

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER LANDSCAPE WAIVER APPLICATION NO. 22-70 (LW) AND APPROVAL OF ORDER LW-23-04, AN APPLICATION BY CENTERPOINT INTEGRATED SOLUTIONS, LLC FOR CONSIDERATION OF TWO (2) LANDSCAPE WAIVERS AS FOLLOWS: (A) A WAIVER FROM SEC. 15-133 (D) TO ELIMINATE THE SINGLE TERMINAL ISLANDS AND (B) A WAIVER FROM SEC. 15-133 (E) TO ELIMINATE THE DOUBLE TERMINAL ISLANDS, FOR A PROPERTY LOCATED AT 10501 SOUTHERN BOULEVARD; BY AGENT: PARKER LANGE, OF CENTERPOINT INTEGRATED SOLUTIONS.**

The applicant, CenterPoint Integrated Solutions, LLC, is requesting two (2) Landscape Waivers as follows: (a) from Sec. 15-133 (d) to eliminate the single terminal islands and allow for planting of the required plantings in adjacent landscape areas where Village Code requires single terminal islands at the beginning and end of each parking row containing the required landscaping and (b) from Sec. 15-133 (e) to eliminate the double terminal islands and allow for planting of the required plantings in adjacent landscape areas where Village Code requires double terminal islands containing the required landscaping, for a property located at 10501 Southern Boulevard.

The Applicant is proposing a 2.6 acre paved parking area that will serve as a storage area for the auction vehicles. This area will be void of any striping or terminal landscape islands.

The Applicant stated in the Justification Statement that they are requesting the Landscape Waivers because:

- “Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure, that are not applicable to other parcels of land, structures or buildings in the Village. This request, as well as the overall project, is unique with respect to its location within the Village. The landscape waivers are essential to the design and success of the proposed project.”;
- “The special circumstances and conditions do not result from the actions of the applicant. The applicant’s business model dictates a unique and specific design for the site with larger open sales / auction vehicle storage areas for the flexibility of movement and parking/storage of vehicles.”;
- "The granting of the waivers would not confer upon the applicant any special privilege denied by the Plan or Village requirements to other parcels of land, buildings , or structures.”

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| Initiator:        | Village Manager | Agenda Date | Village Council |
| Director of P & Z | Denial          | 9/21/23     | Action          |

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- “The literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same district and would work an unnecessary and undue hardship.”; and
- “The applicant’s waivers requests are fair, reasonable and demonstrate an orderly and logical pattern of development.”

The Applicant has indicated to Village Staff that the other “New and used vehicle sales” establishments within the Village boundaries did not provide a minimum 3 foot high berm along their frontage on Southern Boulevard. In addition, the Applicant contends that the one (1) to one (1) ratio for Royal Palms has been approved at other locations in the Village. The Applicant also contends that the building and vehicle display area are set back rather far from the adjacent right-of-way due to the large dry retention area in front of the site.

Village Staff is not in support of this Waiver request because Staff believes that there are multiple other car dealerships with similar circumstances that have provide these landscape terminal islands. Furthermore Section 2-75.28 subpart (c) *Landscape and Site Treatment* outlines the review criteria for Landscape Plans which are as follows:

1. Where existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed.
2. Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting and stable appearance.
3. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and provide shade.
4. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices, wherever possible.
5. Where building sites limit planting, the placement of trees or shrubs in parkways or paved areas is encouraged.
6. Screening of service yards and other places which tend to be unsightly, shall be accomplished by the use of walls, fencing, planting, or combinations of these. Screening shall be effective in winter and summer.
7. In areas where general planting will not prosper, other materials such as fences, walls and paving of wood, brick, stone, rocks and gravel shall be used.
8. Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting should be shielded, and restrained in design. Excessive brightness, flashing lights, and brilliant colors should be avoided.

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Village Staff contends that the proposed 2.6 acre asphalt parking field does not meet the review criteria for Landscape Plans in that the proposed parking field is void of any landscaping which does not promote an inviting and stable appearance (criterion #2); is void of any landscaping to provide shade (criterion #3); and is void of trees and shrubs in paved areas (criterion #5).

The Planning & Zoning Commission considered this item on August 14, 2023 and recommended Denial by a vote of 3 to 2, with Commissioner Lauren McClellan and Alternate #1 Kara Dery dissenting.

**Recommended Action:**

Staff is recommending Denial of Application No. 22-70 (LW) and Order LW-23-04.

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| Initiator:        | Village Manager | Agenda Date | Village Council |
| Director of P & Z | Denial          | 9/21/23     | Action          |

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**ORDER OF THE VILLAGE COUNCIL  
VILLAGE OF ROYAL PALM BEACH  
Chapter 15. Landscape Waiver**

**CASE NO. LW-23-04**

**IN RE: Application No. 22-70(LW) – Carmax @ 10501 Southern  
Boulevard**

**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 on September 21, 2023, 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 General Commercial (CG) 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 landscape waivers from the Village of Royal Palm Beach Code of Ordinances at (a) Sec. 15-133 (d) to eliminate the single terminal islands and allow for planting of the required plantings in adjacent landscape areas where Village Code requires single terminal islands at the beginning and end of each parking row containing the required landscaping and (b) Sec. 15-133 (e) to eliminate the double terminal islands and allow for planting of the required plantings in adjacent landscape areas

where Village Code requires double terminal islands containing the required landscaping.

