

RESOLUTION NO. R-76-489

RESOLUTION APPROVING ZONING PETITION

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, and Chapter 70-863, Laws of Florida, Special Acts of 1970, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, the notice and hearing requirements as provided for in Chapter 402.5 of the Palm Beach County Zoning Code Ordinance No. 73-2 have been satisfied; and

WHEREAS, Petition No. 76-72 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 27 May 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 27th day of May, 1976, that petition No. 76-72, the petition of WILLIAM RUSSELL MAYOTTE for the REZONING, FROM IL-LIGHT INDUSTRIAL DISTRICT TO RS-RESIDENTIAL SINGLE FAMILY DISTRICT of a parcel of land more particularly described as follows: commencing at the Southwest corner of Section 36, Township 42 South, Range 42 East; run thence North $0^{\circ} 04' 00''$ West along the West line of Section 36, a distance of 1635.52 feet to the Point of Beginning of the herein described parcel (the North line of the Southwest $1/4$ of Section 36, is assumed to bear East-West and all bearings herein are relative thereto); thence East, a distance of 190.00 feet; thence North $36^{\circ} 07' 35''$ East, a distance of 185.71 feet; thence South $61^{\circ} 04' 25''$ East, a distance of 217.08 feet; thence East, a distance of 70.00 feet; thence North $20^{\circ} 10' 14''$ East, a distance of 261.01 feet; thence East, a distance of 450.00 feet; thence South $52^{\circ} 02' 45''$ East,

a distance of 317.06 feet; thence South $23^{\circ} 03' 05''$ East, a distance of 255.39 feet; thence North $84^{\circ} 55' 13''$ East, a distance of 451.77 feet; thence North $67^{\circ} 31' 47''$ East, a distance of 336.41 feet; thence North $0^{\circ} 13' 43''$ East, a distance of 311.83 feet; thence East, a distance of 400.00 feet to the West right-of-way line of Military Trail (State Road 809), said right-of-way line being 50 feet Westerly from the East line of the Southwest 1/4 of Section 36; thence North $0^{\circ} 13' 43''$ East along said right-of-way line, a distance of 660.00 feet to the North line of the Southwest 1/4 of Section 36; thence West along the North line of the Southwest 1/4 of Section 36, a distance of 2615.40 feet to the Northwest corner of the Southwest 1/4 of Section 36; thence South $0^{\circ} 04' 00''$ East along the West line of Section 36, a distance of 1000.00 feet to the Point of Beginning; Subject to easements of record; containing 53.27 acres, more or less, AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A PUBLIC GOLF COURSE on a parcel of land lying in the Southwest 1/4 of Section 36, Township 42 South, Range 42 East, being more particularly described as follows: commencing at the Southeast corner of the Southwest 1/4 aforesaid; thence North $87^{\circ} 23' 27''$ West along the South line of said Southwest 1/4 (the South line of said Southwest 1/4 is assumed to bear North $87^{\circ} 23' 27''$ West, and all other bearings are relative thereto), a distance of 53.51 feet to a point on the West right-of-way line of Military Trail (State Road No. S-809, 100 foot Right-of-way), said point lying on a curve concave to the West, having a radius of 28597.89 feet, a central angle of $0^{\circ} 33' 26''$, and a tangent bearing at this point of North $3^{\circ} 14' 00''$ East; thence Northerly along the arc of said curve, a distance of 278.12 feet to the Point of Beginning of the herein described parcel; thence South $47^{\circ} 38' 37''$ West, a distance of 35.33 feet to a point; thence North $87^{\circ} 23' 27''$ West, a distance of 153.17 feet to a point of curve concave to the South, having a radius of 160.64 feet and a central angle of $49^{\circ} 56' 48''$; thence Westerly and Southerly along the arc of said curve, a distance of 140.04 feet to a point of reverse curve concave to the North, having a radius of 100.64 feet and a central

