A** for an Illustration of this Monument Sign).

Staff is recommending **Denial** of the above two variance requests.

The Applicant is also seeking Sign Variances to allow for a variance to Village Code Section 20-60 (4) f. to allow the following:

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- For a 3'2" wide by 4' foot high directional sign where Village Code allows a maximum directional sign that is 2' high and 2 square feet in area (please refer to **Attachment B** for an Illustration of this Directional Sign), Staff is recommending **Denial** of this variance request. and,
- To allow a maximum mounting height of 8'-0" for directional signage in the sales display lot where Village Code allows a maximum height of 2'-0". Staff is recommending **Approval** of this variance request.

Village Code Section 26-32 (f) (6) *Variances* sets for the Criteria for granting Sign Variances and they are as follows:

- That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
- Special conditions do not result from the actions of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning ordinance to other lands, buildings or structures in the same zoning district;
- That a literal interpretation of the provisions of this division would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this division and would work unnecessary and undue hardship on the applicant;
- That the grant of the variance will be in harmony with the general intent and purpose of this division; and
- That such variance will not be injurious to the area involved or otherwise be detrimental to the public welfare.

The Applicant contends that a larger monument sign and letter height are necessary due to the property being setback approximately 92 feet from the closest point of the adjacent Southern Boulevard right-of-way. The property is setback 92 feet from Southern Boulevard due to the location of an FDOT water detention area, located between the roadway and the property. The Applicant asserts that other similar automobile dealerships located within the Village of Royal Palm Beach and along the Southern Boulevard corridor also have larger signs than permitted by Village Code.

Regarding the variances for the directional signage, the Applicant contends that the larger size for the directional signs at the entryways to the property are necessary in order for automobile delivery trucks to be able to clearly see and read the signs directing them to the proper entrance to utilize when picking-up or delivering vehicles to the site. CarMax finds it operationally undesirable, and a safety concern, for the general public and

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automobile delivery trucks to interact at the dedicated entry points for customers and delivery trucks.

The Applicant is also seeking a variance to allow for directional signs mounted at a height of 8 feet where Village Code only allows for a maximum 2 foot height. These particular directional signs, are designed to identify the locations where specific inventory is stored. It is the assertion of the Applicant that the signs need to be 8 feet in height so that both customers and employees can see the signs above the cars and to make it easier to direct customers to the inventory in which they are interested. The Applicant further contends that this means of inventory organization and wayfinding are common among dealers offering multiple brands of automobiles.

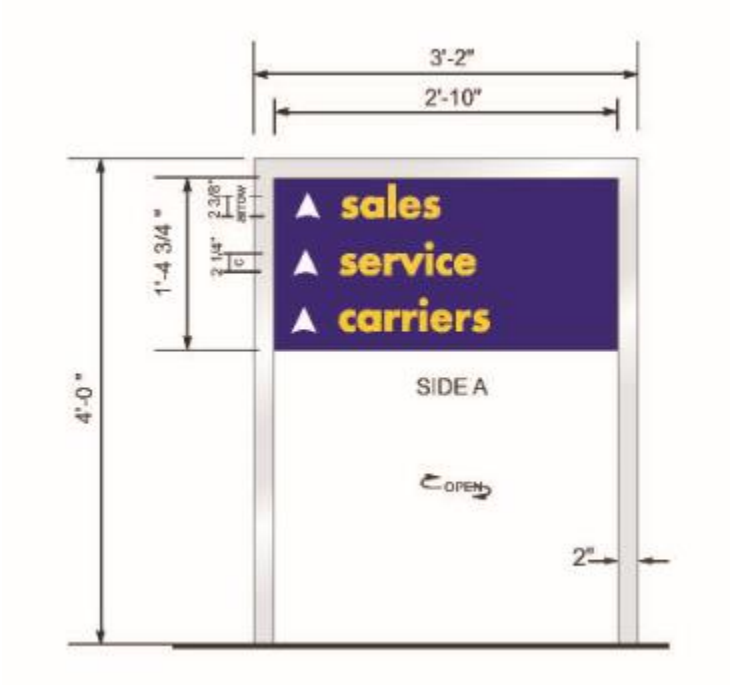
Staff generally agrees with the Applicant's justification for the direction signs mounted at eight (8) feet and therefor is recommending Approval of said variance. However Staff is recommending **Denial** of the other three (3) variance requests. Staff feels as though the criteria for granting these variance requests have not been met since there are no special conditions and circumstances that exist which are peculiar to the site, structure, or building, and which are not applicable to other lands, structures, or buildings subject to similar requirements; and that the granting of the variance request will confer on the Applicant special privileges that are denied to other lands, buildings or structures similarly situated. In addition, The Village Council recently adopted a Sign Code Amendment with the specific intent of eliminating future sign variance applications.

Recommended Action:

Staff is recommending Denial of Application No. 18-120 (SVAR), with the exception of the variance request to mount the directional signs at eight (8) feet.

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**Attachment B
Directional Sign
Carmax
18-120 (SVAR)**



Initiator:
P & Z Director

Village Manager
Denial

Agenda Date
7-18-19

Village Council
Action

**ORDER OF THE VILLAGE COUNCIL
VILLAGE OF ROYAL PALM BEACH
SIGN VARIANCE**

CASE NO. VC-19-06

IN RE:Application No. 18-120(SVAR) – CarMax

Legal Description:

Attached as Exhibit "A"

ORDER APPROVING APPLICATION

This cause came to be heard upon the above application and the Royal Palm Beach Village Council having considered the evidence presented by the applicant and other interested persons at a hearing called and properly noticed, and the Royal Palm Beach Village Council being otherwise advised.

THEREUPON, the Village Council of the Village of Royal Palm Beach finds as follows:

1. The property which is the subject of said application is classified and zoned within the CG – General Commercial Zoning District by the Zoning Code of the Village of Royal Palm Beach and the zoning map made a part thereof by reference.
2. The applicant is seeking a **Variance** from the Village of Royal Palm Beach Code of Ordinances at Section 20-60(2) to allow for a 17'-4" wide by 10 foot high sign, 173 square feet in area where Village Code allows a maximum monument sign size no more than 8 feet in width and 7 feet in height and 42 square feet in area, a **Variance** from Section 20-60(2) to allow for 21 5/16" letters on the monument sign where Village Code allows a maximum letter height no more than 15", a **Variance** from Section 20-60(4)f. to allow for a 3'2" wide by 4' foot high directional sign where Village Code allows a maximum directional sign that is 2' high and 2 square feet in area, and a **Variance** from Section 20-60(4)f. to allow a maximum mounting height of 8'-0" for directional signage in the sales display lot where Village Code allows a maximum height of 2'-0".

3. Under the provisions of Sec. 20-148 of the Village Code of Ordinances, the Village Council has the right, power and authority to act upon the application herein made.
4. In the judgment of the Village Council, the public welfare will best be served by **APPROVING** the application as set forth in the attached Exhibit B.
5. **IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED** by the Royal Palm Beach Village Council as follows:
6. The application for **Variance, VC-19-06**, with respect to the above-referenced property in the Village of Royal Palm Beach, Florida to permit a variance to Section 20-60(2) to allow for a 17'-4" wide by 10 foot high sign, 173 square feet in area where Village Code allows a maximum monument sign size no more than 8 feet in width and 7 feet in height and 42 square feet in area, a variance to Section 20-60(2) to allow for 21 5/16" letters on the monument sign where Village Code allows a maximum letter height no more than 15", a variance to Section 20-60(4)f. to allow for a 3'2" wide by 4' foot high directional sign where Village Code allows a maximum directional sign that is 2' high and 2 square feet in area, and a variance to Section 20-60(4)f. to allow a maximum mounting height of 8'-0" for directional signage in the sales display lot where Village Code allows a maximum height of 2'-0"

is hereby **Approved** in accordance with the Village Code of Ordinances for the following reasons:

The applicant meets the following standards set forth in Section 26-32(f)(6). of the Village Code of Ordinances.

1. Special conditions and circumstances exist;
2. Special Circumstances are not the result of actions of the applicant;
3. No special privilege is conferred;
4. Literal interpretation would constitute an unnecessary and undue hardship;

5. Minimum variance;
6. Is in harmony with the Sign Code; and:
7. Will not be injurious to area or detrimental to the public welfare:

Done and ordered this 18th day of July, 2019.

Mayor Fred Pinto
Village of Royal Palm Beach

Attest:

Diane DiSanto, Village Clerk

Exhibit A
Legal Description
Application No. 18-120(SVAR)
CarMax

DESCRIPTION:

PARCEL A

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 36, RUN (BEARINGS CITED HEREIN ARE IN A MERIDIAN ASSUMING S 01°33'58"W ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 36) S 01°33'58"W, ALONG THE SAID EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, A DISTANCE OF 118.14 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 44.00 FEET OF TRACT 1, BLOCK 9 OF THE PLAT ENTITLED, THE PALM BEACH FARMS CO. PLAT NO. 3, AS SAME IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 88°20'17" W, ALONG THE SAID EASTERLY PROLONGATION AND ALONG THE SAID SOUTH LINE OF THE NORTH 44.00 FEET OF TRACT 1, A DISTANCE OF 108.29 FEET MORE OR LESS, TO A POINT IN THE WEST LINE OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN DEED BOOK 849 AT PAGES 322 AND 323, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING AND THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; AND FROM SAID POINT OF BEGINNING RUN, BY THE FOLLOWING DENOTED COURSES, S 01°49'53" W, ALONG THE SAID WESTERLY LINE OF THE PARCEL DESCRIBED IN DEED BOOK 849 AT PAGES 322 AND 323, A DISTANCE OF 979.23 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF TRACT 1; THENCE S 89°00'38" W, ALONG THE SAID SOUTH LINE OF TRACT 1, A DISTANCE OF 87.01 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 AS SAME IS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 5352 AT PAGE 1899 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 01°33'58" W, ALONG THE JUST DESCRIBED NORTHERLY PROLONGATION, A DISTANCE OF 50.05 FEET MORE OR LESS, TO A POINT IN THE NORTH LINE OF TRACT 5, SAID BLOCK 9; THENCE CONTINUE S 01°33'58" W, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 1323.28 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID TRACT 5, THENCE S 89°03'33" W, ALONG THE SAID SOUTH LINE OF TRACT 5 AND ALONG THE SOUTH LINES OF TRACT 4 AND OF TRACT 3, ALL IN SAID BLOCK 9, A DISTANCE OF 1457.02 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY PROLONGATION OF THE EAST LINE OF TRACT 8 OF SAID BLOCK 9; THENCE S 00°42'13" W, ALONG THE JUST DESCRIBED PROLONGATION AND ALONG THE SAID EAST LINE OF TRACT 8, A DISTANCE OF 78.00 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF THE NORTH 48 FEET OF SAID TRACT 8; THENCE CONTINUE S 00°42'13" E, ALONG THE SAID EAST LINE OF TRACT 8, A DISTANCE OF 511.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°42'13" E, A DISTANCE OF 700.00 FEET, TO A POINT IN THE NORTHERLY RIGHT-OF-WAY

LINE OF STATE ROAD 80, AS SAID NORTHERLY RIGHT-OF-WAY LINE IS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 5352 AT PAGE 1897 AND 1898, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT IN A 11422.16 FOOT RADIUS CURVE, CONCAVE NORTHERLY AND WHOSE RADIAL LINE PASSING THROUGH SAID POINT BEARS N 00°12'04" E; THENCE WESTERLY ALONG THE JUST DESCRIBED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 80 AND ALONG THE ARC OF THE JUST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 01°19'12", AN ARC DISTANCE OF 263.15 FEET TO A POINT OF TANGENCY, THENCE N 88°28'44" W, CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 80, A DISTANCE OF 743.55 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID TRACT 8; THENCE N 01°35'50" E, ALONG SAID TRACT LINE, A DISTANCE OF 680.00 FEET; THENCE S 89°47'46" E, DEPARTING SAID TRACT LINE, A DISTANCE OF 978.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

THAT PART OF TRACT 8, BLOCK 9, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE NORTH 01°34'07" EAST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 433.957 METERS (1,423.74 FEET) TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION 93120-2543; THENCE NORTH 88°39'54" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 488.921 METERS (1,604.07 FEET); THENCE NORTH 01°20'06" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE A DISTANCE OF 35.666 METERS (117.01 FEET) TO A POINT ON THE EAST LINE OF SAID TRACT 8 AND THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 80 (SOUTHERN BOULEVARD), SAID POINT ALSO BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A CHORD BEARING OF NORTH 89°07'47" WEST; THENCE WESTERLY ALONG SAID EXISTING RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 3,481.481 METERS (11,422.16 FEET), THROUGH A CENTRAL ANGLE OF 01°19'24", AN ARC DISTANCE OF 80.419 METERS (263.84 FEET) TO THE END OF SAID CURVE; THENCE NORTH 88°28'05" WEST CONTINUING ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 166.783 METERS (547.19 FEET); THENCE NORTH 88°28'14" WEST CONTINUING ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 59.736 METERS (195.98 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR 105TH AVENUE; THENCE NORTH 01°35'55" EAST, A DISTANCE OF 207.261 METERS (679.99 FEET); THENCE SOUTH 89° 47'30" EAST; A DISTANCE OF 15.503 METERS (50.86 FEET); THENCE SOUTH 01°29'19" WEST, A DISTANCE OF 164.086 METERS (538.34 FEET); THENCE SOUTH 88°28'07" EAST A DISTANCE OF 25.479 METERS (83.59 FEET); THENCE NORTH 89°07'35" EAST, A DISTANCE OF 214.555 METERS (703.92 FEET) TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A CHORD BEARING OF NORTH 88°48'56" EAST; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 4,545.000 METERS

(14,911.39 FEET), THROUGH A CENTRAL ANGLE OF 00°37'17", AN ARC DISTANCE OF 49.299 METERS (161.74 FEET) TO A POINT ON THE EAST LINE OF SAID TRACT 8 AND THE END OF SAID CURVE; THENCE SOUTH 00°34'07" EAST ALONG SAID EAST LINE, A DISTANCE OF 53.980 METERS (177.10 FEET) TO THE POINT OF BEGINNING.

CONTAINING 500296.77± SQUARE FEET OR 11.49± ACRES

PARCEL B

THAT PART OF TRACT 8, BLOCK 9, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE NORTH 01°34'07" EAST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 433.957 METERS (1,423.74 FEET) TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2294981, SECTION 93120-2543; THENCE NORTH 88°39'54" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 489.941 METERS (1,607.41 FEET) THENCE NORTH 01°20'06" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 66.350 METERS (217.68 FEET) TO A POINT ON THE EAST LINE OF SAID TRACT 8 AND THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE FOR SAID STATE ROAD 80 (SOUTHERN BOULEVARD), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FOR THE NEXT FIVE (5) COURSES CONTINUE ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE; (1) SOUTH 84°59'54" WEST, A DISTANCE OF 19.758 METERS (64.82 FEET) TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 85°5L '37" WEST; THENCE (2) WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,738.000 METERS (5,702.09 FEET), THROUGH A CENTRAL ANGLE OF 01°43'25", AN ARC DISTANCE OF 52.287 METERS (171.54 FEET) TO A POINT ON A COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 89°07'33" WEST; THENCE (3) WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,206.475 METERS (7,239.08 FEET), THROUGH A CENTRAL ANGLE OF 04°48'27", AN ARC DISTANCE OF 185.133 METERS (607.39 FEET) TO THE END OF SAID CURVE; THENCE (4) NORTH 88°28'14" WEST, A DISTANCE OF 30.347 METERS (99.56 FEET) THENCE (5) NORTH 43°29'28" WEST, A DISTANCE OF 4.244 METERS (13.92 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR 105TH AVENUE; THENCE NORTH 01°29'19" EAST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE AND SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 24.109 METERS (79.10 FEET) TO A POINT ON THE VACATED NORTHERLY EXISTING RIGHT OF WAY LINE AND VACATED LIMITED ACCESS RIGHT OF WAY LINE FOR SAID STATE ROAD 80 (SOUTHERN BOULEVARD); THENCE FOR THE NEXT THREE (3) COURSES CONTINUE ALONG SAID VACATED NORTHERLY EXISTING RIGHT OF WAY LINE AND VACATED LIMITED ACCESS RIGHT OF WAY LINE; (1) SOUTH 88°28'07" EAST, A DISTANCE OF 25.479 METERS (83.59 FEET); THENCE (2) NORTH 89°07'35" EAST, A DISTANCE OF 214.555 METERS (703.92 FEET) TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 88°48'56" EAST; THENCE (3) EASTERLY ALONG SAID CURVE,

HAVING A RADIUS OF 4,545.000 METERS (14,911.39 FEET), THROUGH A CENTRAL ANGLE OF 00°37'17", AN ARC DISTANCE OF 49.299 METERS (161.74 FEET) TO A POINT ON THE EAST LINE OF SAID TRACT 8, THE NORTHERLY EXISTING LIMITED ACCESS LINE FOR SAID STATE ROAD 80 (SOUTHERN BOULEVARD) AND THE END OF SAID CURVE; THENCE SOUTH 00°34'07" EAST ALONG SAID EAST LINE AND EXISTING LIMITED ACCESS LINE, A DISTANCE OF 23.280 METERS (76.38 FEET) TO THE POINT OF BEGINNING.

