

ORDINANCE NO. 123

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING THE VILLAGE'S COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO DESIGNATE AN APPROXIMATELY +/- 36.40 ACRE PARCEL OF PROPERTY WHICH IS GENERALLY LOCATED SOUTH OF WOOLBRIGHT ROAD AND IMMEDIATELY EAST OF MILITARY TRAIL AS HAVING A FUTURE LAND USE OF COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Golf, Florida (Village), has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the Local Government Comprehensive Planning Act" and now known as the Growth Policy Act (the Act); and,

WHEREAS, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, has previously determined that the Town's Comprehensive Plan was "in compliance" with the Act; and,

WHEREAS, pursuant to Section 163.3174(4)(a) of the Act, the Village's Local Planning Agency (the LPA) has conducted a public hearing to consider an amendment to the Comprehensive Plan to change the future land use of the property legally described in the attached Exhibit A, which is incorporated herein (the subject property) from Agricultural to Commercial; and,

WHEREAS, The Village Council has determined that the assignment of a future land use of Commercial to the subject property would be in compliance with the Act; and,

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, the Village Council has conducted a public hearing to consider the *transmittal* of the amendment of the Future Land Use Map, and after considering public comments has authorized the transmittal of the amendment to the Office of Economic Opportunity pursuant to Section 163.3184(4)(b), F.S..

Ordinance No. 123

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE
VILLAGE OF GOLF, FLORIDA:**

Section 1. The whereas clauses are incorporated herein as the legislative findings of the Village Council.

Section 2. The "Comprehensive Plan of the Village of Golf," is hereby amended to change the Future Land Use assigned to the subject property to Commercial as shown on the Future Land Use Map of the Village's Comprehensive Plan which is attached hereto and incorporated herein as Exhibit "B".

Section 3. The Village Clerk is hereby directed to *transmit* the required copies of this ordinance to the Department of Economic Development and all other parties pursuant to Section 163.3184(4)(e) 2., Florida Statutes.

Section 4. Severability. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 5. Repeal of Laws in Conflict. All ordinances or part of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date. The provisions of this Ordinance shall become effective pursuant to Section 163.3184(4) (e) 5, Florida Statutes.

Attachments: Exhibit "A" – Legal description of the subject property
Exhibit "B" Future Land Use Map of the Comprehensive Plan

FIRST READING this 17th day of October, 2018.

SECOND AND FINAL READING this 5th day of September, 2019.

VILLAGE OF GOLF

☒
Aye

Nay



Mayor Thomas E. Lynch

☒
Aye

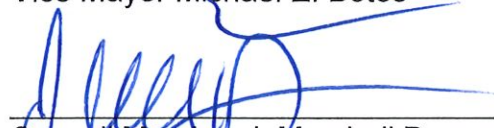
Nay



Vice Mayor Michael E. Botos

☒
Aye

Nay



Council Member J. Marshall Duane, III.

Aye

Nay

Council Member Robert C. Buchanan

☒
Aye

Nay



Council Member Winstone Windle

ATTEST:

(SEAL)



Donn Lynn, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



Thomas J. Baird, Village Special Counsel

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36;
THENCE, NORTH $00^{\circ}40'16''$ WEST ALONG THE WEST LINE OF SAID SECTION 36 A DISTANCE OF 708.04 FEET;
THENCE, NORTH $89^{\circ}19'44''$ EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL AND THE **POINT OF BEGINNING**;
THENCE, NORTH $00^{\circ}40'16''$ WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 17.28 FEET;
THENCE, NORTH $13^{\circ}02'41''$ EAST ALONG THE PROPOSED FUTURE EAST RIGHT OF WAY LINE OF MILITARY TRAIL A DISTANCE OF 50.61 FEET;
THENCE, NORTH $00^{\circ}40'16''$ WEST CONTINUE ALONG SAID PROPOSED FUTURE EAST RIGHT OF WAY LINE A DISTANCE OF 400.94 FEET;
THENCE, SOUTH $89^{\circ}19'44''$ WEST CONTINUE ALONG SAID PROPOSED FUTURE EAST RIGHT OF WAY LINE A DISTANCE OF 12.00 FEET;
THENCE, NORTH $00^{\circ}40'16''$ WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 135.00 FEET;
THENCE, NORTH $17^{\circ}04'25''$ EAST ALONG SAID PROPOSED FUTURE EAST RIGHT OF WAY LINE A DISTANCE OF 52.50 FEET;
THENCE, NORTH $00^{\circ}40'16''$ WEST CONTINUE ALONG SAID PROPOSED FUTURE EAST RIGHT OF WAY LINE A DISTANCE OF 584.23 FEET;
THENCE, NORTH $43^{\circ}51'01''$ EAST CONTINUE ALONG SAID PROPOSED FUTURE EAST RIGHT OF WAY LINE A DISTANCE OF 56.27 FEET TO THE PROPOSED FUTURE SOUTH RIGHT-OF-WAY LINE OF WOOLBRIGHT ROAD;
THENCE, NORTH $88^{\circ}20'31''$ EAST ALONG SAID PROPOSED FUTURE SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 468.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2162.48 FEET, A CENTRAL ANGLE OF $5^{\circ}49'11''$, A CHORD BEARING OF NORTH $85^{\circ}25'55''$ EAST AND A CHORD DISTANCE OF 219.56 FEET;
THENCE, NORTHEASTERLY ALONG THE ARC OF SAID

