

RESOLUTION NO. R-76-928

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, 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. 76-139 was presented to the Board of County Commissioners of Palm Beach County at its public hearing conducted on 23 September 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, assembled in regular session this 23 day of September, 1976, that petition No. 76-139 the petition of SCHEAREROOK LAND & LIVESTOCK, INC AND EUGENE C. SCHEAR, TRUSTEE; by B. K. Bookman, Agent, for the REZONING, FROM AG-AGRICULTURAL DISTRICT TO RE-RESIDENTIAL ESTATE DISTRICT, of a portion of Blocks 36, 37, 42 and 43, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 48 and 49, and a portion of Lots 1 and 3, Tract 42, PALM BEACH FARMS COMPANY PLAT NO. 13, as recorded in Plat Book 6, Page 99, more particularly described as follows: Commencing at the Northwest corner of said Lot 4; thence run South 87° 58' 40" East 1320.00 feet along the North line of said Lot 4, said line also being the South right-of-way line of Lantana Road to the Point of Deginning; thence continue South 87° 58' 40" East 1349.53 feet along said South right-of-way line to the Northeast corner of said Lot 3; thence run South 4° 53' 06" East 1466.30 feet along the East line of said Lot 3 to the southeast corner thereof; thence run

South 87° 48' 53" East 1909.14 feet along the South line of **Lots 1** and 2 of said Tract 42 *to a point*; thence run North 8° 58' 08" West 1487.12 feet *to a point of intersection with said South right-of-way line*; thence run South 87° 57' 28" East 903.75 feet along said South right-of-way line to the Northeast corner of said Lot, 1; thence run South 12° 56' 23" East 1513.42 feet along the East, line of said Lot 1 to a point; thence run North 89° 25' 07" East 877.80 feet along the North line of said Block 37 to a point; thence run South 0° 33' 31" East 2445.11 feet along the East line of Lots 13, 20, 45 and 52 of said Block 37 to a point *of intersection with the Northwest corner of Lot 76 of said Block 37*; thence run North 89° 26' 07" East 3665.78 feet along the North line of Lots 66 thru 76, inclusive, of said Block 37 to a point of intersection with the Northeast corner *of said Lot 66*; thence run South 0° 32' 46" East 1349.87 feet along the East line of **Lots 66 and 95** of said Block 37 to the Northeast corner *of Lot 98* thence run South 89° 27' 34" West 330.00 feet along the North line *of said Lot 98 to the Northwest corner thereof*; thence run South 0° 32' 46" East 659.93 feet along the East line of Lot 99 of said Block 37 to the Southeast corner *thereof*; thence run North 89° 26' 52" East 330.00 feet *along the North line of Lot 127 of said Block 37 to the Northeast corner thereof*; thence run South 0° 32' 46" East 2030.00 feet along the East line of Lots 2 and 26 *of said Block 42 to a point of intersection with the Southeast corner of said Lot 26*; thence run South 89° 25' 38" West, 7685.79 feet along the South line of Lots 14 thru 26, inclusive, *of said Block 42 and Lots 22 thru 28, inclusive, of said Block 43, to a point of intersection with the centerline of a 30 foot wide road right-of-way*; thence run North 0° 34' 22" West 2600.00 feet along said centerline to a point; thence run North 13° 04' 57" West 5683.95 feet to the Point of Beginning. Less following described Parcel: A parcel of land situated in part *of Tract 42, Township 44 1/2 South, Range 42 East, and part of Sections 5 and 6,*

