

EXHIBIT 2

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ORDINANCE NO. 2021-

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN WITHIN THE BROWARD MUNICIPAL SERVICES DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Economic Opportunity has found the Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan within the Broward Municipal Services District;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearings on May 28, 2020 and on August 26, 2021, with due public notice;

WHEREAS, the Board of County Commissioners held an adoption public hearing on October 5, 2021, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, at which public comment was accepted and considered;

WHEREAS, the Board of County Commissioners, after due consideration of all matters, hereby finds that the following amendment to the Plan is consistent with the State Plan, Regional Plan, and the Plan; complies with the requirements of the Community Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County; and

1 WHEREAS, the proposed amendment constitutes a Broward County permitted
2 small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

3 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
4 BROWARD COUNTY, FLORIDA:

5 Section 1. The Broward County Land Use Plan is hereby amended by
6 Amendment PC 20-5 in the Broward Municipal Services District, set forth in Exhibit "A,"
7 attached hereto and incorporated herein.

8 Section 2. Severability.

9 If any portion of this Ordinance is determined by any court to be invalid, the invalid
10 portion will be stricken, and such striking will not affect the validity of the remainder of this
11 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
12 legally applied to any individual, group, entity, property, or circumstance, such
13 determination will not affect the applicability of this Ordinance to any other individual,
14 group, entity, property, or circumstance.

15 Section 3. Effective Date.

16 1. The effective date of the plan amendment set forth in this Ordinance shall
17 be the latter of:

- 18 (a) Thirty-one (31) days after the adoption of this Ordinance;
- 19 (b) The date a final order is issued by the Department of Economic Opportunity
20 or the Administration Commission finding the amendment to be in
21 compliance;
- 22 (c) If the Department of Economic Opportunity or the Administration
23 Commission finds the amendment to be in noncompliance, pursuant to
24 Section 163.3184(8)(b), Florida Statutes, the date the Board of County

1 Commissioners nonetheless, elects to make the plan amendment effective
2 notwithstanding potential statutory sanctions;

3 (d) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
4 date the Declaration of Restrictive Covenants is recorded in the Public
5 Records of Broward County; or

6 (e) If recertification of the municipal land use plan amendment is required, the
7 date the municipal amendment is recertified.

8 2. This Ordinance is effective as of the date provided by law.

9
10 ENACTED

11 FILED WITH THE DEPARTMENT OF STATE

12 EFFECTIVE

13
14 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

15
16 By /s/ Maite Azcoitia 08/25/2021
17 Maite Azcoitia (date)
18 Deputy County Attorney

19
20
21
22 MA/gmb
23 PC20-5 Broward Municipal Services District.SmallScaleOrd.
08/25/21
24 #80041

EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 20-5

Current Land Use: Palm Beach County Rural Residential - 10

Proposed Land Use: ~~Medium-High (25) Residential~~ Low (3) Residential

Gross Acres: Approximately 4.8 acres

BROWARD MUNICIPAL SERVICES DISTRICT

PALM BEACH COUNTY

**PALM BEACH COUNTY
(Conservation Land Use)**

PARKLAND

LEVEE 36 CANAL

HILLSBORO CANAL

LOXAHATCHEE ROAD

BISHOP PIT ROAD

NOOR BOULEVARD

LOX ROAD

1.4



Site



Municipal Boundary



Palm Beach County Rural Residential -10



Low (3) Residential



0.0 Irregular Residential



Water / Primary Drainage



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-5
(BROWARD MUNICIPAL SERVICES DISTRICT)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Recommendation May 19, 2020

(See page I - 4 for updated recommendation.)

Planning Council staff recommends **denial** of the proposed amendment, as it is not consistent with the policies of the BrowardNext - Broward County Land Use Plan, specifically:

Policy 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Although there is a concern that recommending an alternate density might involve the Planning Council too deeply in the site planning and development process, Planning Council staff has developed some concepts that may assist the Council, if the Council is inclined to make an alternate recommendation. Acknowledging the location of the communication tower adjacent to the northwest corner of the property, as well as the commitment to provide affordable dwelling units, Planning Council staff recognizes that a density greater than what is currently permitted may be suitable. Taking the above referenced factors and the surrounding lower density planned and proposed for this area into account, staff could support a maximum of 15 dwelling units per acre (72 dwelling units) as an alternative to the proposed 25 dwelling units per acre. Planning Council staff also finds that there could be a consideration of a maximum building height limitation of three (3) stories.

