

ORDINANCE 2016-046

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY LEGALLY DESCRIBED ON EXHIBIT "B" TO THIS ORDINANCE COMPRISING OF APPROXIMATELY 203.54 ACRES: NAMING OF THE INITIAL MEMBERS OF THE BOARD; ESTABLISHING THE NAMING OF THE DISTRICT AS GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT; DESIGNATING THE PURPOSE OF THE DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, (2016), the Uniform Community Development District Act of 1990 provides an alternative method to finance and manage basic services for community development; and

WHEREAS, Pulte Home Corporation, a public corporation ("Petitioner"), has petitioned Palm Beach County, Florida (the "County"), to grant the establishment of the Gulfstream Polo Community Development District (the "District"); and

WHEREAS, Petitioner is owner or contract purchaser of all the real property to be included in the District; and

WHEREAS, all owners of the real property to be included in the District have provided written consent to the establishment of the District; and

WHEREAS, a public hearing has been conducted by the Board of County Commissioners of Palm Beach County, Florida (the "Board"), in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes; and

WHEREAS, all statements contained within the petition have been found to be true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the effective Palm Beach County Comprehensive Land Use Plan, as amended; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area; and

WHEREAS, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special district government; and

1 **WHEREAS**, the District desires to levy special assessments on purchasers of benefited
2 land within the District to pay for infrastructure constructed and/or acquired by the District; and

3 **WHEREAS**, the District shall acquire or construct potable water and wastewater facilities
4 in accordance with the County's Water Utilities Department's standards and procedures to
5 enable the County to provide potable water and wastewater services to the District; and

6 **WHEREAS**, the District does not have any zoning or development permitting power and
7 the establishment of the District is not a development order; and

8 **WHEREAS**, all applicable planning and permitting laws, rules, regulations and policies
9 control the development of the land to be serviced by the District; and

10 **WHEREAS**, the Board has considered the record of the public hearing and has decided
11 that the establishment of the District is the best alternative means to provide certain basic
12 services to the community; and

13 **WHEREAS**, the Board finds that the District shall have the general powers described in
14 Section 190.011, Florida Statutes; and

15 **WHEREAS**, the Petitioner and the County agree that the District shall not construct
16 improvements or levy assessments to residential property for improvements to be constructed
17 outside the district boundaries; and

18 **WHEREAS**, the exercise by the District of any powers other than the powers set forth in
19 Sections 190.011, 190.012(1) and 190.12(2)(a),(b) and (d), Florida Statutes, shall require
20 consent by the Board of County Commissioners of Palm Beach County by ordinance or
21 resolution; and

22 **WHEREAS**, it is the intent of the County that the District shall not construct improvements
23 or levy assessments for improvements to be constructed outside the boundaries of the District.

24 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
25 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:**

26 **Section 1. ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT:** The Petition
27 to establish the Gulfstream Polo Community Development District over the real property
28 described in Exhibit "B" attached hereto, which was filed by Pulte Home Corporation on May 6,
29 2016 and amended on July 12, 2016, and which Petition is on file at the Palm Beach County
30 Planning Division is hereby granted.

31 **Section 2.** The external boundaries of the District shall be as depicted on the location
32 map attached hereto and incorporated herein as Exhibit "A."

33 **Section 3. NAMING OF THE INITIAL MEMBERS OF THE BOARD:** The initial
34 members of the Board of Supervisors shall be as follows:

Greg Pettibon
Andrew Maxey
David Kanarek
Brad Hartman
Matthew Nelson

Section 4. ESTABLISHING THE NAMING OF THE DISTRICT: The name of the District shall be "Gulfstream Polo Community Development District."

Section 5. DESIGNATING THE PURPOSE OF THE DISTRICT: The District is created for the purposes set forth in and prescribed in the petition.

Section 6. DESIGNATING THE POWERS OF THE DISTRICT: The Board hereby grants to the District all general powers authorized pursuant to Section 190.011 and the special powers in Section 190.012(1), and Section 190.012 (2)(a),(b) and (d), Florida Statutes, and hereby finds that it is in the public interest of citizens of the County to grant such general powers.