CURVE A DISTANCE OF 219.65 FEET;
THENCE, NORTH $00^{\circ}40'16''$ WEST CONTINUE ALONG
SAID PROPOSED FUTURE SOUTH RIGHT-OF-WAY LINE
A DISTANCE OF 19.14 FEET TO THE SOUTH RIGHT-OF-
WAY LINE OF WOOLBRIGHT ROAD AND THE
BEGINNING OF A CURVE CONCAVE TO THE
NORTHWEST, HAVING A RADIUS OF 2143.48 FEET, A
CENTRAL ANGLE OF $6^{\circ}22'02''$, A CHORD BEARING OF
NORTH $79^{\circ}16'40''$ EAST AND A CHORD DISTANCE OF
238.08 FEET;
THENCE, NORTHEASTERLY ALONG THE ARC OF SAID
CURVE A DISTANCE OF 238.21 FEET;
THENCE, SOUTH $00^{\circ}04'01''$ EAST A DISTANCE OF 233.86
FEET;
THENCE, SOUTH $89^{\circ}19'44''$ WEST A DISTANCE OF 241.70
FEET TO THE BEGINNING OF A CURVE CONCAVE TO
THE NORTHWEST, HAVING A RADIUS OF 214.00 FEET, A
CENTRAL ANGLE OF $6^{\circ}24'48''$, A CHORD BEARING OF
SOUTH $19^{\circ}53'11''$ WEST AND A CHORD DISTANCE OF
23.94 FEET;
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID
CURVE A DISTANCE OF 23.95 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE CONCAVE TO THE
SOUTHEAST, HAVING A RADIUS OF 186.00 FEET, A
CENTRAL ANGLE OF $23^{\circ}47'39''$, A CHORD BEARING OF
SOUTH $11^{\circ}11'45''$ WEST AND A CHORD DISTANCE OF
76.69 FEET;
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID
CURVE A DISTANCE OF 77.24 FEET;
THENCE, SOUTH $00^{\circ}42'05''$ EAST A DISTANCE OF 26.40
FEET;
THENCE, SOUTH $45^{\circ}41'10''$ EAST A DISTANCE OF 33.44
FEET;
THENCE, SOUTH $00^{\circ}40'16''$ EAST A DISTANCE OF 28.53
FEET;
THENCE, SOUTH $44^{\circ}18'50''$ WEST A DISTANCE OF 33.40
FEET;
THENCE, SOUTH $00^{\circ}42'05''$ EAST A DISTANCE OF 519.69
FEET;
THENCE, NORTH $90^{\circ}00'00''$ WEST A DISTANCE OF 340.74
FEET TO THE BEGINNING OF A CURVE CONCAVE
SOUTHEASTERLY, HAVING A RADIUS OF 286.00 FEET, A
CENTRAL ANGLE OF $19^{\circ}22'51''$, A CHORD BEARING OF
SOUTH $80^{\circ}18'34''$ WEST AND A CHORD DISTANCE OF
96.28 FEET;
THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID

A₃
CURVE A DISTANCE 96.74 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE CONCAVE
NORTHWESTERLY, HAVING A RADIUS OF 314.00 FEET, A
CENTRAL ANGLE OF 6°55'37", A CHORD BEARING OF
SOUTH 74°04'57" WEST AND A CHORD DISTANCE OF
37.94 FEET;

THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID
CURVE A DISTANCE 37.96 FEET;

THENCE, SOUTH 90°00'00" EAST A DISTANCE OF 386.16
FEET;

THENCE, SOUTH 89°19'44" WEST A DISTANCE OF 232.17
FEET TO THE **POINT OF BEGINNING**.