Further, it is suggested that any recommendation of approval by the Planning Council should recognize the applicant's voluntary commitment to set aside 15% of the dwelling units as "moderate" affordable housing (up to 120% of median income). See Attachment 10. Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant's confirmation to comply with the environmental licensing and permitting requirements is recognized.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

May 19, 2020

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council recommends any approvals and chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council First Public Hearing Recommendation

May 28, 2020

Deferred and directed the applicant to consider the Council’s discussion and comments. (Vote of the board; Unanimous; 17-0: Blackwelder, Blattner, Breslau, Brunson, DiGiorgio, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Parness, Railey, Rich, Williams and Stermer.)

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council First Public Hearing Recommendation (continued) **May 28, 2020**

Update: January 19, 2021: The applicant has submitted additional information that voluntarily reduces the total number of dwelling units to 100, reduces the building height to a maximum of four (4) stories and commits to 18% (18 dwelling units) to moderate affordable housing.

III. Planning Council Staff Second Public Hearing Recommendation **January 19, 2021**

Planning Council staff continues to recommend denial of the proposed amendment to a Medium-High (25) Residential land use designation.

If the Planning Council is inclined to support the proposed amendment as voluntarily reduced by the applicant, Planning Council staff suggests that said recommendation include the applicant's voluntary commitments to reduce the total number of dwelling units to 100, reduce the building height to a maximum of four (4) stories and restrict 18% of the total dwelling units (i.e. 18 dwelling units) to moderate affordable housing. Further, Planning Council staff recommends that the proposed land use designation be amended to Irregular (20.84) Residential (i.e. 20.84 dwelling units per acre) to accommodate 100 total dwelling units.

Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, if the Planning Council recommends approval of any form of this proposed amendment and the Broward County Land Use Plan amendment is adopted by the County Commission at the same density or lesser, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

IV. Planning Council Second Public Hearing Recommendation **January 28, 2021**

Deferred at the request of the applicant to the April 22, 2021 Planning Council meeting.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Second Public Hearing Recommendation August 17, 2021

Planning Council staff finds the proposed amendment, as revised from Palm Beach County – Rural Residential 10, which permits one (1) dwelling unit per 10 acres, to Low (3) Residential, is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP), **and recommends approval**, subject to the applicant’s voluntary contribution of one dollar (\$1) per gross square foot (gross floor area) of the proposed dwelling units towards the County’s affordable housing programs.

Further, Planning Council staff recognizes the applicant’s intention to annex the property into the City of Parkland and to develop the site in conjunction with PC 15-6 and PC 19-5 (Parkland Royale Phase II and III, respectively).

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The land use plan amendment will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Staff Second Public Hearing Recommendation August 26, 2021

Approval per Planning Council staff second public hearing recommendation. (Vote of the board; Unanimous: 16-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Grosso, Hardin, Maxey, Parness, Rich, Romaner, Rosenof, Williams and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-5

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Broward Municipal Services District
- II. County Commission District: District 3
- III. Site Characteristics
- A. Size: Approximately 4.8 acres
- B. Location: In Section 19, Township 47 South, Range 41 East; generally located on the south side of Loxahatchee Road, east of the Levee 36 Canal/Palm Beach County line.
- C. Existing Use: Commercial recreation and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: *Palm Beach County Rural Residential – 10 (1 dwelling unit per 10 acres)*
- B. Proposed Designation: ~~Medium High (25) Residential~~ Low (3) Residential
- C. Estimated Net Effect: **Addition of 120-14** dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses:
- North:* Communication tower, vacant (Palm Beach County) and Hillsboro Canal
East: Vacant (City of Parkland)
South: Vacant (City of Parkland)
West: Conservation (Palm Beach County)
- B. Planned Uses:
- North:* Rural Residential – 10 (Palm Beach County) and Water
East: Low (3) Residential (City of Parkland)*
South: Low (3) Residential (City of Parkland)*
West: Conservation (Palm Beach County)

*Adopted Amendment PC 19-5 on December 3, 2019. Effectiveness is pending.

