

RESOLUTION NO. R-90-843

RESOLUTION APPROVING ZONING PETITION NO. 88-49(A)
MODIFICATION OF COMMISSION REQUIREMENTS
PETITION OF PALM BEACH NATIONAL GOLF AND COUNTRY CLUB, INC.
KIERAN J. KILDAY, AGENT

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 have been satisfied; and

WHEREAS, Petition No. 88-49(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at its public hearing conducted on December 28, 1989; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, 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, this approval is subject to Zoning Code Section 402.9 (Mandatory Review of Development Approvals) and other provisions requiring that development commence in a timely manner; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive and local land development regulations.

WHEREAS, 402.5 of the Zoning Code requires that the action of the Board of County Commissioners, sitting as the Zoning Authority, be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA that Petition No. 88-49(A), the petition of PALM BEACH NATIONAL GOLF AND COUNTRY CLUB, INC., BY KIERAN J. KILDAY, AGENT, for a MODIFICATION OF COMMISSION REQUIREMENTS on a parcel of land lying in part or all of Tracts 1 through 64, Block 23, PALM BEACH FARMS COMPANY Plat No. 3, Plat Book 2, Page 47; **TOGETHER WITH** the abandoned rights-of-way lying between said Tracts; Described as follows: From the Southeast corner of Tract 49, said Block 23; Thence, Northerly along the East line of said Tract 49, a distance of 330.00 feet; Thence, Easterly and parallel to the South line of Tract 50, said Block 23, a distance of 75.00 feet to the POINT OF BEGINNING; Thence, continue Easterly on an assumed bearing of North 90 Degree 00'00" East, parallel to and 330.00 feet Northerly of the South line of Tract 49 through 64, a distance of 1951.03 feet. Thence, South 00 Degrees 00'00" East, a distance of 330.00 feet; Thence, North 90 Degrees 00'00" East, a distance of 660.00 feet; Thence, North 00 Degrees 00'00" East, a distance of 330.00 feet to the point of curvature of a curve concave to the Northwest, having a central angle of 30 Degrees 00'00", a radius of 500.00 feet and a long chord bearing of North 75 Degrees 00'00" East; Thence, Northeasterly along the arc of said curve, a distance of 261.80 feet to the

point of tangency; Thence, North 60 Degrees 00'00" East, a distance of 50.00 feet to the point of curvature of a curve to the Right, having a central angle of 60 Degrees 00'00" and a radius of 247.39 feet; Thence, Easterly along the arc of said curve, a distance of 259.07 feet to the point of tangency; Thence, South 60 Degrees 00'00" East, a distance of 50.00 feet to the point of curvature of a curve to the left having a central angle of 30 Degrees 00'00" and a radius of 500.00 feet; Thence, Southeasterly along the arc of said curve, a distance of 261.80 feet to the point of tangency; Thence, North 90 Degrees 00'00" East, a distance of 92.56 feet to the point of curvature of a curve to the left, having a central angle of 12 Degrees 15'53" and a radius of 1000.00 feet; Thence, Easterly along the arc of said curve, a distance of 214.06 feet to the point of tangency; Thence, North 77 Degrees 44'07" East, a distance of 243.60 feet to the point of curvature of a curve to the left, having a central angle of 51 Degrees 10'12" and a radius of 250.00 feet; Thence, Northeasterly along the arc of said curve, a distance of 223.27 feet to the point of tangency; Thence, North 26 Degrees 33'55" East, a distance of 746.13 feet to the point of curvature of a curve to the left, having a central angle of 26 Degrees 33'55" and a radius of 500.00 feet; Thence, Northerly along the arc of said curve, a distance of 231.83 feet to the point of tangency; Thence, North 00 Degrees 00'00" East, a distance of 91.96 feet to the point of curvature of a curve to the left having a central angle of 90 Degrees 00'00" and a radius of 50.00; Thence, Northwesterly along the arc of said curve, a distance of 78.54 feet to the point of tangency; Thence, North 90 Degrees 00'00" West, a distance of 45.00 feet to the point of curvature of a curve to the left, having a central angle of 25 Degrees 00'00" and a radius of 506.57 feet; Thence, Southwesterly along the arc of said curve, a distance of 221.03 feet to the point of tangency; Thence, South 65 Degrees 00'00" West, a distance of 380.00 feet to the point of curvature of a curve to the right having a radius of 180.00 feet and a central angle of 180 Degrees 00'00"; Thence, Northwesterly along the arc of said curve, a distance of 565.48 feet to the point of tangency; Thence, North 65 Degrees 00'00" East, a distance of 380.00 feet to the point of curvature of a curve to the left, having a central angle of 65 Degrees 00'00" and a radius of 227.29 feet; Thence, Northeasterly along the arc of said curve, a distance of 257.85 feet to the point of tangency; Thence, North 00 Degrees 00'00" West, a distance of 175.20 feet to the point of curvature of a curve to the left, having a central angle of 90 Degrees 00'00" and a radius of 50.00 feet; Thence, Northwesterly along the arc of said curve, a distance of 78.54 feet to the point of tangency; Thence, North 90 Degrees 00'00" West, a distance of 1480.00 feet to the point of curvature of a curve to the left having a central angle of 90 Degrees 00'00" and a radius of 50.00 feet; Thence, Southwesterly along the arc of said curve, a distance of 78.54 feet to the point of tangency; Thence, South 00 Degrees 00'00" West, a distance of 500.00 feet to the point of curvature of a curve to the right, having a central angle of 180 Degrees 00'00" and a radius of 330.00 feet; Thence, Westerly along the arc of said curve, a distance of 1036.72 feet to the point of tangency; Thence, North 00 Degrees 00'00" West, a distance of 500.00 feet to the point of curvature of a curve to the left having a central angle of 90 Degrees 00'00" and a radius of 50.00 feet; Thence, Northwesterly along the arc of said curve, a distance of 78.54 feet to the point of tangency; Thence, North 90 Degrees 00'00" West, a distance of 1507.22 feet to the point of curvature of a curve to the left having a central angle of 126 Degrees 20'00" and a radius of 100.00 feet; Thence, Southwesterly along the arc of said curve a distance of 220.49 feet to the point of tangency; Thence, South 36 Degrees

