

RESOLUTION NO. R- 86-764

RESOLUTION APPROVING ZONING PETITION 86-32, Special Exception

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, 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. 86-'32 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on the 28th March 1986; and

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various county review agencies and the recommendations of the Planning Commission; and

WHEREAS, the Board of County Commissioners made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and Zoning Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARC OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this the 28th of March 1986, that Petition No. 86-32 the petition of COREPOINT CORPORATION By F. Martin Perry, Esquire for a SPECIAL EXCEPTION TO AMEND THE MASTER PLAN FOR WELLINGTON PLANNED UNIT DEVELOP\*\* , PREVIOUSLY APPROVED ON FEBRUARY 17, 1972 on Parcel No. 1, known as Tract 42 of Wellington Planned Unit Development described as a parcel of land lying in part of Sections 3, 4, 9 and 10, Township 44 South, Range 41 East, being more particularly described as follows:

Beginning at the Permanent Reference Monument marking the Northeasterly Right-of-Way Line of Big Blue Trace with the fillet on the Southeasterly Right-of-Way Line of Wellington Trace as shown on Sheet No. 3, Pinewood Grove of Wellington - Planned Unit Development

as recorded in Plat Book 40, pages 37 through 40, inclusive, thence North 15 degrees 25'20" East (for convenience all bearings shown herein are relative to an assumed meridian used throughout Wellington) a distance of 35.36 feet to the Southeasterly Right-of-way Line of said Wellington Trace; thence North 60 degrees 25'20" East, a distance of 35.00 feet to the beginning of a curve concave to the Northwest having a radius of 1953.01 feet and a central angle of 08 degrees 41'51"; thence Northeasterly along the arc of said curve, a distance of 296.47 feet to the South Line of said Section 4; thence continue on the Northeasterly extension of the same curve, through a central angle of 17 degrees 27'39", a distance of 595.18 feet; thence leaving said Right-of-way line South 31 degrees 08'54" East making an angle with the tangent to said curve measured from Southwest to Southeast of 65 degrees 24'44", a distance of 511.30 feet to a point on the South line of said Section 4; thence South 89 degrees 39'44" East along said South line a distance of 253.30 feet to a point on a curve concave to the East having a radius of 85 feet and a central angle of 80 degrees 45'26", the tangent to said curve bears South 43 degrees 48'16" East at this point; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, a distance of 119.81 feet to a point of reverse curvature; thence Northeasterly along the arc of a curve concave to the Southeast having a radius of 455 feet and a central angle of 02 degrees 23'10", a distance of 18.95 feet to the South Line of said Section 4; thence continue Northeasterly, Easterly and Southeasterly along the extension of the same curve concave to the South having a radius of 455 feet and a central angle of 53 degrees 40'12", a distance of 426.21 feet to a point on the West Line of said Section 3, said point lying North 01 degree 10'33" East a distance of 40.65 feet from the Southwest Corner of said Section 3; thence continue on the Southeasterly extension of the same curve, through a central angle of 11 degrees 21'25", a distance of 90.19 feet to the North line of said Section 10; thence continue on the Southeasterly and Southerly extension of the same curve through a central angle of 71 degrees 08'55", a distance of 565.01 feet; thence South 14 degrees

00'00" West along the tangent to said curve, a distance of 640.00 feet to the beginning of a curve concave to the Northwest having a radius of 455 feet and a central angle of 35 degrees 55'06", a distance of 285.24 feet to the East Line of said Section 9; thence continue on the Southwesterly extension of the same curve, through a central angle of 13 degrees 34'54", a distance of 107.85 feet; thence South 63 degrees 30'00" West along the tangent to said curve, a distance of 126.73 feet to the beginning of a curve concave to the East having a radius of 110 feet and a central angle of 119 degrees 29'32"; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, a distance of 229.41 feet; thence South 64 degrees 01'05" West along a line making an angle with the tangent to the last described curve, measured from Southeast to Southwest, of 120 degrees 00'37", a distance of 613.67 feet to a point on the Northeasterly Right-of-way Line of Big Blue Trace as shown on Sheet No. 3, Greenview Shores No. 1 Of Wellington - Planned Unit Development as recorded in Plat Book 31, pages 113,114 and 115, said point being on the arc of a curve concave to the Southwest having a radius of 18065.34 feet and a central angle of 03 degrees 01'30" and whose tangent of this point bears South 26 degrees 33'10" East; thence Northwesterly along the arc of said curve, a distance of 953.78 feet; thence North 29 degrees 34'40" West along the tangent to said curve, a distance of 1007.62 feet to the Point Of Beginning, Parcel No. 2, known as Tract 42 of Wellington Planned Unit Development described as :