Section 7. Notwithstanding Section 6 as set forth hereinabove, the Petitioner or the District, shall enter into a Standard Potable Water and Wastewater Development Agreement with the County for the provision of water and wastewater facilities. Petitioner shall pay all fees and charges as set forth in said Agreement and shall abide by all terms and conditions therein including, but not limited to, constructing or acquiring the water and wastewater facilities in accordance with the Palm Beach County Water Utilities Department's Uniform Policies and Procedures; providing the County with appropriate easements for said facilities; and providing the County with a deed to said water and wastewater facilities at no cost to the County. Palm Beach County Water Utilities Department shall operate and maintain said water and wastewater facilities and provide water and wastewater service upon receipt of all fees and charges, upon completion of construction and upon receipt of said deed.

Section 8. Pursuant to Section 190.004(4), Florida Statutes, the charter for the District shall be Sections 190.006 through 190.041, Florida Statutes, including the special powers provided by Section 190.012(1), and Section 190.012 (2)(a),(b) and (d), Florida Statutes. The exercise by the District of powers set forth in Section 190.012(2)(c),(e) and (f) shall require consent by the Board of County Commissioners. Such consent for additional powers not currently stated in Section 8 of this ordinance shall only be provided by resolution or ordinance after specific petition to the Board. The consent to special powers by the District does not include the power to construct improvements or levy assessments for improvements to be constructed outside the boundaries of the District.

Section 9. The District is solely responsible for the implementation of special assessments upon benefited property within the District's internal boundaries. Said special

1 assessments for improvements outside of the District's boundaries are prohibited. The
2 Petitioner, its successors and assignees shall provide notice of said special assessments to all
3 prospective purchasers of said property. Petitioner is the contract purchaser of the portion of the
4 benefitted property described as Parcel 4 on Exhibit "B", the owners of which have consented to
5 the creation of the District. The District shall not impose debt or implement assessments against
6 the portion of the benefitted property described as Parcel 4 on Exhibit "B" until and unless
7 Petitioner is the owner of such portion of Parcel 4, or the owner or owners of such portion of
8 Parcel 4 provide express written consent to the imposition of such debt or implementation of
9 such assessments.

10 **Section 10.** The Petitioner, its successors and assignees shall provide full disclosure of
11 the public financing and maintenance of improvements undertaken by the District. This
12 disclosure shall include a statement in bold print that special assessments imposed by the
13 District will appear in the tax bill. This disclosure shall meet the requirements of Section
14 190.048, F.S., as amended from time to time, and shall be included in every contract for sale
15 and in every recorded deed from the Petitioner. The District shall record a notice of
16 assessments in the Public Records both before and after any Bond sale.

17 **Section 11.** The Petitioner, its successors and assignees shall disclose the fact that the
18 development is located in a special taxing district and that a special assessment will be
19 assessed on the tax roll against all property owners within the District. This information shall be
20 in **BOLD** type in any sales brochures, in any sales information, on the front page of the
21 Declaration of Restrictive Covenants creating the Property Owner Association or Homeowner
22 Association, and on signs with a minimum size of 24" by 36" which shall be posted at all times at
23 the entrance of any sales office of the development. The signs shall provide the following
24 disclosure:

25 "If you purchase a unit in this development you will be subject to additional costs. A
26 special assessment will be added to your tax bill. This non-ad valorem tax assessment will be in
27 addition to all other property taxes, HOA fees and assessments. This cost is estimated at \$900-
28 \$1,400 per year depending on size of the lot and will be levied to pay debt service on the bonds
29 issued by the District and administrative costs." This statement shall be followed by a table
30 clearly listing the Annual Debt Service, Annual Operations & Maintenance and Total
31 Assessment for each lot size. The entrance signs to the development authorized by the Unified
32 Land Development Code shall indicate that the development is in a Community Development
33 District.

1 **Section 12.** The Petitioner, its successors and assignees shall provide all the
2 disclosure statements required in Sections 10 and 11 above in a separate page as part of the
3 contract for purchase and sale of property within the District. The potential purchaser must sign
4 this page.