3. Under the provisions of Sec. 15-37 of the Village Code of Ordinances, the Village Council has the right, power and authority to act upon the application herein made.
4. In accordance with the requirement of Section 15-37 to specify the duration of the waiver, the Village Council holds that this grant of Landscape Waiver shall continue as long as the Project exists on this site.
5. **IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED** by the Royal Palm Beach Village Council as follows:  
The application in connection with **Landscape Waiver Order, LW-23-04**, with reference to the Carmax @ 10501 Southern Boulevard project in the Village of Royal Palm Beach, Florida is hereby **Approved** in accordance with the Village Code of Ordinances for the following reasons:

**The applicant meets the landscape objectives as allowed by Section 15-37 of the Village Code of Ordinances.**

**Done and ordered this 21st day of September, 2023.**

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Mayor Fred Pinto  
Village of Royal Palm Beach

Attest:

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Diane DiSanto, Village Clerk

**Exhibit A**  
**Legal Description**  
**Carmax @ 10501 Southern Boulevard**  
**Application No. 22-70 (LW)**  
**LW-23-04**

**LEGAL 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 89°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 1,082.9 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN DEED BOOK 869 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 869 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°03'03"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 1,323.20 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 1,657.02 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 114,221.6 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°11'51", AN ARC DISTANCE OF 2,631.5 FEET, TO A POINT OF TANGENCY; THENCE N 88°28'54"W, CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 80, A DISTANCE OF 743.56 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID TRACT 8; THENCE N 01°33'59"E, ALONG SAID TRACT LINE, A DISTANCE OF 690.00 FEET; THENCE S 89°47'46"E, DEPARTING SAID TRACT LINE, A DISTANCE OF 978.95 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°54'07" 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 89°39'54" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 498.921 METERS (1,638.07 FEET); THENCE NORTH 01°20'06" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.656 METERS (100.09 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°04'4" 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°19'28", AN ARC DISTANCE OF 80.419 METERS (263.84 FEET) TO THE END OF SAID CURVE; THENCE NORTH 89°28'05" WEST CONTINUING ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1,657.03 METERS (5,437.19 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°33'58" EAST, A DISTANCE OF 207.261 METERS (679.99 FEET); THENCE SOUTH 89°47'30" EAST, A DISTANCE OF 1,550.3 METERS (5,085 FEET); THENCE SOUTH 01°29'19" WEST, A DISTANCE OF 164.086 METERS (538.34 FEET); THENCE SOUTH 89°28'07" EAST, A DISTANCE OF 25.479 METERS (83.59 FEET); THENCE NORTH 89°07'36" 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°31'17", AN ARC DISTANCE OF 59.259 METERS (193.74 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 B, BLOCK 9, THE PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 46 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 TRIMMEMENT NO. 2294001, SECTION 90120-2543, THENCE NORTH 89°29'54" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 499.961 METERS (1,641.41 FEET) THENCE NORTH 01°20'00" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 66.360 METERS (217.69 FEET) TO A POINT ON THE EAST LINE OF SAID TRACT B 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°09'56" WEST, A DISTANCE OF 19.769 METERS (64.82 FEET) TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 85°51'33" 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°43'29", AN ARC DISTANCE OF 92.287 METERS (303.00 FEET) TO A POINT ON A COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 89°07'03" WEST; THENCE (3) WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,206.675 METERS (7,239.88 FEET), THROUGH A CENTRAL ANGLE OF 04°49'27", 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 4.264 METERS (13.92 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR 100TH 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 89°28'07" EAST, A DISTANCE OF 25.479 METERS (83.59 FEET); THENCE (2) NORTH 89°07'35" EAST, A DISTANCE OF 21.455 METERS (70.392 FEET) TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A CHORD BEARING OF NORTH 86°49'56" 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°37'11", AN ARC DISTANCE OF 49.299 METERS (161.74 FEET) TO A POINT ON THE EAST LINE OF SAID TRACT B, 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 23.260 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 TRIMMEMENT NO. 2294001, SECTION 90120-2543, THENCE NORTH 89°29'54" WEST ALONG SAID BASELINE SURVEY, A DISTANCE OF 499.961 METERS (1,641.41 FEET); THENCE NORTH 01°20'00" EAST ALONG A LINE AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 66.360 METERS (217.69 FEET); TO A POINT ON THE EAST LINE OF SAID TRACT B 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°09'56" WEST, A DISTANCE OF 19.769 METERS (64.82 FEET) TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 85°51'33" WEST; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,738.000 METERS (5,702.09 FEET) THROUGH A CENTRAL ANGLE OF 01°43'29", AN ARC DISTANCE OF 92.287 METERS (303.00 FEET) TO A POINT ON A COMPOUND CURVE, CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 89°07'03" WEST; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,206.675 METERS (7,239.88 FEET), THROUGH A CENTRAL ANGLE OF 04°49'27", 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 4.264 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 86498.555 ± SQ. FT. OR 1.993 ± ACRES

TOTAL AREA=895,736 ± SQ. FT. 1.347 ± ACRES