A parcel of land lying in Section 4, Township 44 South, Range 41 East, being more particularly described as follows:

Beginning at a Permanent Reference Monument marking the Southerly Right-of-way Line of Acme Improvement District C-12 with the Southeast Right-of-way Line of Wellington Trace as shown on Sheet No. 3, Pinewood Grove Of Wellington - Planned Unit Development as recorded in Plat Book 40, pages 37 through 40, inclusive; thence south 67 degrees 28'46" East along said Southerly Right-of-way Line of Acme Improvement District C-12, a distance of 140.00 feet to the beginning of a curve concave to the West having a radius of 425.00 feet and a

central angle of 101 degrees 31'43"; thence Southeasterly, Southerly and Southwesterly along the arc of said curve, a distance of 753.10 feet to a point of reverse curvature; thence Southwesterly, Southerly and Southeasterly along the arc of a curve concave to the East having a radius of 85 feet and a central angle of 77 degrees 51'13", a distance of 115.50 feet to a point on the South Line of said Section 4, said point lying North 89 degrees 39'44" West, a distance of 533.58 feet from the Southeast Corner of said Section 4; thence North 89 degrees 39'44" West along said South Line, making an angle with the tangent to the last described curve, measured from Southeast to South to West, of 134 degrees 08'32", a distance of 253.30 feet; thence North 31 degrees 08'54" West, a distance of 511.30 feet to a point on a curve concave to the Northwest having a radius of 1953.01 feet and a central angle of 11 degrees 44'36" and whose tangent at this point bears South 34 degrees 15'50" West; thence Northeasterly along the arc of said curve, being the Southeasterly Right-of-way Line of said Wellington Trace, a distance of 400.28 feet to the said Permanent Reference Monument marking the Point Of Beginning.

Parcel No. 3, known as Tract 42, Wellington Planned Unit Development, described as :

A parcel of land in part of Sections 9 and 10, Township 44 South, Range 41 East, being more particularly described as follows:

Beginning at the Southwest corner of Tract 39 - Wellington - Planned Unit Development, as recorded in Plat Book 44, pages 59 and 60; thence North 64 degrees 01'05" East along the Southerly line of said Tract 39, a distance of 630.41 feet to the Non-Radial Intersection with a curve concave to the Northeast having a radial bearing at said intersection of North 29 degrees 51'15" East and a radius of 100.00 feet; thence Southerly and Easterly along the arc of said curve through a central angle of 73 degrees 01'29", a distance of 127.45 feet to the Point of Tangency; thence North 46 degrees 49'46" East, a distance of 107.43 feet to the line common with Sections 9 and 10, Township 44 South, Range 41 East; thence continue North 46 degrees 49'46" East a distance of 191.00 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 103.00 feet; thence