angle of $49^{\circ} 56' 48''$; thence Southerly and Westerly along the arc of said curve, a distance of 87.73 feet to a point; thence North $2^{\circ} 36' 33''$ East, a distance of 603.13 feet to a point of curve concave to the Southwest, having a radius of 185.0 feet and a central angle of $90^{\circ} 00' 00''$; thence Northerly and Westerly along the arc of said curve, a distance of 290.60 feet to a point of tangent; thence North $87^{\circ} 23' 27''$ West, a distance of 410.0 feet to a point of curve concave to the Southeast, having a radius of 185.0 feet and a central angle of $90^{\circ} 00' 00''$; thence Westerly and Southerly along the arc of said curve, a distance of 290.60 feet to a point of tangent; thence South $2^{\circ} 36' 33''$ West, a distance of 431.09 feet to a point of curve concave to the Northwest, having a radius of 72.04 feet and a central angle of $90^{\circ} 00' 00''$; thence Southerly and Westerly along the arc of said curve, a distance of 113.16 feet to a point of tangent; thence North $87^{\circ} 23' 27''$ West, a distance of 75.0 feet to a point of curve concave to the North, having a radius of 65.0 feet and a central angle, of $22^{\circ} 37' 12''$; thence Westerly along the arc of said curve, a distance of 25.66 feet to a point of reverse curve concave to the South, having a radius of 325.0 feet and a central angle of $45^{\circ} 14' 24''$; thence Westerly along the arc of said curve, a distance of 256.62 feet to a point of reverse curve concave to the North, having a radius of 65.0 feet and a central angle of $22^{\circ} 37' 12''$; thence Westerly along the arc of said curve, a distance of 25.66 feet to a point of tangent; thence North $87^{\circ} 23' 27''$ West, a distance of 675.0 feet to a point of curve concave to the Northeast, having a radius of 63.51 feet and a central angle of $89^{\circ} 26' 17''$; thence Westerly and Northerly along the arc of said curve, a distance of 99.14 feet to a point of tangent; thence North $2^{\circ} 02' 50''$ East, a distance of 225.0 feet to a point of curve concave to the Southeast, having a radius of 62.50 feet and a central angle of $90^{\circ} 00' 00''$; thence Northerly and Easterly along the arc of said curve, a distance of 98.18 feet to a point of tangent; thence South $87^{\circ} 57' 10''$ East, a distance of 600.0 feet to a point of curve concave to the Northwest, having a radius of 185.0 feet and a central angle of $90^{\circ} 00' 00''$; thence Westerly and Northerly along

the arc of said curve, a distance of 290.60 feet to a point of tangent; thence North $2^{\circ} 02' 50''$ East, a distance of 314.22 feet to a point of curve concave to the Southeast, having a radius of 50.0 feet and a central angle of $77^{\circ} 30' 00''$; thence Northerly and Easterly along the arc of said curve, a distance of 67.63 feet to a point of tangent; thence North $79^{\circ} 32' 50''$ East, a distance of 630.68 feet to a point of curve concave to the Northwest, having a radius of 185.0 feet and a central angle of $90^{\circ} 00' 00''$; thence Easterly and Northerly along the arc of said curve, a distance of 290.60 feet to a point of tangent; thence North $10^{\circ} 27' 10''$ West, a distance of 410.0 feet to a point of curve concave to the Southwest, having a radius of 185 feet and a central angle of $90^{\circ} 00' 00''$; thence Northerly and Westerly along the arc of said curve, a distance of 290.60 feet to a point of tangent; thence South $79^{\circ} 32' 50''$ West, a distance of 587.50 feet to a point of curve concave to the North, having a radius of 797.02 feet and a central angle of $12^{\circ} 30' 00''$; thence Westerly along the arc of said curve, a distance of 173.88 feet to a point of tangent; thence North $87^{\circ} 57' 10''$ West, a distance of 77.50 feet to a point of curve concave to the Southeast, having a radius of 185.0 feet and a central angle of $90^{\circ} 00' 00''$; thence Westerly and Southerly along the arc of said curve, a distance of 290.60 feet to a point of tangent; thence South $2^{\circ} 02' 50''$ West, a distance of 50.66 feet to a point; thence South $29^{\circ} 13' 49''$ West, a distance of 27.36 feet to a point; thence North $87^{\circ} 57' 10''$ West, a distance of 300.0 feet to a point; thence North $27^{\circ} 08' 16''$ West, a distance of 25.63 feet to a point; thence North $2^{\circ} 02' 50''$ East, a distance of 600.0 feet to a point of curve concave to the Southeast, having a radius of 60.32 feet and a central angle of $90^{\circ} 03' 21''$; thence Northerly and Easterly, along the arc of said curve, a distance of 94.81 feet to a point of tangent; thence South $87^{\circ} 53' 49''$ East, a distance of 600.0 feet to a point of curve concave to the South, having a radius of 65.0 feet and a central angle of $22^{\circ} 37' 12''$; thence Easterly along the arc of said curve, a distance of 25.66 feet to a point of reverse curve concave to the North, having a radius of 325.0 feet and a central angle of $42^{\circ} 14' 24''$; thence Easterly along the arc of said curve, a distance of 256.62 feet to a point of reverse curve concave to the South, having a radius of