20'00" East, a distance of 885.93 feet to the point of curvature of a curve to the right, having a central angle of 180 Degrees 00'00" and a radius of 180.00 feet; Thence, Southwesterly along the arc of said curve, a distance of 565.48 feet to the point of tangency; Thence, North 36 Degrees 20'00" West, a distance of 1050.00 feet; Thence, South 00 Degrees 00'00" West, a distance of 1659.63 feet to the point of curvature of a curve to the left, having a central angle of 90 Degrees 00'00" and a radius of 50.00 feet; Thence, Southeasterly along the arc of said curve, a distance of 78.54 feet to the point of tangency and the POINT OF BEGINNING; **LESS**, a parcel of land lying in Tracts 44 through 47 and Tracts 50 through 53, said Block 23: Commencing at the Southwest corner of Tract 49, said Block 23, due East along an assumed bearing, a distance of 355.00 feet; Thence, due North, a distance of 495.00 feet to the POINT OF BEGINNING. Said POINT OF BEGINNING being, a distance of 115.00 feet due North of the P.R.M. that is 35.00 feet due South of the Northeast corner of Lot 92, PALM BEACH NATIONAL GOLF AND COUNTRY CLUB ESTATES Plat No. 1, Plat Book 27, Page 144. Thence, continue North, a distance of 40.00 feet to the point of curvature of a curve concave to the Northwest having a central angle of 56 Degrees 36'58" and a radius of 146.74 feet; Thence, Northeasterly along the arc of said curve, a distance of 145.00 feet to the point of tangency; Thence, North 33 Degrees 23'02" East, a distance of 214.37 feet to the point of curvature of a curve to the right having a central angle of 56 Degrees 36'58" and a radius of 180.00 feet; Thence, Northeasterly along the arc of said curve, a distance of 177.86 feet to the point of tangency; Thence, Due East, a distance of 476.00 feet to the point of a curvature of a curve to the right having a central angle of 172 Degrees 42'36" and a radius of 120.00 feet; Thence, Southerly along the arc of said curve, a distance of 361.72 feet to the point of tangency; Thence, South 82 Degrees 42'36" West, a distance of 792.72 feet to a point on a curve concave to the Northwest having a central angle of 30 Degrees 47'43" and a radius of 186.74 feet; Thence, Southwesterly along the arc of said curve, a distance of 100.37 feet to the end of said curve and the POINT OF BEGINNING. And, **LESS**, that portion of Tracts 56, 57 and 58, said Block 23, lying South of the North right-of-way line of St. Andrews Road, recorded in Official Record Book 3570, Pages 676 through 680. **TOGETHER WITH**, Lot 74 and 151, Plat No. 1, said PALM BEACH NATIONAL GOLF AND COUNTRY CLUB ESTATES, being located on the East side of the Florida Turnpike (Sunshine State Parkway). It is bounded on the South by the Lake Worth Drainage District Lateral Canal No.11, on the East by Pinehurst Drive, and on the North by Lake Worth Drainage District Lateral Canal No. 10, in a RS-Single Family Residential Zoning District, was approved on December 28, 1989 as advertised, subject to the following conditions:

1. The developer shall comply with all previous conditions of approval unless expressly modified herein.
2. Condition No. 8 of Zoning Petition 88-49 which presently states:
 - "8. The property owner shall construct:
 - a) left turn lane north approach, left turn lane south approach, left turn lane east approach and a left turn lane west approach at the intersection of Nassau Road and St. Andrews Road. This construction shall include appropriate canal crossings, as determined by

the Lake Worth Drainage District and the Palm Beach County Engineering Division.

- b) right turn lane east approach, at the intersection of Lake Worth Road and Nassau Road.
- c) left turn south approach and left turn lane west approach at the intersection of Pinehurst Drive and St. Andrews Road. This construction shall include appropriate canal crossings, as determined by the Lake Worth Drainage District and the Palm Beach County Engineering Division. All construction shall be concurrent with the filing of the first plat with construction complete prior to the issuance of the first Certificate of Occupancy."

is hereby amended to read as follows:

"The Petitioner shall:

- a) Realign and restripe the south approach lanes at the intersection of St. Andrews Road and Nassau Road per the County Engineer's approval;
- b) Construct right turn lane east approach at the intersection of Lake Worth Road and Nassau Road;
- c) Construct left turn south approach and left turn lane west approach at the intersection of Pinehurst Drive and St. Andrews Road. This construction shall include appropriate canal crossings, as determined by the Lake Worth Drainage District and the Palm Beach County Engineering Division. All construction shall be concurrent with the filing of the first plat with construction complete prior to May 1, 1990."

Commissioner Marcus moved for approval of the Resolution.

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

Carol J. Elmquist, Chair	--AYE
Karen T. Marcus	--AYE
Carol Roberts	--AYE
Ron Howard	--AYE
Carole Phillips	--AYE

The Chair thereupon declared the resolution was duly passed and adopted this 22nd day of May, 1990.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY:


COUNTY ATTORNEY

BY:


DEPUTY CLERK