CONTAINING 17.37 ACRES MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP
45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY,
FLORIDA MORE PARTICULARLY DESCRIBED AS
FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF SAID SECTION 36;

THENCE, NORTH 00°40'16" WEST ALONG THE WEST
LINE OF SAID SECTION 36 A DISTANCE OF 708.04 FEET;

THENCE, NORTH 89°19'44" EAST A DISTANCE OF 60.00
FEET TO THE EAST RIGHT OF WAY LINE OF MILITARY
TRAIL;

THENCE, CONTINUE NORTH 89°19'44" EAST A
DISTANCE OF 662.61 FEET;

THENCE, NORTH 11°46'41" EAST A DISTANCE OF 375.88
FEET;

THENCE, SOUTH 87°50'34" EAST A DISTANCE OF 542.56
FEET;

THENCE, NORTH 00°24'41" WEST A DISTANCE OF 588.56
FEET;

THENCE, NORTH 89°35'19" EAST A DISTANCE OF 234.96
FEET TO THE WEST LINE OF AN EASEMENT AS
DESCRIBED IN OFFICIAL RECORDS BOOK 22444, PAGE
367 OF THE PALM BEACH COUNTY, FLORIDA PUBLIC
RECORDS;

THENCE, NORTH 00°24'41" WEST ALONG SAID WEST
LINE A DISTANCE OF 364.58 FEET TO THE **POINT OF**

BEGINNING;

THENCE, NORTH $00^{\circ}24'41''$ WEST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 262.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF WOOLBRIGHT ROAD; THENCE, SOUTH $67^{\circ}21'56''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 256.55 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,143.48 FEET, A CENTRAL ANGLE OF $00^{\circ}45'52''$, A CHORD BEARING OF SOUTH $67^{\circ}44'52''$ WEST AND A CHORD DISTANCE OF 28.59 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE 28.59 FEET; THENCE, SOUTH $00^{\circ}29'35''$ EAST A DISTANCE OF 156.19 FEET; THENCE, NORTH $89^{\circ}19'44''$ EAST A DISTANCE OF 263.82 FEET TO SAID WEST LINE OF AN EASEMENT AND THE **POINT OF BEGINNING.**

CONTAINING 1.27 ACRES MORE OR LESS

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36;

THENCE, NORTH $00^{\circ}40'16''$ WEST ALONG THE WEST LINE OF SAID SECTION 36 A DISTANCE OF 708.04 FEET;

THENCE, NORTH $89^{\circ}19'44''$ EAST A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL;

THENCE, CONTINUE NORTH $89^{\circ}19'44''$ EAST A DISTANCE OF 232.17 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH $00^{\circ}00'00''$ EAST A DISTANCE OF 386.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 314.00 FEET, A CENTRAL ANGLE OF $6^{\circ}55'37''$, A CHORD BEARING OF NORTH $74^{\circ}04'57''$ EAST AND A CHORD DISTANCE OF 37.94 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE 37.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 286.00 FEET, A CENTRAL ANGLE OF $19^{\circ}22'51''$, A CHORD BEARING OF NORTH $80^{\circ}18'34''$ EAST AND A CHORD DISTANCE OF 96.28 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE 96.74 FEET;

THENCE, NORTH $90^{\circ}00'00''$ EAST A DISTANCE OF 340.74 FEET;

THENCE, NORTH $00^{\circ}42'05''$ WEST A DISTANCE OF 519.69 FEET;

THENCE, NORTH $44^{\circ}18'50''$ EAST A DISTANCE OF 33.40 FEET;

THENCE, NORTH $00^{\circ}40'16''$ WEST A DISTANCE OF 28.53 FEET;