65.0 feet and a central angle of $22^{\circ} 37' 12''$; thence Easterly along the arc of said curve, a distance of 25.66 feet to a point of tangent; thence South $87^{\circ} 53' 49''$ East, a distance of 935.0 feet to a point of curve concave to the North, having a radius of 500.0 feet and a central angle of $26^{\circ} 51' 38''$; thence Easterly along the arc of said curve, a distance of 234.40 feet to a point of intersection with a curve concave to the North, having a radius of 439.13 feet and a central angle of $7^{\circ} 04' 31''$ and a tangent bearing at this point of South $80^{\circ} 49' 18''$ East; thence Easterly along the arc of said curve, a distance of 54.23 feet to a point of tangent; thence South $87^{\circ} 53' 49''$ East, a distance of 153.86 feet to a point; thence South $42^{\circ} 46' 49''$ East, a distance of 35.43 feet to a point in the Westerly right-of-way of Military Trail aforesaid; thence South $2^{\circ} 20' 11''$ West along said Westerly right-of-way line, a distance of 1931.66 feet to a point of curve concave to the West, having a radius of 28572.89 feet and a central angle of $0^{\circ} 20' 23''$; thence Southerly along the arc of said curve, a distance of 169.59 feet to the Point of Beginn'ing; containing in all 64.08 acres, more or less. Said property located on the east side of Haverhill Road and on the west side of Military Trail (S.R. 809), approximately .5 mile south of Dyer Boulevard, was approved as advertised, subject to the following special conditions:

1. The Developer shall construct left turn lanes, south approach, at each of the three (3) development entrances along Military Trail (S.R. 809) prior to commencement of project development;
2. The Developer shall construct a left turn lane, north approach, at the intersection of the development's north entrance and Haverhill Road prior to the commencement of the project's development;
3. The Developer shall pay a proportionate share in providing a traffic signal and other intersection improvements at Military Trail (S.R. 809), as set forth in the Petition of A.J. Gamot, Petition No. 74-163, when determined to be warranted by the

Office of the County Engineer, based on traffic
count.

Commissioner **Culpepper** , moved for approval of the petition.

The motion was seconded by Commissioner **Johnson** , and upon being
put to a vote, the vote was as follows:

E. W. Weaver	Absent
Lake Lytal	Yes
Robert F. Culpepper	Yes
Robert C. Johnson	Yes
William Medlen	Yes

The foregoing resolution was declared duly passed and adopted
this 8th day of June , 1976, confirming action
of 27 May 1976.

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, Clerk

By

Nancy Henderson
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

R. William Rutledge
COUNTY ATTORNEY