Northeasterly along the arc of said curve through a central angle of 18 degrees 21'46", a distance of 33.01 feet to the Point of Reverse Curvature of a curve concave to the Southwest having a radius of 168.00 feet; thence Northeasterly, Easterly, Southeasterly, Southerly and Southwesterly along the arc of said curve through a central angle of 198 degrees 54'59", a distance of 583.25 feet to the Point of Tangency; thence South 47 degrees 22'58" West, a distance of 295.10 feet to the Point of Curvature of a curve concave to the Southeast having a radius of 100.00 feet; thence Southwesterly and Southerly along the arc of said curve through a central angle of 82 degrees 22'58", a distance of 143.78 feet to the Point of Tangency; thence South 35 degrees 00'00" East, a distance of 293.63 feet to the Point of Curvature of a curve concave to the Northeast having a radius of 100.00 feet; thence Southeasterly along the arc of said curve through a central angle of 61 degrees 06'58", a distance of 106.67 feet to the Point of Tangency; thence North 83 degrees 53'02" East, a distance of 254.79 feet to the Point of Curvature of a curve concave to the West having a radius of 150.00 feet; thence Northeasterly, Southerly and Southwesterly, along the arc of said curve through a central angle of 125 degrees 40'15", a distance of 329.01 feet to the Point of Curvature of a compound curve concave to the Northwest having a radius of 310.00 feet; thence Easterly, Southeasterly, Southerly, Southwesterly and Westerly along the arc of said curve through a central angle of 34 degrees 42'52", a distance of 187.82 feet to the Point of Reverse Curvature of a curve concave to the Southeast having a radius of 25.00 feet; thence Westerly, Southerly and Southeasterly, along the arc of said curve through a central angle of 89 degrees 48'14", a distance of 39.18 feet to the Point of Tangency; thence South 25 degrees 32'05" East, a distance of 126.59 feet; thence South 29 degrees 34'53" East, a distance of 135.39 feet to the Point of Curvature of a curve concave to the Northeast having a radius of 40.00 feet; thence Southeasterly and Easterly along the arc of said curve through a central angle of 82 degrees 01'15", a distance of 57.26 feet to the Point of Tangency; thence North 68 degrees 23'51" East, a distance of 163.75 feet to the Point of

Curvature of a curve concave to the Southwest having a radius of 455.00 feet; thence Northeasterly, Easterly, Southeasterly, and Southerly, along the arc of said curve through a central angle of 91 degrees 27'17", a distance of 726.26 feet to the Point of Compound Curvature of a curve concave to the West having a radius of 300.00 feet; thence Southerly and Southwesterly along the arc of said curve, through a central angle of 32 degrees 54'50", a distance of 172.34 feet to the Point of Tangency; thence South 12 degrees 45'58" West, a distance of 105.14 feet to the Point of a Curve concave to the Northwest having a radius of 425.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 35 degrees 14'02", a distance of 261.35 feet to the Point of Tangency and intersection with the Northerly Right-of-way of Acme Improvement District Canal C-15; thence South 48 degrees 00'00" West along said Northerly Right-of-way of Canal C-15, a distance of 287.38 feet to the Point of Curvature of a curve concave to the North having a radius of 150.98 feet; thence Westerly along the arc of said curve and Northerly Right-of-way of Canal C-15, through a central angle of 52 degrees 54'20", a distance of 139.41 feet to the Point of Tangency; thence North 79 degrees 05'40" West along said Northerly Right-of-way of Canal C-15, a distance of 277.25 feet to the Point of Curvature of a curve concave to the South having a radius of 266.17 feet; thence Westerly along the arc of said curve and Northerly Right-of-way of Canal C-15, through a central angle of 49 degrees 39'00", a distance of 230.65 feet to the Point of Tangency; thence South 51 degrees 15'20" West along said Northerly Right-of-way of Canal C-15, a distance of 326.00 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 753.02 feet; thence Southwesterly along the arc of said curve and Northerly Right-of-way of Canal C-15, through a central angle of 07 degrees 07'33", a distance of 93.65 feet to the Point of Tangency; thence South 58 degrees 22'53" West along said Northerly Right-of-way of Canal C-15, a distance of 89.76 feet to the intersection with the Easterly Right-of-way Line of Big Blue Trace and the Non-Radial Intersection with a curve concave to the Northeast having a radial bearing at said intersection of North 58