Township 45 South, Range 42 East, Palm Beach County, Florida, being more particularly described as: Beginning at the intersection of the East line of Lot 1, Tract 42, Township 44 1/2 South, Range 42 East, of the hiatus tract as recorded in Plat Cook 6, Page 99, and the South right-of-way line of Lantana Road, said right-of-way line being 40.00 feet South of and parallel with the centerline of Lantana Road (S.R. #812) as now laid out and in use (said centerline of Lantana Road also being the North line of said hiatus Tract 42); thence North $87^{\circ} 47' 28''$ West (an assumed bearing and all other bearings relative thereto) along said South right-of-way line, 903.75 feet to the intersection of the South right-of-way line of Lantana Road and the East line of the West 441.98 feet of Lot 1, hiatus Tract 42 (as measured at right angles; thence South $08^{\circ} 51' 50''$ East along a line that is 441.98 feet East of and parallel with the West line of Lot 1, hiatus Tract 42, 1536.70 feet to a point lying 50.00 feet South of the South line of hiatus Tract 42 (as measured at right angles); thence North $87^{\circ} 43' 50''$ West along a line that is 50.00 feet South of (as measured at right angles) and parallel with the South line of hiatus Tract 42, 1832.69 feet; thence South $17^{\circ} 13' 03''$ West 588.63 feet; thence South $29^{\circ} 18' 53''$ East, 250.00 feet; thence North $60^{\circ} 41' 07''$ East 50.00 feet to a point to be labelled "Point A" for description purposes; thence South $29^{\circ} 18' 53''$ East, 270.00 feet; thence South $30^{\circ} 18' 53''$ East, 855.0 feet; thence South $37^{\circ} 55' 55''$ East, 619.84 feet; thence South $01^{\circ} 56' 07''$ West, 228.00 feet; thence North $88^{\circ} 03' 53''$ West, 135 feet; thence South $01^{\circ} 56' 07''$ West, 89.98 feet to the South line of Tract 30, Block 36, Palm Beach Farms Plat No. 3, Plat Book 2, Page 48; thence North $89^{\circ} 26' 07''$ East along South line of Tract 30, 2155.60 feet to a point of nontangency on the easterly right-of-way line of proposed Lyons Road, said right-of-way line being an arc of a curve concave to the Northwest, having a total central angle of $43^{\circ} 40' 54''$ and a radius of 1963.86 feet; thence Southwesterly along the proposed easterly right-of-Way line, being an arc of said curve, having a central angle of $12^{\circ} 14' 07''$, a chord length of 418.58 feet which bears South

28° 10' 57" West, 419.37 feet to a point of reverse curvature; thence Southerly, along said proposed right-of-way line, being an arc of a curve concave to the Southeast having a radius of 1855.86, a central angle of 05° 47' 06", a chord length of 187.30 feet which bears South 31° 24' 27" West, 187.38 feet to a point of non-tangency; thence South 27° 07' 47" East, 201.38 feet to a point to be labelled "Point B" for description purposes; thence continuing South 27° 07' 47" East, 1021.88 feet; thence North 86° 04' 08" East, 170.29 feet; thence South 71° 03' 44" East, 254.61 feet; thence North 87° 52' 36" East, 735.27 feet; thence South 75° 38' 00" East, 232.86 feet; thence North 89° 26' 07" East, 620.00 feet; thence North 45° 50' 38" East, 862.93 feet; thence North 36° 06' 09" West, 172.05 feet; thence North 84° 29' 32" West, 236.33 feet; thence South 64° 01' 20" West, 1223.38 feet; thence North 07° 36' 24" West, 856.46 feet; thence North 82° 08' 16" West, 136.47 feet; thence South 52° 33' 55" West, 75.00 feet; thence North 63° 14' 27" West, 337.68 feet; thence North 04° 57' 49" West, 521.54 feet to the Southeast corner of Tract 52, Block 37; thence North 00° 33' 53" West along the East line of Tracts 52, 45, 20, and 13, Block 37, 2399.46 feet to a point 50.00 feet South of the South line of hiatus Tract 41 (as measured at right angles); thence South 89° 23' 36" West along a line that is 50.00 feet South of (as measured at right angles) and parallel with the South line of hiatus Tract 41, 857.81 feet to the Southerly projection of the East line of Lot 1, hiatus Tract 42; thence North 12° 52' 54" West, along the East line of Lot 1, hiatus Tract 42, 1562.44 feet to the Point of Beginning. Also less the following described parcel: Commencing at "Point A" of the aforesaid description; thence North 60° 41' 07" East, 25.00 feet to the Point of Beginning; thence South 29° 18' 53" East, 270.00 feet; thence North 60° 41' 07" East, 30.00 feet; thence South 47° 11' 22" East, 1035.12 feet; thence South 32° 08' 56" East, 422.84 feet; thence South 39° 20' 36" West, 252.04 feet; thence South 01° 56' 07" West, 228.00 feet; thence North 72° 31' 51" East, 508.96 feet;