Note: Underlined words are proposed additions; ~~struck through~~ words are proposed deletions, per Broward County Planning and Development Management Division correspondence dated July 12, 2021. See Attachment 19.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Jeff Evans, Evans Land Consulting, LLC
- B. *Agent:* Nicole DeBehnke, BNEM, LLC
- C. *Property Owner:* TLH-SABRA 2, LLC

VII. Recommendation of
Local Governing Body:

The Broward County Board of County Commissioners has transmitted the application to the Broward County Planning Council for review and analysis.

Update: August 17, 2021: The Broward County Planning and Development Management Division staff finds the proposed Low (3) Residential land use designation consistent with the Broward County Comprehensive Plan and in accordance with the Broward County Environmental Protection and Growth Management Department's Local Planning Agency recommendation. See Attachment 19.

EXHIBIT B

The attached draft "Declaration of Restrictive Covenants" has been submitted and is required to be executed and recorded by the applicant prior to the effective date.

Return to: (enclose self-addressed stamped envelope)

Name:

Steven E. Wallace, Esq.

Address:

The Wallace Law Group, PL
2500 Quantum Lakes Drive #203
Boynton Beach, Florida 33426

This Instrument Prepared by:

Steven E. Wallace, Esq.
2500 Quantum Lakes Drive #203
Boynton Beach, Florida 33426



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”) dated the _____ day of _____, 2021, by and among TLH SABRA 2, LLC, a Florida limited liability company, its successors and assigns (“Declarant”), BROWARD COUNTY, a Political Subdivision of the State of Florida (“County”), and the CITY OF PARKLAND, a Florida municipal corporation.

W I T N E S S E T H:

WHEREAS, Declarant is the owner of the property located in the City of Parkland as further described on **Exhibit A** attached hereto and made a part hereof (the “Property”); and

WHEREAS, Declarant has offered to enter into this Declaration for the benefit of the County with respect to the development of the Property; and

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to restrictions hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. **Recitations.** The foregoing recitations are true and correct and are incorporated herein by this reference.

2. **Affordable Housing Mitigation.** As a contribution towards the affordable housing program implemented by the County, Declarant shall provide the County with Affordable Housing Payments of One and no/100 Dollar (\$1.00) per square foot of Gross Square Footage of each Dwelling Unit to be constructed on the Property (“Affordable Housing Payment(s)”). The term “Dwelling Unit” means each residential dwelling unit to be built on the Property for which the Owner has pulled building permits, and does not include any improvements other than residential dwelling units to be built on the Property. By way of example and not limitation, Dwelling Units do not include entry features, guard houses, club houses, common areas or commercial space. The Affordable Housing Payment(s) shall be due in the amount of the Gross Square Footage of the

particular Dwelling Unit for which the Owner is then obtaining building permits. The term “Gross Square Footage” means the sum (in square feet) of the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, (a) basements, corridors, hallways, utility areas, elevators, storage rooms, stair cases, and mezzanines, (b) areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use and (c) areas which are not enclosed, but roofed; however, the calculation of Gross Square Footage excludes architectural projections and unroofed areas. Compliance with this provision shall be a precondition to receipt of environmental approval for a building permit for each Dwelling Unit to be constructed on the Property.

3. Recordation/Effective Date. This Declaration shall not be effective until this Declaration is recorded in the Public Records of Broward County, Florida. Once recorded, this Declaration shall run with the Property for the sole benefit of the County and shall bind all successors and assigns to title of the Property.

4. Amendment. This Declaration may not be modified, amended or terminated without the prior written approval of the then owner(s) of the Property and joinder and consent of the County.

5. Waiver. No waiver of any of the provisions of this Declaration shall be effective unless it is in writing, signed by the party against whom it is asserted and any such waiver shall only be applicable to the specific instance in which it relates and shall not be deemed to be a continuing or future waiver.

6. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.

7. Captions. The captions and paragraph headings contained in this Declaration are for reference and convenience only and in no way define, describe, extend or limit the scope or intent of this Declaration, nor the intent of the provisions hereto.

8. Severability. Unless otherwise provided herein, if any provision of this Declaration shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

9. Counterparts. This Declaration may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Declaration.

[Remainder of Page Left Blank Intentionally.]

IN WITNESS WHEREOF, the parties have executed this Declaration the day and year first above written.