degrees 56'06" East and a radius of 5172.14 feet; thence Northwesterly along said Easterly Right-of-way line and the arc of said curve through a central angle of 06 degrees 39'39", a distance of 601.28 feet to the line common with Sections 9 and 10, Township 44 South, Range 41 East; thence continue Northwesterly along the arc of said curve and Easterly Right-of-way, through a central angle of 01 degrees 11'03", a distance of 106.90 feet to the Point of Tangency; thence North 23 degrees 13'12" West along said Easterly Right-of-way line, a distance of 602.73 feet to the Point of Curvature of a curve concave to the Southwest having a radius of 18,065.34 feet; thence Northwesterly along the arc of said curve and Easterly Right-of-way line through a central angle of 03 degrees 19'58", a distance of 1050.82 feet to the Point Of Beginning, and Parcel No. 4, known as the Wellington Club in Wellington Planned Unit Development described as :

Commencing at the most Westerly corner of Parcel B of Plat No. 2, Town Center of Wellington - Planned Unit Development, in Section 10 and 11, Township 44 South, Range 41 East, as recorded in Plat Book 42, page 35, said Westerly corner lying on the arc of a curve concave to the Southeast having a radius of 768.42 feet and a radial bearing from said Westerly corner of South 52 degrees 34'04" East; thence Northeasterly along the arc of said curve and the Northwesterly line of said Parcel B, through a central angle of 01 degree 52'03", a distance of 25.05 feet to the Point Of Beginning of the herein described proposed access easement; thence North 48 degrees 09'47" West, a distance of 42.04 feet to the Non-Radial Intersection with a curve concave to the Southeast having a radius of 810.48 feet and a radial bearing at said intersection of South 50 degrees 34'08" East; thence Northeasterly along the arc of said curve through a central angle of 09 degrees 56'20", a distance of 140.59 feet to the Point of Tangency; thence North 49 degrees 22'12" East, a distance of 38.64 feet to the Point of Curvature of a curve concave to the Northwest, having a radius of 40.00 feet; thence Northeasterly along the arc of said curve through a central angle of 25 degrees 47'26", a distance of 18.01 feet to the Non-Radial Intersection with the Right-of-Way Line

of Forest Hill Boulevard as recorded in Official Record Book 2151, pages 1545-1549, and the arc of a curve concave to the Northeast having a radius of 2332.36 feet and a radial bearing at said intersection of North 45 degrees 08'57" East; thence Southeasterly along said Right-of-way Line of Forest Hill Boulevard and the arc of said curve through a central angle of 00 degree 43'51", a distance of 29.75 feet to the Non-Radial Intersection with a curve concave to the Southeast having a radius of 40.00 feet and a radial bearing at said intersection of South 24 degrees 00'43" East; thence Southwesterly along the arc of said curve through a central angle of 16 degrees 37'06", a distance of 11.60 feet to the Point of Tangency; thence South 49 degrees 22'12" West, a distance of 46.98 feet to the Point of Curvature of a curve concave to the Southeast having a radius of 786.48 feet; thence Southwesterly along the arc of said curve through a central angle of 06 degrees 51'49", a distance of 94.21 feet to the Point of Compound Curvature of a curve concave to the East having a radius of 18.00 feet; thence Southerly along the arc of said curve through a central angle of 90 degrees 40'14", a distance of 28.48 feet to the Non-Radial Intersection with the said Northwesterly line of Parcel B and the arc of a curve concave to the Southeast having a radius of 768.4% feet and a radial bearing at said intersection of South 48 degrees 50'08" East; thence Southwesterly along said Northwesterly line of Parcel B and the arc of said curve through a central angle of 01 degree 51'53", a distance of 25.01 feet to the Point Of Beginning, and

Parcel No. 5, known as the Wellington Club, of Wellington Planned Unit Development described as :

A parcel of land lying in Sections 10 and 11, Township 44 South, Range 41 East, being more particularly described as follows:

Commencing at the most Southerly corner of Lake Shore Heights as recorded in Plat Book 44, pages 94 and 95, thence South 29 degrees 44'50" East along the Easterly line of Lake Wellington as recorded in Official Record Book 2452, pages 250 through 266, a distance of 310.31 feet to the Point of Curvature of a curve concave to the West having a radius of 200.00 feet; thence Southerly and southwesterly



along the arc of said curve and the said Easterly line of Lake Wellington through a central angle of 76 degrees 32'07", a distance of 267.16 feet; thence South 29 degrees 44'50" East, a distance of 275.50 feet; thence North 60 degrees 15'10" East, a distance of 85.00 feet; thence South 74 degrees 44'50" East, a distance of 148.43 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 205.00 feet; thence Northeasterly along the arc of said curve through a central angle of 45 degrees 00'00", a distance of 161.01 feet to the Point of Tangency; thence North 60 degrees 15'10" East, a distance of 142.34 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 205.00 feet; thence Northeasterly along the arc of said curve through a central angle of 25 degrees 33'13", a distance of 91.43 feet to the intersection with the Westerly line of Parcel "A" of Plat No. 2 Town Center of Wellington - Planned Unit Development, as recorded in Plat Book 42, page 35; thence continue Northeasterly along the arc of said curve and the said Westerly line of Parcel "A" through a central angle of 16 degrees 50'42", a distance of 60.27 feet to the Point of Reverse Curvature of a curve concave to the Southeast having a radius of 768.48 feet; thence Northeasterly along the arc of said curve and the said Westerly line of Parcel "A" through a central angle of 12 degrees 07'04", a distance of 162.53 feet to the Point Of Beginning of the herein described parcel; thence North 74 degrees 44'50" West, a distance of 425.96 feet; thence North 15 degrees 15'10" East, a distance of 288.43 feet; thence North 74 degrees 44'50" West, a distance of 120.00 feet; thence North 15 degrees 15'10" East, a distance of 130.00 feet; thence North 74 degrees 44'50" West, a distance of 160.71 feet to the intersection with the Southerly line of South Shore No. 1 of Wellington - Planned Unit Development, as recorded in Plat Book 29, pages 222 through 226; thence North 60 degrees 14'52" East along the said Southerly line of South Shore No. 1 of Wellington - Planned Unit Development, a distance of 412.00 feet to the Southwesterly Right-of-way line of Forest Hill Boulevard as recorded in Official Record Book 2151, pages 1545 through 1549; thence South 29 degrees 44'50" East along said Southwesterly

Right-of-way line, a distance of 41.07 feet to the Point of Curvature of a curve concave to the Northeast having a radius of 2332.36 feet; thence Southeasterly along the arc of said curve and the said Southwesterly Right-of-way line of Forest Hill Boulevard through a central angle of 16 degrees 06'32", a distance of 655.75 feet to the line common to Sections 10 and 11, Township 44 South, Range 41 East; thence continue Southeasterly along the arc of said curve and the said Southwesterly Right-of-way line of Forest Hill Boulevard through a central angle of 00 degree 40'55", a distance of 27.76 feet; thence North 88 degrees 35'20" West along the Northerly line of Parcel "B" of Plat No. 2 Town Center of Wellington - Planned Unit Development, as recorded in Plat Book 42, page 35, a distance of 20.39 feet to the intersection with the line common to said Sections 10 and 11; thence continue North 88 degrees 35'20" West along said Northerly line of Parcel "B", a distance of 13.10 feet; thence South 49 degrees 21'54" West, along the Northwesterly line of said Parcel "B", a distance of 37.23 feet to the Point of Curvature of a curve concave to the Southeast, having a radius of 768.48 feet; thence Southwesterly along the arc of said curve and the Northwesterly line of said Parcel "B" and Northerly extension of Parcel "A" of said Plat No. 2 Town Center of Wellington - Planned Unit Development, through a central angle of 19 degrees 23'52", a distance of 260.17 feet to the Point of Beginning of the herein described parcel, and

~~Parcel No. 6~~, known as the Wellington Club, Wellington Planned Unit Development described as:

A parcel of land lying in Section 10 and 11, Township 44 South, Range 41 East, being more particularly described as follows:

Commencing at the intersection of the Southerly line of Lot 1, Block 15 of South Shore No. 1 of Wellington - Planned Unit Development, as recorded in Plat Book 29, pages 222 through 226, and the Westerly Right-of-way line of Forest Hill Boulevard as recorded in Official Record Book 2151, page 1545 through 1549; thence South 29 degrees 44'50" East, a distance of 41.07 feet to the Point of Curvature of a curve concave to the Northeast having a radius of 2332.36 feet; thence Southeasterly along the arc of said curve and said Westerly

Right-of-way line of Forest Hill Boulevard through a central angle of 14 degrees 06'31", a distance of 574.32 feet to the Point of Beginning; thence continue along said curve and said Westerly Right-of-way line through a central angle of 02 degrees 00'01", a distance of 81.43 feet to an intersection with the East line of Section 10; thence continue along said curve and said Westerly Right-of-way line through a central angle of 00 degree 40'55", a distance of 27.76 feet to an intersection with the Northwesterly line of Plat No. 2 Town Center of Wellington - Planned Unit Development, as shown in Plat Book 42, page 35, thence North 88 degrees 35'02" West along said Northwesterly line, a distance of 20.39 feet to an intersection with the West line of Section 11, thence continue North 88 degrees 35'02" West along said Northwesterly line, a distance of 13.10 feet; thence South 49 degrees 22'12" West, a distance of 37.23 feet to a Point of Curvature of a curve concave to the Southeast having a radius of 768.48 feet; thence Southwesterly along the arc of said curve through a central angle of 19 degrees 23'52", a distance of 260.17 feet; thence North 74 degrees 44'50" West, a distance of 61.88 feet to a Non-Radial Intersection with a curve concave to the Southeast having a radial bearing of South 61 degrees 06'55" East and a radius of 828.48 feet; thence Northeasterly along the arc of said curve through a central angle of 20 degrees 29'07", a distance of 296.21 feet; thence North 49 degrees 22'12" East, a distance of 28.45 feet; thence North 02 degrees 45'25" East, a distance of 36.34 feet to an intersection with said Westerly Right-of-way line and the Point of Beginning, and

Parcel No. 7, known as the Wellington Club of Wellington Planned Unit Development described as :

A parcel of land lying in Section 10, Township 44 South, Range 41 East, being more particularly described as follows:

Beginning at the intersection of the Southerly line of Lot 1, Block 15 of South Shore No. 1, of Wellington, Planned Unit Development, as recorded in Plat Book 29, pages 222 through 226 inclusive, and the Westerly Right-of-way line of Forest Hill Boulevard as recorded in Official Record Book 2151, pages 1545 through 1549, inclusive, thence

South 29 degrees 44'50" East, a distance of 41.07 feet to the Point of Curvature of a curve to the Northeast having a radius of 2332.36 feet; thence Southeasterly along the arc of said curve and said Westerly Right-of-way line of Forest Hill Boulevard through a central angle of 14 degrees 06'31", a distance of 574.32 feet; thence South 02 degrees 45'25" West, a distance of 36.34 feet; thence South 49 degrees 22'13" West, a distance of 28.45 feet to the Point of Curvature of a curve concave to the Southeast having a radius of 828.48 feet; thence Southwesterly along the arc of said curve through a central angle of 05 degrees 30'01", a distance of 79.53 feet; thence North 46 degrees 07'49" West, a distance of 30.00 feet to the Radial Intersection with a curve concave to the Southeast having a radius of 858.48 feet; thence Northeasterly along the arc of said curve through a central angle of 04 degrees 43'49", a distance of 70.87 feet; thence North 00 degree 37'40" West, a distance of 50.00 feet to the Non-Radial Intersection with a curve concave to the Northeast having a radius of 2362.36 feet and a radial bearing of North 47 degrees 11'00" East; thence Northwesterly along the arc of said curve through a central angle of 12 degrees 41'52", a distance of 523.54 feet; thence North 78 degrees 26'44" West, a distance of 40.00 feet; thence South 60 degrees 15'10" West, a distance of 20.00 feet; thence North 29 degrees 44'50" West, a distance of 30.00 feet to the intersection with the said Southerly line of Lot 1, Block 15, South Shore No. 1; thence North 60 degrees 15'10" East along said Southerly line of Lot 1, Block 15, South Shore No. 1, a distance of 80.00 feet to the Point of Beginning, and