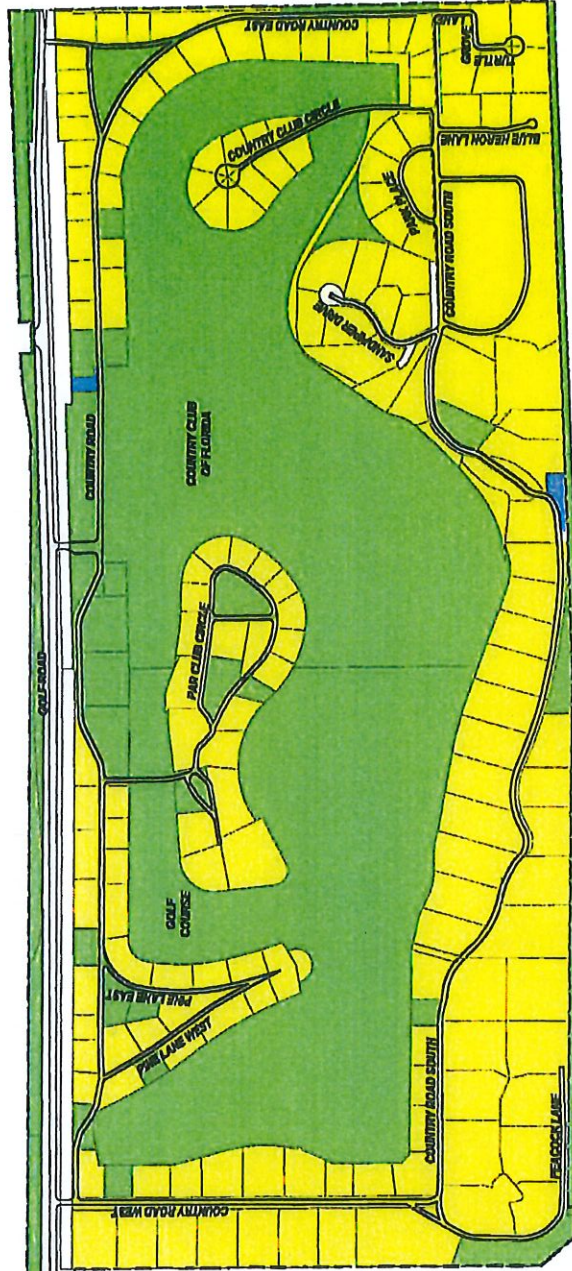
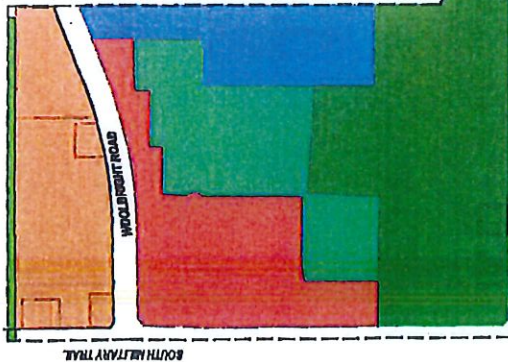
THENCE, NORTH $45^{\circ}41'10''$ WEST A DISTANCE OF 33.44 FEET;

THENCE, NORTH $00^{\circ}42'05''$ WEST A DISTANCE OF 26.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 186.00 FEET, A

CENTRAL ANGLE OF $23^{\circ}47'39''$, A CHORD BEARING OF NORTH $11^{\circ}11'45''$ EAST AND A CHORD DISTANCE OF 76.69 FEET;
THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 214.00 FEET, A CENTRAL ANGLE OF $6^{\circ}24'48''$, A CHORD BEARING OF NORTH $19^{\circ}53'11''$ EAST AND A CHORD DISTANCE OF 23.94 FEET;
THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.95 FEET;
THENCE, NORTH $89^{\circ}19'44''$ EAST A DISTANCE OF 241.70 FEET;
THENCE, NORTH $00^{\circ}04'01''$ WEST A DISTANCE OF 72.45 FEET;
THENCE, NORTH $89^{\circ}47'56''$ EAST A DISTANCE OF 285.30 FEET;
THENCE, NORTH $00^{\circ}29'35''$ WEST A DISTANCE OF 95.68 FEET;
THENCE, NORTH $89^{\circ}19'44''$ EAST A DISTANCE OF 263.82 FEET TO THE WEST LINE OF AN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 22444, PAGE 367 OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS;
THENCE, SOUTH $00^{\circ}24'41''$ EAST ALONG SAID WEST LINE A DISTANCE OF 364.58 FEET;
THENCE, SOUTH $89^{\circ}35'19''$ WEST A DISTANCE OF 234.96 FEET;
THENCE, SOUTH $00^{\circ}24'41''$ EAST A DISTANCE OF 588.56 FEET;
THENCE, NORTH $87^{\circ}50'34''$ WEST A DISTANCE OF 542.56 FEET;
THENCE, SOUTH $11^{\circ}46'41''$ WEST A DISTANCE OF 375.88 FEET;
THENCE, SOUTH $89^{\circ}19'44''$ WEST A DISTANCE OF 430.44 FEET TO THE **POINT OF BEGINNING**.
CONTAINING 17.13 ACRES MORE OR LESS.

EXHIBIT "B"

VILLAGE OF GOLF OFFICIAL ZONING MAP



LEGEND

---	MUNICIPAL BOUNDARY
Yellow	RESIDENTIAL
Orange	LIMITED COMMERCIAL
Red	WORKPLACE COMMERCIAL
Green	GENERAL COMMERCIAL
Light Green	RECREATION / OPEN SPACE
Blue	PUBLIC BUILDINGS / FACILITY
Dark Green	AGRICULTURAL

PREPARED BY
MOCK • ROOS
CONSULTING ENGINEERS

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