

**ORDINANCE NO. 124**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, REZONING THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT A FROM AGRICULTURAL TO COMMERCIAL GENERAL AND IN EXHIBIT B FROM AGRICULTURAL TO COMMERCIAL WORKPLACE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Carlene C. Blunt is the owner (the "Owner") of a 36.40 acre parcel of vacant land (the "subject property") located in the Village of Golf, Florida ("Village"); and

**WHEREAS**, the legal description of the subject property is as legally described in **Exhibit "A"** and **Exhibit "B"** attached hereto; and

**WHEREAS**, the subject property is generally located south of Woolbright Road and immediately east of Military Trail as shown in the Location Map attached hereto as **Exhibit "C"**; and

**WHEREAS**, the subject property was previously assigned to the "Agricultural" Zoning District; and

**WHEREAS**, to facilitate an application from the Owner, the Village Manager is recommending that the Village amend its Official Zoning Map (f/n/a Land Use Map) to rezone the subject property as Commercial General and Commercial Workplace; and

**WHEREAS**, after due notice and public hearings, the Village Council has determined that the public's health, safety and general welfare would be furthered by rezoning the subject property as recommended by the Village Manager; and

**WHEREAS**, the Village Council has determined that assigning the General Commercial and Workplace Commercial Zoning Districts to the subject property, would be consistent with the subject property's recently assigned Future Land Use designation of Commercial which was assigned to the subject property pursuant to the Village's Comprehensive Plan and the Future Land Use Map.

**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 Village Council hereby assigns the General Commercial Zoning District to the properties described in Exhibit A and the Workplace Commercial Zoning District to the property described in Exhibit B, both of which are attached hereto and incorporated herein, as shown in **Figure "1"** attached hereto and incorporated herein.

**Section 3.** 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 4.** Repeal of Laws in Conflict. All ordinances or part of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5.** Effective date. The provisions of this Ordinance shall become effective upon adoption.

**Attachments:** Exhibit "A" - Legal Description of the General Commercial Property  
Exhibit "B"- Legal description of the Workplace Commercial  
Property  
Exhibit "C" - Location Map  
Figure "1" - Official Zoning Map

FIRST READING this 22<sup>nd</sup> day of August, 2019.

SECOND AND FINAL READING this 5<sup>th</sup> day of September, 2019.

  
\_\_\_\_\_  
Aye

\_\_\_\_\_  
Nay

  
\_\_\_\_\_  
Aye

\_\_\_\_\_  
Nay

VILLAGE OF GOLF

  
\_\_\_\_\_  
Mayor Thomas E. Lynch

  
\_\_\_\_\_  
Vice Mayor Michael E. Botos

Aye

Nay

Council Member Robert C. Buchanan

Aye

Nay

Council Member J. Marshall Duane, III.

Aye

Nay

Council Member Winstone Windle

ATTEST:

(SEAL)

Donn M. 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



A<sub>3</sub>

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



# EXHIBIT " B "

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°47'39", A CHORD BEARING OF NORTH 11°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°24'48", A CHORD BEARING OF NORTH 19°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°19'44" EAST A DISTANCE OF 241.70 FEET;

THENCE, NORTH 00°04'01" WEST A DISTANCE OF 72.45 FEET;

THENCE, NORTH 89°47'56" EAST A DISTANCE OF 285.30 FEET;

THENCE, NORTH 00°29'35" WEST A DISTANCE OF 95.68 FEET;

THENCE, NORTH 89°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°24'41" EAST ALONG SAID WEST LINE A DISTANCE OF 364.58 FEET;

THENCE, SOUTH 89°35'19" WEST A DISTANCE OF 234.96 FEET;

THENCE, SOUTH 00°24'41" EAST A DISTANCE OF 588.56 FEET;

THENCE, NORTH 87°50'34" WEST A DISTANCE OF 542.56 FEET;

THENCE, SOUTH 11°46' 41" WEST A DISTANCE OF 375.88 FEET;

THENCE, SOUTH 89°19'44" WEST A DISTANCE OF 430.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 17.13 ACRES MORE OR LESS.