Parcel No. 8, known as Tract 29 of Wellington Planned Unit Development described as:

A parcel of land in Section 11, Township 44 South, Range 41 East, including Church Site No. 8 of Wellington - Planned Unit Development, recorded in Plat Book 43, page 69, Church Site No. 8, Additional Parcel, Wellington - Planned Unit Development, recorded in Plat Book 45, page 178, and Tract 29C of Wellington - Planned Unit Development, recorded in Plat Book 46, Page 193, being more particularly described as follows:

Beginning at the Northeast corner of Church Site No. 8, Wellington - Planned Unit Development, as recorded in Plat Book 43, page 69; thence South 00 degree 22'03" West along the West Right-of-Way line of Birkdale Drive as shown on said Church Site No. 8, a distance of 1314.11 feet; thence South 45 degrees 16'49" West, a distance of 35.30 feet; thence North 89 degrees 48'25" West along the North Right-of-way line of Forest Hill Boulevard, a distance of 1213.44 feet to the Southwest corner of Tract 29C of Wellington - Planned Unit Development, as recorded in Plat Book 46, page 193; thence North 00 degree 11'35" East along the West line of said Tract 29C, a distance of 180.31 feet to the intersection with the Southeast corner of Canal C-17B Easement as recorded in Official Record Book 4373, pages 1545 through 1547, thence North 17 degrees 41'28" West along the Easterly line of said Canal C-17B Easement and the Westerly line and the Northwesterly extension thereof, of said Tract 29C, a distance of 390.83 feet to the Point of Curvature of a curve concave to the Southwest having a radius of 185.00 feet; thence Northwesterly along the arc of said curve and the said Easterly line of Canal C-17B Easement through a central angle of 50 degrees 42'02", a distance of 163.71 feet to the Point of Tangency; thence North 68 degrees 23'30" West along the said Easterly line of Canal C-17B Easement, a distance of 282.07 feet to the Point of Curvature of a curve concave to the Northeast having a radius of 57.00 feet; thence Northwesterly, Northerly and Northeasterly along the arc of said curve and the said Easterly line of Canal C-17B Easement, through a central angle of 112 degrees 05'37", a distance of 111.52 feet to the Point of Tangency; thence North 43 degrees 42'07" East along the said Easterly line of Canal C-17B Easement, a distance of 170.24 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 380.00 feet; thence Northeasterly along the said Easterly line of Canal C-17B Easement and the arc of said curve through a central angle of 24 degrees 40'02", a distance of 163.60 feet to the Point of Reverse Curvature of a curve concave to the Southeast having a radius of 120.00 feet; thence Northeasterly along the said Easterly line of Canal C-17B Easement and the arc of said curve through a central

angle of 33 degrees 25'33", a distance of 70.01 feet to the Point of Tangency; thence North 52 degrees 27'38" East along the said Easterly line of Canal C-17B Easement, a distance of 190.00 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 263.82 feet; thence Northeasterly along the said Easterly line of Canal C-17B Easement and the arc of said curve through a central angle of 52 degrees 16'03", a distance of 240.67 feet to the Point of Tangency; thence North 00 degree 11'35" East, along the said Easterly line of Canal C-17B Easement, a distance of 10.00 feet to the Southerly Right-of-way line of ~~Acme~~ Improvement District Canal C-17; thence South 89 degrees 48'25" East along said Southerly Right-of-Way line of Canal C-17, a distance of 590.00 feet to the Point of Curvature of a curve concave to the Southwest having a radius of 136.60 feet; thence Southeasterly along the arc of said curve and said Southerly Right-of-way line of Canal C-17, through a central angle of 30 degrees 00'00", a distance of 71.52 feet to the Point of Tangency; thence South 59 degrees 48'25" East, along said Southerly Right-of-way line of Canal C-17, a distance of 252.82 feet to the Point of Curvature of a curve concave to the Northeast having a radius of 237.74 feet; thence Southeasterly along the arc of said curve and said Southerly Right-of-way line of Canal C-17, through a central angle of 29 degrees 49'32", a distance of 123.76 feet to the Point of Tangency; thence South 89 degrees 37'57" East along said Southerly Right-of-way line of Canal C-17, a distance of 264.70 feet to the Point of Beginning, and