thence South $62^{\circ} 34' 17''$ East, 178.01 feet; thence South $00^{\circ} 33' 53''$ East, 94.00 feet; thence North $89^{\circ} 26' 07''$ East, 275.00 feet; thence North $00^{\circ} 33' 53''$ West, 30.00 feet; thence North $78^{\circ} 10' 17''$ East, 347.77 feet; thence North $66^{\circ} 51' 06''$ East, 300.17 feet; thence North $44^{\circ} 23' 18''$ East, 198.71 feet; thence North $11^{\circ} 32' 55''$ East, 329.67 feet; thence North $65^{\circ} 48' 49''$ East, 441.781 feet; thence West 351 feet; thence North $53^{\circ} 21' 09''$ West, 876.21 feet; thence North $34^{\circ} 09' 35''$ East, 169.19 feet; thence North $77^{\circ} 53' 49''$ East, 481.71 Feet; thence North $20^{\circ} 35' 06''$ East, 512.56 feet; thence North $83^{\circ} 50' 27''$ East, 488.61 feet to a point that is 79.00 feet West of the centerline of proposed Lyons Road (as measured at right angles); thence North $09^{\circ} 22' 54''$ West along a line 79.00 feet West of and parallel with said centerline (as measured at right angles), 450.00 feet to a point that is 50.00 feet South of the South line of hiatus Tract 42 (as measured at right angles); thence North $48^{\circ} 41' 12''$ West 119.06 feet to a point that is 25.00 feet North of the South line of hiatus tract 42 (as measured at right angles); thence North $35^{\circ} 39' 57''$ West, 614.50 feet; thence South $54^{\circ} 27' 44''$ West 86.02 feet; thence South $05^{\circ} 29' 19''$ West, 259.84 feet; thence South $25^{\circ} 00' 31''$ East, 120.83 feet; thence South $10^{\circ} 03' 16''$ West, 162.79 feet; thence South $33^{\circ} 19' 22''$ West, 163.93 feet to a point that is 25.00 feet North of the South line of hiatus Tract 42 (as measured at right angles); thence South $11^{\circ} 29' 25''$ West, 136.94 feet; thence South $77^{\circ} 50' 35''$ West, 796.24 feet; thence North $44^{\circ} 51' 27''$ West, 286.40 feet; thence South $74^{\circ} 03' 32''$ West, 622.27 feet; thence South $44^{\circ} 26' 07''$ West, 127.28 feet; thence South $19^{\circ} 42' 15''$ West, 348.31 feet; thence South $60^{\circ} 41' 07''$ West, 110.00 feet to the Point of Beginning. Also less the following described parcel: Commencing at "Point B" of the aforesaid description thence North $62^{\circ} 52' 13''$ East, 102.86 feet to the Point of Beginning; thence South $46^{\circ} 13' 51''$ East, 608.15 feet; thence South $18^{\circ} 30' 26''$

along said proposed East right-of-way line, a distance of 226.00 feet to the Point of Beginning. (Containing 3.342 acres, more or less)
AND A SPECIAL EXCEPTION TO ALLOW A RIDING CLUB on commencing the above referenced Point "A" (3.342 acre Tennis Club); thence South $89^{\circ} 26' 07''$ West, a distance of 54 feet to a point on the proposed West right-of-way line of Lyons Road; said point being the beginning of a curve concave to the East having a radius of 1963.86 feet and a central angle of $04^{\circ} 22' 50''$ and whose tangent at this point bears South $00^{\circ} 33' 53''$ East; thence Northerly along said curve and said proposed right-of-way line, a distance of 150.15 feet to the Point of Beginning of said Riding Club; thence South $89^{\circ} 26' 07''$ West, making an angle with the tangent to the last described curve, measured from South to West, of $85^{\circ} 37' 10''$, a distance of 370.52 feet; thence South $39^{\circ} 54' 13''$ West, a distance of 186.00 feet; thence North $73^{\circ} 19' 50''$ West, a distance of 175.00 feet to a point on a curve concave to the Northwest having a radius of 1415 feet and a central angle of $18^{\circ} 05' 38''$ and whose tangent at this point bears South $23^{\circ} 34' 23''$ West; thence Northeasterly and Northerly along the arc of said curve, a distance of 446.85 feet; thence North $89^{\circ} 26' 07''$ East, making an angle with the tangent to last described curve, measured from North to East, of $83^{\circ} 57' 22''$, a distance of 598.90 feet to a point on a curve concave to the Southeast having a radius of 1963.86 feet and a central angle of $10^{\circ} 04' 04''$ and whose tangent at this point bears North $13^{\circ} 53' 01''$ East, said point also being on the proposed Westerly right-of-way line of Lyons Road; thence Southwesterly and Southerly along the arc of said proposed Westerly right-of-way line, a distance of 345.08 feet to the Point of Beginning. (Containing 5.267 acres, more or less.). Said property located on the south side of Lantana Road approximately 1/4 mile east of State Road No. 7, was approved as amended by the Petitioner for Rezoning from **AG** to **RE E** the Further Special Exception for a Planned Unit Development, was approved subject to the following special conditions:

1. Developer shall dedicate to Palm Beach County one hundred eight (108) feet for the ultimate right-of-way for Lyons Road, the alignment of which to be approved by the County Engineer.
2. Developer shall dedicate to Palm Beach County one hundred eight (108) feet for the ultimate right-of-way for Hypoluxo Road, the alignment of which to be approved by the County Engineer.
3. Developer shall provide drainage easements across the development to assure continuity of drainage for the golf course with the intent of having a common drainage system for the Planned Unit Development and golf course.
4. The Master Plan shall accommodate a golf cart path either through Tract G, one lot west of Lyons Road or at a location approved by the County Engineer,
5. The right-of-way dedication for Hypoluxo Road shall include the right-of-way for the approach for the bridge over Florida's Turnpike.
6. The four (4) parks shown on the Master Plan shall be dedicated and maintained by the Home Owners Association, not Palm Beach County.
7. Developer shall obtain a water management permit from Central and South Florida Flood Control District.
8. Developer shall dedicate to Palm Beach County, the additional property required to provide fifty-four (54) feet of right-of-way, from the centerline, for the ultimate right-of-way for Lantana Road.

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

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

The foregoing resolution was declared duly passed and adopted this 5th day of October, 1976, confirming action of 23 September 1976.

PALM BEACH COUNTY, FLORIDA
 BY ITS BOARD OF COUNTY
 COMMISSIONERS
 JOHN B. DUNKLE, Clerk

By *[Signature]*
 Deputy Clerk

APPROVED AS TO FORM AND
 LEGAL SUFFICIENCY

[Signature]
 COUNTY ATTORNEY

East, 551.84 feet; thence South $67^{\circ} 37' 57''$ East, 141.16 feet; thence North $19^{\circ} 59' 29''$ East, 42.72 feet; thence North $71^{\circ} 48' 12''$ East: 676.79 feet; thence North $29^{\circ} 10' 49''$ East, 80.62 feet; thence North $23^{\circ} 30' 48''$ West, 602.70 feet; thence North $22^{\circ} 16' 07''$ East, 103.08 feet; thence North $63^{\circ} 59' 59''$ West, 335.41 feet; thence South $78^{\circ} 07' 31''$ West, 101.98 feet; thence North $17^{\circ} 07' 50''$ West, 645.95 feet; thence South $89^{\circ} 26' 07''$ West, 200.00 feet; thence South $19^{\circ} 47' 56''$ West, 425.13 feet; thence South $44^{\circ} 11' 11''$ West, 437.33 feet to the Point of Beginning. Also less the proposed 108 foot right-of-wall for Lyons Road. (Containing approximately 905.98 acres). AND THE FURTHER SPECIAL EXCEPTION TO ALLOW A TENNIS CLUB on Commencing at the Northeast corner of Section 6, Township 45 South, Range 42 East, shown on Palm Beach Farms Company, Plat No. 3, Block 37 recorded in Plat Book 2, Page 38; thence North $87^{\circ} 43' 50''$ West (for convenience all bearings shown herein are based upon Plat of Survey for Sherbrooke by Adair E Brady, Inc. Drawing XL 132) along the North line of said Section 6, a distance of 55.14 feet to the center line of Lyons Road as shown on said above survey; thence along said centerline and the curve tangents by the following courses: South $09^{\circ} 22' 54''$ East; a distance of 2185.47 feet; thence South $34^{\circ} 18' 00''$ West, a distance of 1365.17 feet; thence South $00^{\circ} 33' 53''$ East, a distance of 599.70 feet to the South Point of Lyons Road as shown on said Survey; said point being on the centerline of the original 50 foot right-of-way of Lyons Road and to be referred to hereinafter as Point "A"; thence North $89^{\circ} 26' 07''$ East, a distance of 54 feet to the proposed East right-of-way line of Lyons Road; thence South $00^{\circ} 33' 53''$ East along said East right-of-way line, a distance of 30 feet to the Point of Beginning of said Tennis Club; thence North $89^{\circ} 26' 07''$ East, a distance of 532.00 feet; thence South $00^{\circ} 33' 53''$ East, a distance of 276.00 feet; thence South $89^{\circ} 26' 07''$ West, a distance of 482.00 feet; thence North $45^{\circ} 33' 53''$ West, a distance of 70.71 feet to the said proposed East right-of-way line of Lyons Road; thence North $00^{\circ} 33' 53''$ West