# LOCATION MAP

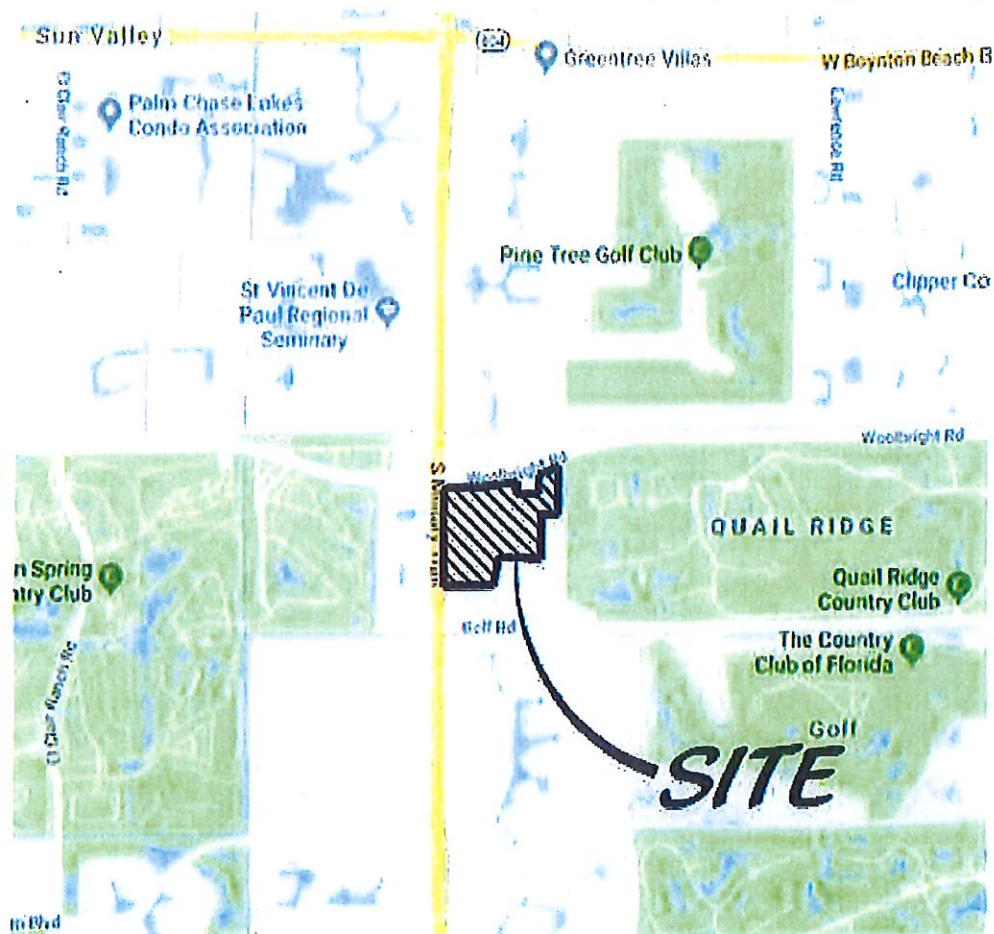
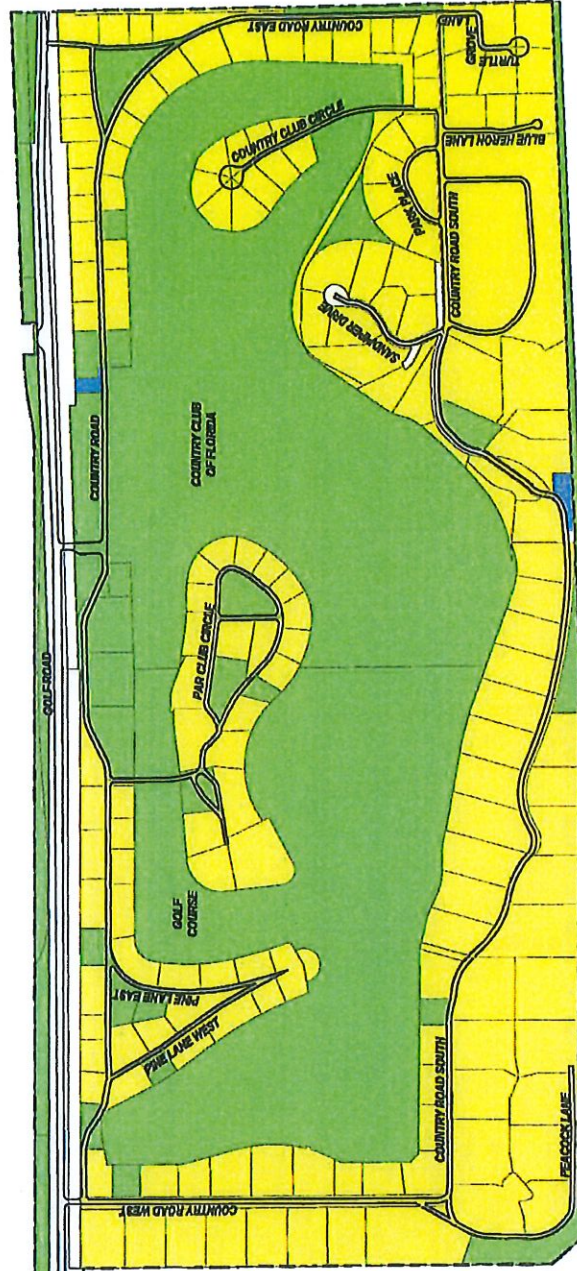
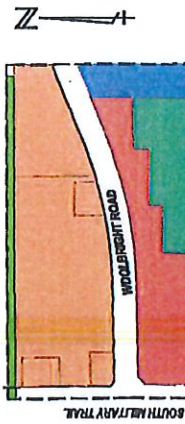




FIGURE "1"

# VILLAGE OF GOLF OFFICIAL ZONING MAP



- LEGEND**
- MUNICIPAL BOUNDARY
  - RESIDENTIAL
  - LIMITED COMMERCIAL
  - WORKPLACE COMMERCIAL
  - GENERAL COMMERCIAL
  - RECREATION / OPEN SPACE
  - PUBLIC BUILDINGS / FACILITY
  - AGRICULTURAL

PREPARED BY  
**MOCK • ROOS**  
CONSULTING ENGINEERS

5720 Corporate Way, West Palm Beach, Florida 33407  
(561) 862-3112, Fax (561) 724-7248  
Corp. No. 45-4235-2586

AUGUST 2019