**NOTE:** The bearings shown hereon are relative to the bearings shown on Church Site No. 8, Wellington - Planned Unit Development.

Parcel No. 9, known as a proposed Tract 75, of Wellington Planned Unit Development described as:

All of Parcel "H" as shown on the Plat of Greenview Shores No. 2 of Wellington - Planned Unit Development in Section 16, Township 44 South, Range 41 East, as recorded in Plat Book 31, pages 128-136. Said property located on the southwest side of Norwick Street, approximately 300 feet south of Sheffield Street; on the southeast corner of the intersection of Wellington Trace and Big Blue Trace; on

the southwest side of Forest Hill Boulevard, approximately 30 feet south of Wellington Trace; on the northwest corner of the intersection of Birkdale Drive and Forest Hill Boulevard in an AR-Agricultural Residential District was approved as advertised subject to the following conditions:

1. Prior to the expiration date of the existing bond on the sales/model unit on Tract-29 (60) the petitioner must renovate the structure to comply with all codes applicable to extended use or raze and remove the structure.
2. Prior to master plan certification, the master plan shall be revised to reflect the dwelling unit count and housing types for all parcels that have been site planned and/or platted.
3. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
4. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
5. This development shall retain onsite the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, as amended. The drainage system shall be maintained in an acceptable condition per the County Engineers approval.
6. The property owner shall construct appropriate turn lanes at the project's entrance(s) onto the major roadways per the County Engineers approval. All concurrent with the construction of the project's entrance road onto the major thoroughfare.
7. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended.
8. The property owner shall provide construction plans for Forest Hill Boulevard as a 4 lane median divided section (expandable to 6 lanes with all drainage structures sized and placed for the ultimate 6 lanes from SR80 south to the existing 4 lane terminus) plus any appropriate tapers. These construction plans shall be per the County Engineer's approval based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. These construction plans shall be completed within six (6) months of Special Exception Approval. Plan costs shall be approved by the County Engineer.
9. The property owner shall construct Forest Hill Boulevard as a 4 lane median divided section from SR80 south to the existing 4 lane terminus south of SR80 per the condition above. This construction shall be completed within 9 months of Special Exception Approval. This construction shall include any overlay of the existing roadway as required by the County Engineer. Credit for the impact fee shall be given for this road construction as outlined in Conditions No. 8 and No. 9.
10. Surety required for the offsite road improvements as outlined in Condition Nos. 8 and 9 shall be posted with the Office of the County Engineer within six months of special exception approval.

Commissioner Owens, moved for approval of the petition. The motion was seconded by Commissioner Spillias, and upon being put to a vote, the vote was as follows:

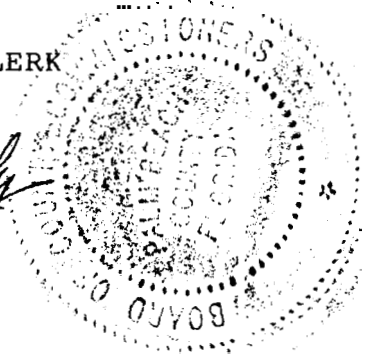
Karen T. Marcus, Chairman	--	AYE
Jerry L. Owens, Vice Chairman	--	AYE
Kenneth Spillias, Member	--	AYE
Dorothy Wilken, Member	--	AYE
Kenneth Adams, Member	--	AYE

The foregoing resolution was declared duly passed and adopted this 27th day of May, 1986 confirming action of the 28th March 1986.

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Barbara O'Leary  
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

Paul J. Sprague  
County Attorney