WITNESSES:

TLH SABRA 2, LLC,
By: NEM, LLC, a Florida limited liability company,
its manager

By: _____
Michael Tuttle, Manager

Print Name: _____

Date: _____

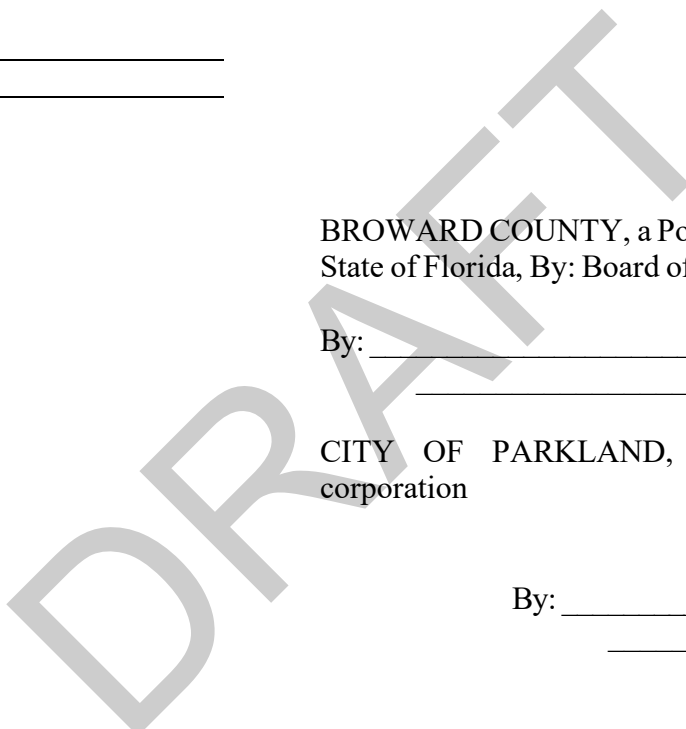
Print Name: _____

BROWARD COUNTY, a Political Subdivision of the
State of Florida, By: Board of County Commissioners

By: _____
_____, Mayor

CITY OF PARKLAND, a Florida municipal
corporation

By: _____
_____, Mayor



STATE OF _____)
) SS:
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by MICHAEL TUTTLE, Manager of NEM, LLC, as Manager of TLH SABRA 2, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him/her by said corporation on behalf of the limited liability company. He is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 20__.

Notary Public

Typed, printed or stamped name of Notary Public

DRAFT

EXHIBIT "A"
PROPERTY

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF TRACTS 18, 19, 20, 21, 22, AND 23, BLOCK 3, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTH HALF (S 1/2) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 89°34'38" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 639.70 FEET; THENCE NORTH 00°02'46" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SABRA PLAT NO. 1, AS RECORDED IN PLAT BOOK 180 PAGES 87 AND 88, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°02'46" WEST ALONG THE EAST LINE OF SAID SABRA PLAT NO. 1, A DISTANCE OF 1940.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LOXAHATCHEE ROAD, FORMERLY KNOWN AS STATE ROAD 827 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO CANAL AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93240-2501 AND 86002-2501 AND THE HILLSBORO CANAL RIGHT-OF-WAY SURVEY MAP, DRAWING NO. HILLS - 25, ALSO BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 49340, PAGE 1818, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 71°59'53" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1351.48 FEET; THENCE SOUTH 17°31'02" WEST, A DISTANCE OF 1590.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACTS 20 AND 21; THENCE SOUTH 89°34'38" WEST ALONG SAID SOUTH LINE OF TRACTS 20 AND 21, A DISTANCE OF 805.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF TRACTS 20 AND 29, TOGETHER WITH A PORTION OF THE PLATTED RIGHTS-OF-WAY SOUTH OF AND ADJACENT TO TRACTS 20 AND 29, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1 PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL B AS DESCRIBED IN OFFICIAL RECORD BOOK 10481, PAGE 1715, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL LYING IN THE SOUTH HALF (S 1/2) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 19; THENCE SOUTH 89°34'38" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 749.93 FEET; THENCE NORTH 17°31'02"; EAST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 115.62 FEET; THENCE NORTH 89°34'38" EAST ALONG A LINE PARALLEL WITH AND 110.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, A DISTANCE OF 714.32 FEET; THENCE NORTH 89°34'41" EAST ALONG A LINE PARALLEL WITH AND 110.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 19, A DISTANCE OF 58.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF BISHOP PIT ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3522, PAGE 645, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°41'28" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF SECTION 19; THENCE SOUTH 89°34'41" WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 19, A DISTANCE OF 58.81 FEET TO THE POINT OF BEGINNING.