5 **Section 13.** An affidavit of compliance shall be submitted annually to Palm Beach
6 County Monitoring Section beginning on January 1, 2017 until all units have been sold, outlining
7 the number of units sold, providing samples of the documents used in the closing process and
8 certifying compliance with the disclosure requirements contained in this ordinance. The County
9 shall have the right to audit the records of the Petitioner, its successors and assignees upon 10
10 days written notice to verify the compliance with the disclosure requirements of this ordinance.
11 Failure to comply with the disclosure requirements in this ordinance shall be a violation of a
12 county ordinance and shall be punishable as provided by law, including but not limited to
13 enforcement procedures established in Article 14 of the Unified Land Development Code.

14 **Section 14. PROVIDING FOR SEVERABILITY:**

15 If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any
16 reason held by any court of competent jurisdiction to be unconstitutional, inoperative or void,
17 such holding shall not affect the remainder of this Ordinance.

18 **Section 15. REPEAL OF LAWS IN CONFLICT:**

19 All local laws and ordinances applying to Palm Beach County in conflict with any
20 provision of this Ordinance are hereby repealed to the extent of the conflict.

21 **Section 16. PROVIDING FOR AN EFFECTIVE DATE:**

22 This ordinance shall take effect upon filing with the Department of State.

23 APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach
24 County, Florida, on this 27th day of September, 2016.

25 ATTEST:

26 By:

27 Glendia Y. Harty
28 Deputy Clerk
29

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

30 Mary L. Berger
31 Mary L. Berger, Mayor
32

33 APPROVED AS TO FORM AND
34 LEGAL SUFFICIENCY

35 By:

36 [Signature]
37 County Attorney
38
39

40 EFFECTIVE DATE: Filed with the Department of State, State of Florida, on the 4th day of

41 October, 2016 at 3:00 p m.

Exhibit A
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT

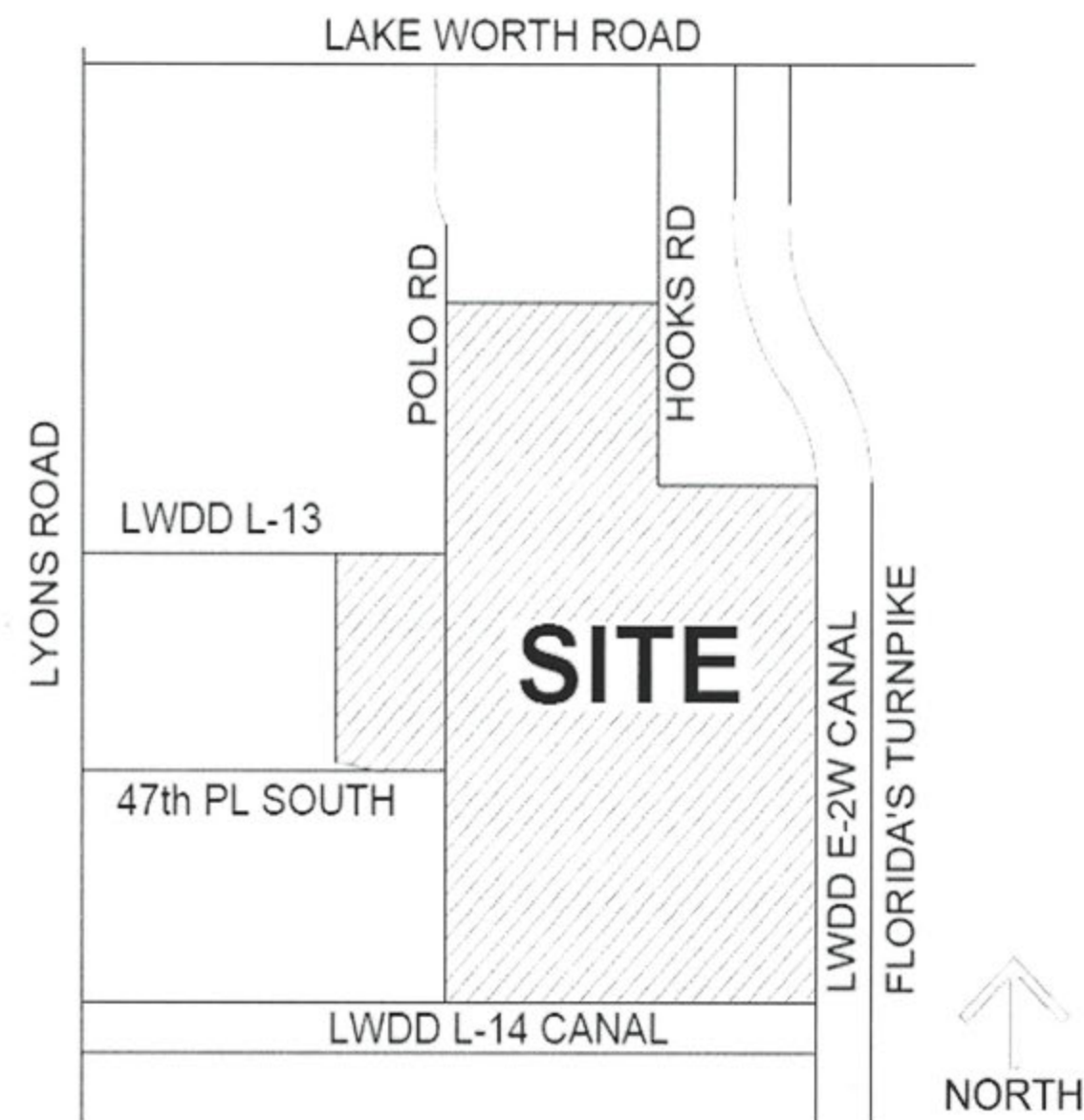


Exhibit B
LEGAL DESCRIPTION
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT

PARCEL 1:

A PORTION OF TRACTS 37 AND 44, BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 37; THENCE S.00°56'30"E. ALONG THE EAST LINE OF SAID TRACT 37, A DISTANCE OF 35.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 37; THENCE S.89°03'30"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°56'30"E. ALONG A LINE 25.