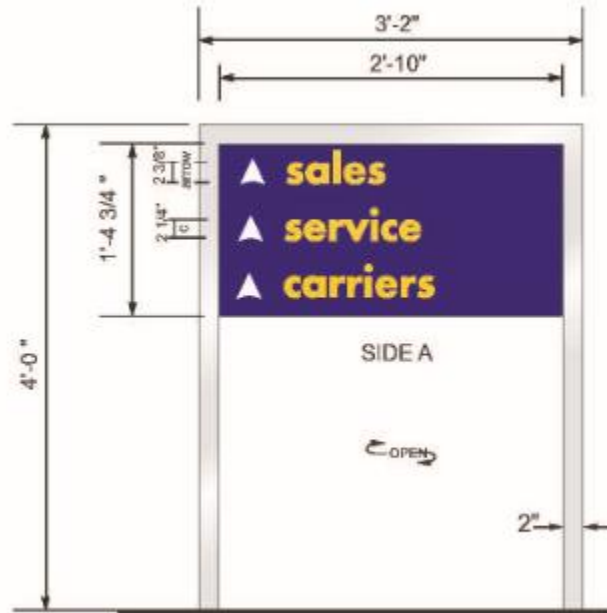
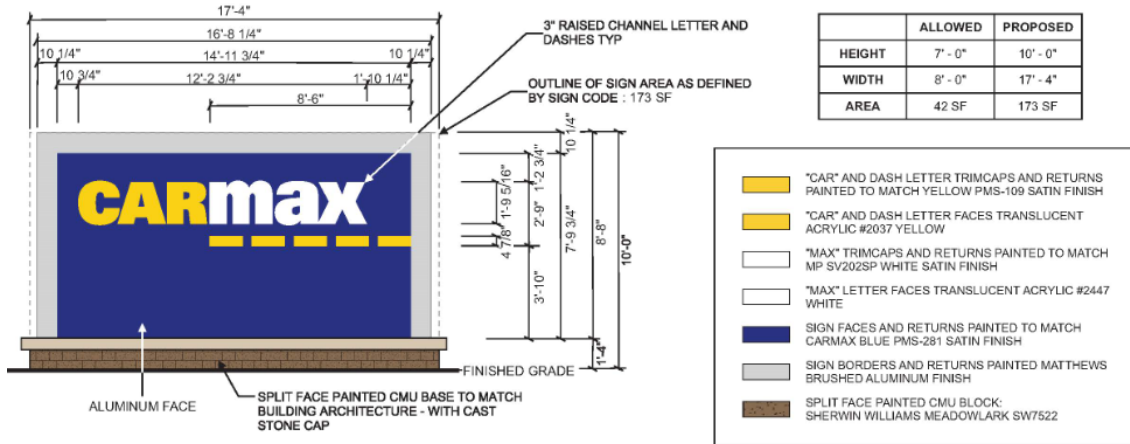
SUBJECT TO A PERPETUAL EASEMENT FOR MAINTENANCE, DRAINAGE AND ACCESS PURPOSES IN, OVER UNDER, UPON AND THROUGH THE ABOVE DESCRIBED LAND. ALSO SUBJECT TO ALL RIGHTS OF ACCESS, INGRESS AND EGRESS, BETWEEN THE GRANTEE'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ALONG THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE NORTH 01°34' 07" EAST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 433.957 METERS (1,423.74 FEET) TO A POINT ON THE BASELINE SURVEY FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2294981, SECTION 93120-2543; THENCE NORTH 88° 39' 54" WEST ALONG SAID BASELINE SURVEY, A DISTANCE OF 489.941 METERS (1,607.41 FEET); THENCE NORTH 01°20'06" EAST ALONG A LINE AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 66.350 METERS (217.68 FEET); TO A POINT ON THE EAST LINE OF SAID TRACT 8 AND THE BEGINNING OF THE RELOCATED LIMITED ACCESS RIGHT OF WAY LINE FOR SAID STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON SAID MAP; THENCE SOUTH 84° 59' 54" WEST, A DISTANCE OF 19.758 METERS (64.82 FEET) TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 85° 51' 37" WEST; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,738.000 METERS (5,702.09 FEET) THROUGH A CENTRAL ANGLE OF 01°43 '25 " , AN ARC DISTANCE OF 52.287 METERS (171.54 FEET) TO A POINT ON A COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 89° 07' 33" WEST; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2, 206.475 METERS (7,239.08 FEET), THROUGH A CENTRAL ANGLE OF 04° 48' 27", AN ARC DISTANCE OF 185.133 METERS (607.39 FEET) TO THE END OF SAID CURVE; THENCE NORTH 88° 28' 14" WEST, A DISTANCE OF 30.347 METERS (99.56 FEET); THENCE NORTH 43° 29' 28" WEST, A DISTANCE OF 4.244 METERS (13.92 FEET); THENCE NORTH 01° 29' 19" EAST, A DISTANCE OF 24.109 METERS (79.10 FEET) TO THE END OF SAID RELOCATED LIMITED ACCESS RIGHT OF WAY LINE.

CONTAINING 86498.55± SQ. FT. OR 1.99± ACRES

TOTAL AREA=586,795± SQ. FT. 13.47± ACRES

Exhibit B
Sign Drawings
Application No. 18-120(SVAR)
CarMax



The Applicant did not provide a detail of the directional sign mounted at 8 feet.