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 37 AND 44, A DISTANCE OF 1,215.97 FEET; THENCE S.44°03'32"W., A DISTANCE OF 56.57 FEET; THENCE S.89°03'30"W. ALONG A LINE 28.42 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 44, A DISTANCE OF 449.71 FEET; THENCE N.75°48'35"W., A DISTANCE OF 10.94 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 14°27'05"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 136.20 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 44; THENCE N.00°56'30"W. ALONG THE WEST LINE OF SAID TRACTS 37 AND 44, A DISTANCE OF 1,234.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 37; THENCE N.89°03'30"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 634.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 794,472 SQUARE FEET/18.2386 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

ALL OF TRACTS 19 AND 30, TOGETHER WITH A PORTION OF TRACTS 13, 14, 20, 29, 31 AND 32, TOGETHER WITH A PORTION OF THE 30 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 13, 14 AND 19, 20, ALL IN BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE N.89°03'30"E. ALONG THE SOUTH LINE OF THEREOF, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°56'30"W. ALONG A LINE 25.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 270.17 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 6,460.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°44'18", A DISTANCE OF 421.48 FEET; THENCE N.02°47'48"E, A DISTANCE OF 143.19 FEET; THENCE N.04°40'47"W., A DISTANCE OF 512.83 FEET; THENCE N.85°19'13"E, A DISTANCE OF 35.00 FEET; THENCE N.04°40'47"W., A DISTANCE OF 37.08 FEET; THENCE N.89°03'30"E, A DISTANCE OF 1,035.03 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°45'12", A DISTANCE OF 22.58 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 103°30'24", A DISTANCE OF 144.52 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°45'12", A DISTANCE OF 22.58 FEET; THENCE N.89°03'30"E., A DISTANCE OF 72.53 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 14; THENCE S.00°56'30"E. ALONG THE EAST LINE OF SAID TRACTS 14, 19 AND 30, A DISTANCE OF 1,055.26 FEET; THENCE N.89°03'30"E. ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACTS 31 AND 32, A DISTANCE OF 952.25 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 24358, PAGE 1059 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°51'16"E., A RADIAL DISTANCE OF 11,602.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°37'48", A DISTANCE OF 330.05 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 32; THENCE S.89°03'30"W. ALONG THE SOUTH LINE OF SAID TRACTS 29, 30, 31 AND 32, A DISTANCE OF 2,252.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,095,678 SQUARE FEET/48.1101 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL 3:

ALL OF TRACTS 46 AND 47, TOGETHER WITH A PORTION OF TRACTS 33, 34, 35, 36, 45 AND 48, ALL IN BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 36; THENCE S.00°56'30"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 43.56 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 43.56 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 36; THENCE N.89°03'30"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°03'30"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 634.82 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 36; THENCE S.00°56'30"E. ALONG THE EAST LINE OF SAID TRACT 36, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID L-13 CANAL, A DISTANCE OF 2.64 FEET; THENCE N.89°03'30"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID L-13 CANAL, SAID RIGHT-OF-WAY LINE BEING 46.20 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 33, 34 AND 35, A DISTANCE OF 1,620.63 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 24358, PAGE 1059 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.86°50'53"E., A RADIAL DISTANCE OF 11,602.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°40'12", A DISTANCE OF 135.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 7,495.75 FEET AND A CENTRAL ANGLE OF 02°48'44"; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 367.91 FEET; THENCE S.08°57'50"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 111.68 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED IN ROAD PLAT BOOK 11, PAGES 54 THROUGH 59 OF SAID PUBLIC RECORDS; THENCE S.00°58'26"E., A DISTANCE OF 659.97 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 48; THENCE S.89°03'30"W. ALONG THE SOUTH LINE OF SAID TRACTS 48, 47, 46 AND 45, A DISTANCE OF 2,246.90; THENCE N.00°56'30"W., A DISTANCE OF 28.41 FEET; THENCE

N.45°56'29"W., A DISTANCE OF 56.57 FEET; THENCE N.00°56'30"W. ALONG A LINE 25.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 36 AND 45, A DISTANCE OF 1,208.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,900,908 SQUARE FEET/66.5957 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL 4:

A PORTION OF TRACTS 49, 50, 51 AND 52, 61, 62, 63 AND 64, TOGETHER WITH ALL THAT PORTION OF THE 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF TRACTS 49 THROUGH 52, TOGETHER WITH THE EAST ONE-HALF OF THE 30 FOOT RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO SAID TRACTS 52 AND 61, ALL IN BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 45, BLOCK 28 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE N.89°03'30"E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°03'30"E. ALONG THE SOUTH LINE OF TRACTS 45 THROUGH 48 OF SAID BLOCK 28, AS DISTANCE OF 2,246.90 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED IN ROAD PLAT BOOK 11, PAGES 54 THROUGH 59 OF SAID PUBLIC RECORDS; THENCE S.00°58'26"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,314.99 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-14 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 34.98 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 61 THROUGH 64; THENCE S.89°03'30"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,327.64 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THAT CERTAIN 30 FOOT WIDE RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO SAID TRACTS 52 AND 61; THENCE N.00°56'30"W. ALONG SAID CENTERLINE, A DISTANCE OF 1,223.39 FEET; THENCE N.89°03'30"E., A DISTANCE OF 39.99 FEET; THENCE N.44°03'31"E., A DISTANCE OF 56.58 FEET; THENCE N.00°56'30"W., A DISTANCE OF 51.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,053,813 SQUARE FEET/70.1059 ACRES MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 8,844,871 SQUARE FEET/203.5434 ACRES MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 4, 2016

Honorable Sharon R. Bock
Clerk and Comptroller
Palm Beach County
301 North Olive Avenue
West Palm Beach, Florida 33401

Attention: Timothy Montiglio, Administrative Specialist II

Dear Ms. Bock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2016-046, which was filed in this office on October 4, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb