

RESOLUTION NO. R2017 – 45 Exhibit “A”
Legal Description

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Parcel 1:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:
Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet; thence run South 89°42'16" West, parallel with the South line of said Section 24, a distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way line of the Central and Southern Florida Flood Control District Canal L-40; thence run South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or less, to a point of intersection with the South line of said Section 24; thence run North 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more or less, to the Southeast corner of Section 24 and the Point of Beginning.

LESS and EXCEPTING therefrom the following:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:
Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°18'20" East (Basis of Bearings), along the East line of said Section 24, a distance of 1209.60 feet as measured; thence run South 89°43'08" West 30.01 feet to a point of intersection with an arc of a curve to the right (a radial at said point bearing North 88°41'40" West); thence along the arc of said curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southwesterly 170.57 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°49'24" run South westerly 162.11 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°46'32" run Southwesterly 32.76 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 74.00 feet and a central angle of 95°15'14" run South westerly and Southeasterly 123.02 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°49'16" run Southeasterly 32.79 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°53'15" run Southeasterly 162.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southeasterly and Southwesterly 170.57 feet to a point of tangency; thence run South 01°18'20" West 383.90 feet as calculated along the tangent extended; thence run North 89°43'08" East 30.01 feet to the Point

43 of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

44

45 Said lands situate in Palm Beach County, Florida and contain 98.639 ac. more or less.

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47 Parcel 2:

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49 All that part of the North one half (N 1/2) of the North one half (N 1/2) of Section 25,
50 Township 44 South, Range 40 East, said Section being unsurveyed, lying North and
51 East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the
52 works of the plan of flood control for Central and Southern Florida extending through
53 said Section 25, said Northeasterly right-of-way line being more particularly
54 described as follows:

55

56 Beginning at a concrete monument designated as FCE-642 on the Northeasterly
57 right-of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East,
58 the coordinates of which are X-722,202.10 and Y-833,959.35; thence running South
59 56°55'11" East to the North line of said Section 25, Township 44 South, Range
60 40 East; thence continuing South 56°55'11" East to a concrete monument designated
61 as FCE-641 in said Section 25; thence running South 57°08'22" East, to the East li
62 ne of said Section 25.

63

64 LESS and EXCEPTING therefrom the following: A parcel of land lying in the
65 Northeast one-quarter of Section 25, Township 44 South, Range 40 East, being
66 the East 30 feet of those certain lands described as Parcel "A" in the instrument
67 recorded in Official Records Book 15060, Page 293 of the Public Records of Palm
68 Beach County, Florida, being more particularly described as follows:

69

70 Commencing at the Northeast corner of said Section 25; thence South 01°17'01"
71 West (Basis of Bearings) along the East line of said Section 25, 50.01 feet to the
72 Point of Beginning; thence continue South 01°17' 01" West along said East line,
73 1271.88 feet to the South line of the North one-half of the North one-half of said
74 Section 25; thence South 89°43'08" West along said South line of the North one-
75 half of the North one-half of said Section 25, 30.01 feet to a line 30.00 feet West of
76 as measured at right angles and parallel with the East line of said Section 25;
77 thence North 01°17'01" East along said parallel line 1271.88 feet to the South line
78 of those certain lands as conveyed to Acme Drainage District in Official Records
79 Book 206, Page 279 of the Public Records of Palm Beach County, Florida; thence
80 North 89" 43' 08" East along said line 30.01 feet to the Point of Beginning. Said
81 lands situate, lying and being in Palm Beach County, Florida.

82

83 Said lands situate in Palm Beach County, Florida and contain 49.149 ac. more or less.

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85 Parcel 3:

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87 All that portion of the South half of the North half of Section 25, Township 44
88 South, Range 40 East, Palm Beach County, Florida, and lying easterly of the

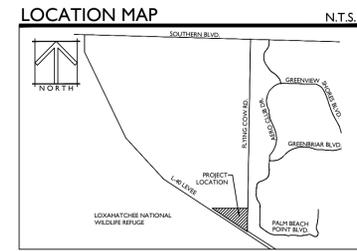
89 Easterly Right-of-Way line of South Florida Water Management District's Levee L-
90 40.

91
92 Also known as:

93
94 A portion of Section 25, Township 44 South, Range 40 East, described as follows:
95 Beginning at the Southeast corner of those certain lands as conveyed in Official
96 Records Book 15060, Page 293 of the Official Records of Palm Beach County,
97 Florida: thence, South 01°17'01" West, (basis of bearings, a grid azimuth) along the
98 East line of said Section 25, 398.46 feet more or less to an intersection with the
99 Easterly Right-of-Way line of the Central and Southern Florida Flood Control District
100 Canal L-40; thence, North 57°08'22" West along said Easterly Right-of-Way line,
101 729.21 feet, more or less, to the Southwest corner of those certain lands as
102 conveyed in said Official Records Book 15060, Page 293; thence North 89°43'08"
103 East, 621.49 feet, more or less, along the South line of the North half of the North
104 half of said Section 25 to the Point of Beginning.

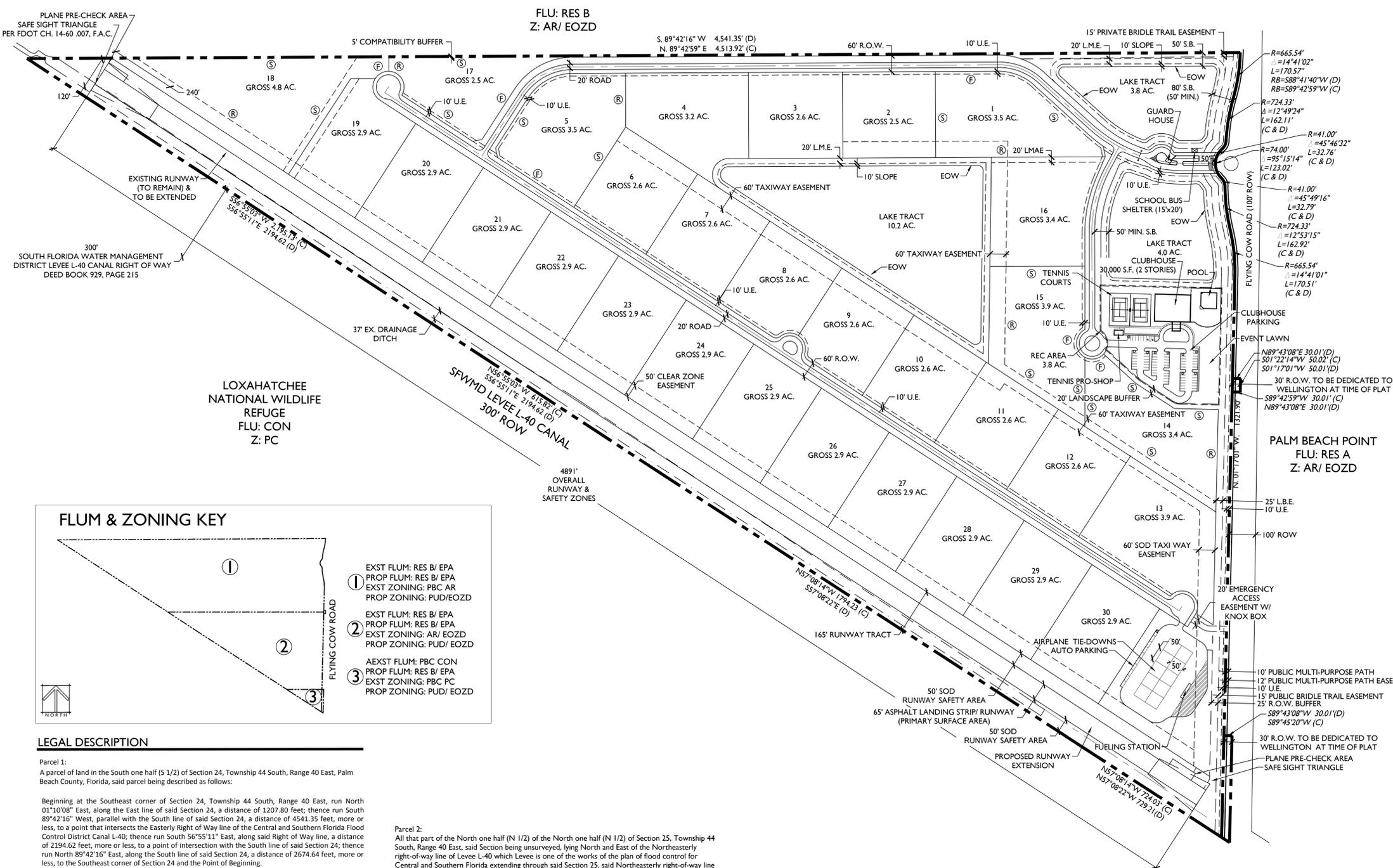
105
106 Said lands situate in Palm Beach

RESOLUTION NO. R2017 - 45 Exhibit "B"
Flying Cow Ranch Master Plan, Regulating Plan and Circulation Plan



WGI
Wantman Group, Inc.
 400 Columbia Drive, Suite 110
 West Palm Beach, FL 33409
 Phone No. 561.478.6501
 Fax No. 561.478.5012
 Cert No. 6091 - LB No. 7055

FLYING COW RANCH
MASTER PLAN
 WELLINGTON, FLORIDA



SITE DATA

PROJECT NAME	FLYING COW RANCH
SECTION/TOWNSHIP/RANGE	25/44S/40E
PCN	00-40-44-25-00-000-1030 73-40-44-25-00-000-1040 73-40-44-24-00-000-5010 16-116 (2016-50 MPA1)
PETITION NUMBER	PBC CON AND RES B/EPA
EXISTING FUTURE LAND USE DESIGNATION	RES B/EPA
PROPOSED FUTURE LAND USE DESIGNATION	PBC PRES/CON PEC AR AND AR/EOZD
EXISTING ZONING DESIGNATION	PUD/EOZD
PROPOSED ZONING DESIGNATION	FLU: CON
SITE AREA	+/- 150 AC. (6,547,340 S.F.) 128.5 AC. (5,597,732 S.F.) 3.8 AC. (165,528 S.F.)
RESIDENTIAL POD AREA	3.8 AC. (165,528 S.F.)
PRIVATE RECREATIONAL POD AREA	0.20 D.U./AC.
DWELLING UNITS	30 D.U.
DENSITY	0.20 D.U./AC.
PRIVATE RECREATION AREA	0.43 AC. (18,730 S.F.)
PROPOSED	3.8 AC. (165,528 S.F.)
LAKE TRACT AREA	18.0 AC. (784,080 S.F.)

PROPERTY DEVELOPMENT REGULATIONS

SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE
FRONT	50'	100'
SIDE, INTERIOR	50'	25'
SIDE, CORNER	50'	25'
REAR	50'	25'
TAXIWAY* EASEMENT	20'	20'
OTHER	100' FROM LANDING STRIP	100' FROM LANDING STRIP

* TAXIWAY EASEMENT SETBACK IS TAKEN FROM THE EDGE OF THE 60' TAXIWAY EASEMENT & SUPERCEDES THE PRINCIPAL & ACCESSORY SETBACK

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES

MIN. LOT WIDTH	300'
MIN. LOT DEPTH	300'
MAX. FAR	0.20
MAX. BUILDING HEIGHT	35'
MAX. LOT COVERAGE	20%

GENERAL NOTES

- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON CODE.
- FLYING COW RANCH ROAD SHALL BE PAVED TO THE SOUTHERN END.

LEGEND

- AC. = ACRES
- ADT = AVERAGE DAILY TRIPS
- CL = CENTER LINE
- G & G = CURB & GUTTER
- D.E. = DRAINAGE EASEMENT
- EOW = EDGE OF WATER
- EX. = EXISTING
- F.P. = FOUNDATION PLANTING
- F.P.L. = FLORIDA POWER AND LIGHT
- Ⓟ = FRONT OF LOT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- O.S. = OPEN SPACE
- PB = PLAT BOOK
- P.L. = PROPERTY LINE
- R.O.W. = RIGHT OF WAY
- S.B. = SETBACK
- S.W. = SIDEWALK
- S.F. = SQUARE FEET
- SP. = SPACE
- U.E. = UTILITY EASEMENT
- Ⓢ = SIDE OF LOT
- Ⓡ = REAR OF LOT

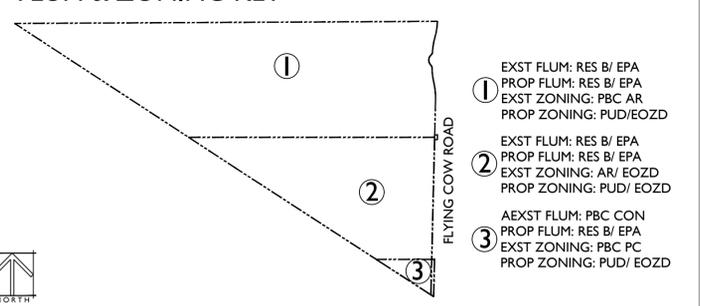
PROJECT TEAM

OWNER:
 TIMOTHY K. MCCARTHY, PATRICIA MCCARTHY, & MARK J. MCCARTHY
 250 MILEHAM DR.
 ORLANDO, FL 32835

APPLICANT:
 FLYING COW RANCH HC, LLC
 1000 NORTH US HWY 1, SUITE 762
 JUPITER, FL 33477

PLANNER/ LANDSCAPE ARCHITECT/ ENGINEER/ SURVEYOR/ TRAFFIC ENGINEER:
 WANTMAN GROUP, INC (WGI)
 2035 VISTA PARKWAY
 WEST PALM BEACH, FL 33411

FLUM & ZONING KEY



LEGAL DESCRIPTION

Parcel 1:
 A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet; thence run South 89°42'16" West, parallel with the South line of said Section 24, a distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way line of the Central and Southern Florida Flood Control District Canal L-40; thence run South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or less, to a point of intersection with the South line of said Section 24; thence run North 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more or less, to the Southeast corner of Section 24 and the Point of Beginning.

LESS and EXCEPTING therefrom the following:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°18'20" East (Basis of Bearings), along the East line of said Section 24, a distance of 1209.60 feet as measured; thence run South 89°43'08" West 30.01 feet to a point of intersection with an arc of a curve to the right (a radial at said point bearing North 88°41'40" West); thence along the arc of said curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southwesterly 170.57 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°49'24" run South westerly 162.11 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°46'32" run Southwesterly 32.76 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°53'15" run Southeasterly 162.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southeasterly and Southwesterly 170.57 feet to a point of tangency; thence run North 01°18'20" West 383.90 feet as calculated along the tangent extended; thence run North 89°43'08" East 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 98.639 ac. more or less.

Parcel 2:
 All that part of the North one half (N 1/2) of the North one half (N 1/2) of Section 25, Township 44 South, Range 40 East, said Section being unsurveyed, lying North and East of the Northeastly right-of-way line of Levee L-40 which Levee is one of the works of the plan of flood control for Central and Southern Florida extending through said Section 25, said Northeastly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeastly right-of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the coordinates of which are X-722,202.10 and Y-833,959.35; thence running South 56°55'11" East to the North line of said Section 25, Township 44 South, Range 40 East; thence continuing South 56°55'11" East to a concrete monument designated as FCE-641 in said Section 25; thence running South 57°08'22" East, to the East line of said Section 25.

LESS and EXCEPTING therefrom the following: A parcel of land lying in the Northeast one-quarter of Section 25, Township 44 South, Range 40 East, being the East 30 feet of those certain lands described as Parcel "A" in the instrument recorded in Official Records Book 15060, Page 293 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25; thence South 01°17'01" West (Basis of Bearings) along the East line of said Section 25, 50.01 feet to the Point of Beginning; thence continue South 01°17'01" West along said East line, 1271.88 feet to the South line of the North one-half of the North one-half of said Section 25; thence South 89°43'08" West along said South line of the North one-half of the North one-half of said Section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles and parallel with the East line of said Section 25; thence North 01°17'01" East along said parallel line 1271.88 feet to the South line of those certain lands as conveyed to Acme Drainage District in Official Records Book 206, Page 279 of the Public Records of Palm Beach County, Florida; thence North 89°43'08" East along said line 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 49.149 ac. more or less.

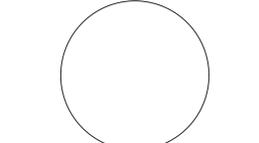
Parcel 3:
 All that portion of the South half of the North half of Section 25, Township 44 South, Range 40 East, Palm Beach County, Florida, and lying easterly of the Easterly Right-of-Way line of South Florida Water Management District's Levee L-40.

Also known as:

A portion of Section 25, Township 44 South, Range 40 East, described as follows: Beginning at the Southeast corner of those certain lands as conveyed in Official Records Book 15060, Page 293 of the Official Records of Palm Beach County, Florida; thence, South 01°17'01" West, (basis of bearings, a grid azimuth) along the East line of said Section 25, 398.46 feet more or less to an intersection with the Easterly Right-of-Way line of the Central and Southern Florida Flood Control District Canal L-40; thence, North 57°08'22" West along said Easterly Right-of-Way line, 729.21 feet, more or less, to the Southwest corner of those certain lands as conveyed in said Official Records Book 15060, Page 293; thence North 89°43'08" East, 621.49 feet, more or less, along the South line of the North half of the North half of said Section 25 to the Point of Beginning.

Said lands situate in Palm Beach County, Florida and contain 2.804 ac. more or less.

REVISION DATES		
DATE	APPROVAL	NOTES
08/11/15		INITIAL SUBMITTAL
08/27/15		RE-SUBMITTAL
11/18/15		RE-SUBMITTAL
01/27/17		RE-SUBMITTAL
08/01/17		RE-SUBMITTAL
01/19/17		SEC. CERTIFICATION FOR PUBLIC HEARINGS RE-SUBMITTAL



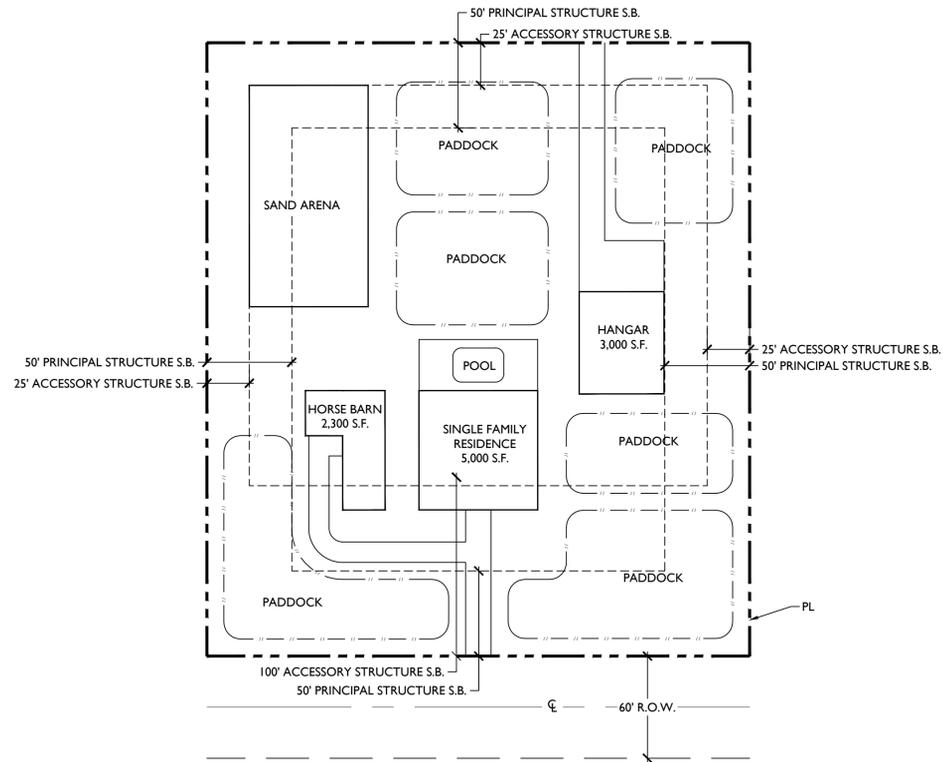
"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION."

SCALE: 1"=200'-0"

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 DRAWING #: MP_1639.00.dwg
 FILE #: 1639.00

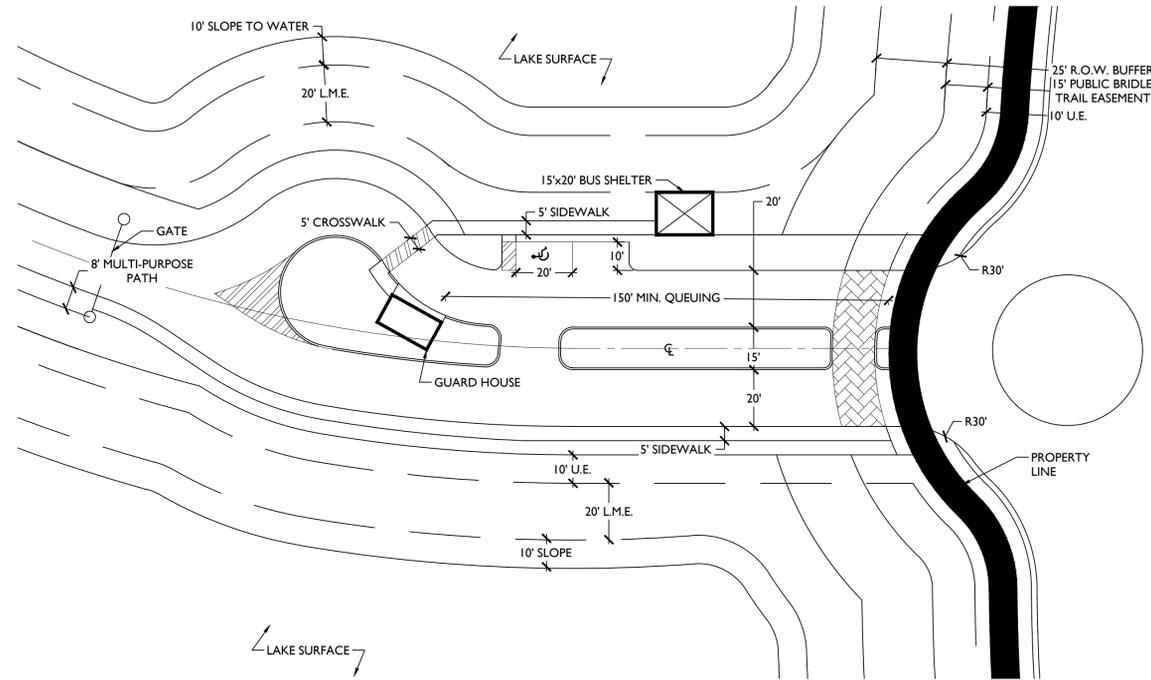
A CONCEPTUAL LOT FIT STUDY

SCALE: N.T.S.



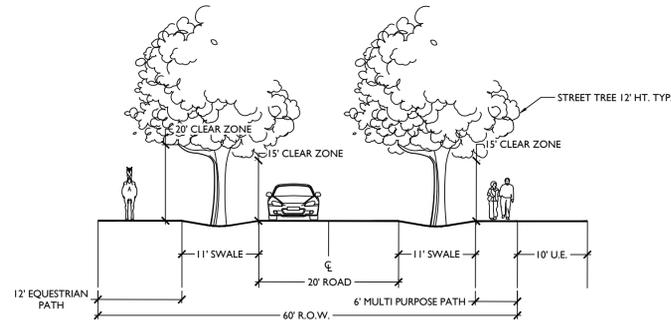
B ENTRY GATEWAY PLAN VIEW - 1"=30'

SCALE: N.T.S.



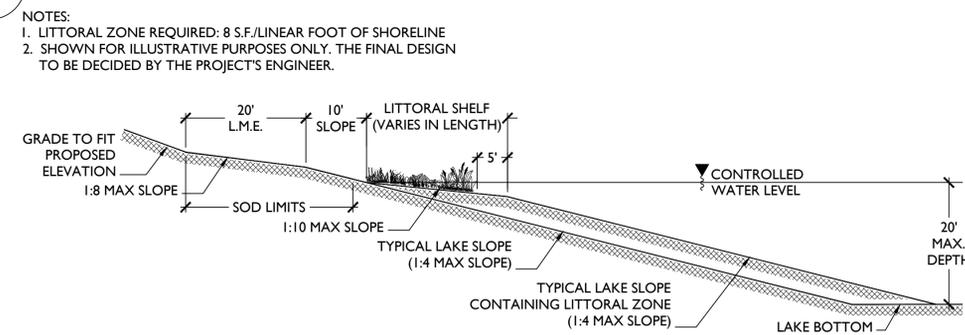
C TYPICAL R.O.W. SECTION

SCALE: N.T.S.



D TYPICAL LAKE CROSS SECTION

SCALE: N.T.S.



WGI
 Wantman Group, Inc.
 400 Columbia Drive, Suite 110
 West Palm Beach, FL 33409
 Phone No. 561.478.8501
 Fax No. 561.478.5012
 Cert. No. 6091 - LB No. 7055

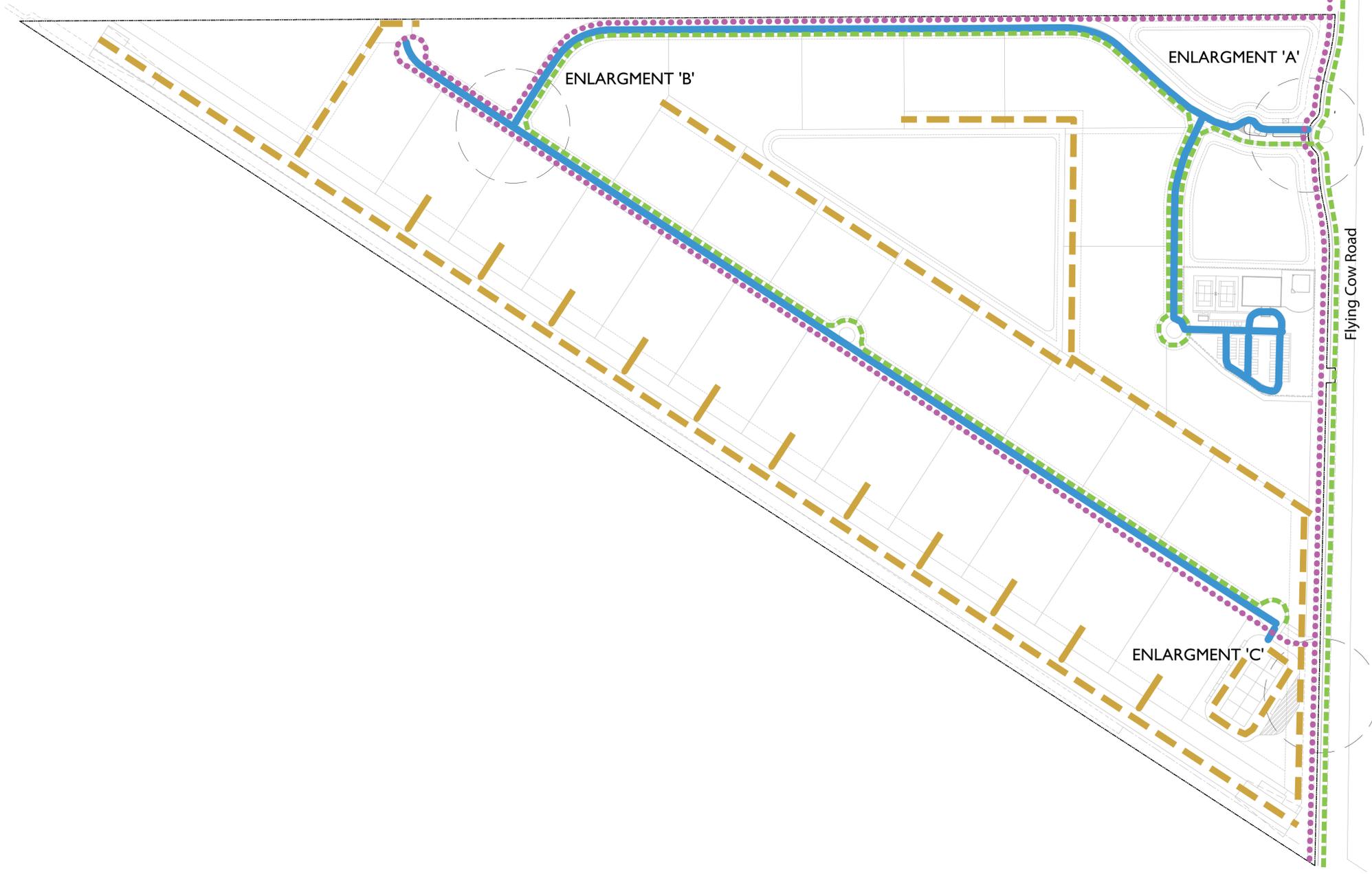
FLYING COW RANCH
REGULATING PLAN
 WELLINGTON, FLORIDA

REVISION DATES		
DATE	APPROVAL	NOTES
08/11/16		INITIAL SUBMITTAL
09/07/16		RE-SUBMITTAL
11/16/16		RE-SUBMITTAL
01/12/17		RE-SUBMITTAL
04/07/17		RE-SUBMITTAL
07/19/17		DEC. CERTIFICATION FOR PUBLIC HEARING RE-SUBMITTAL

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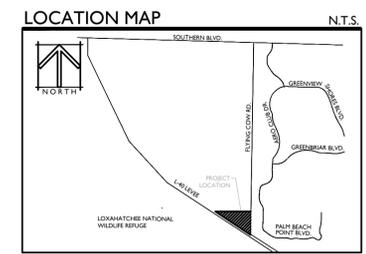
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 FILE #: 1639.00

SHEET #
RP.1



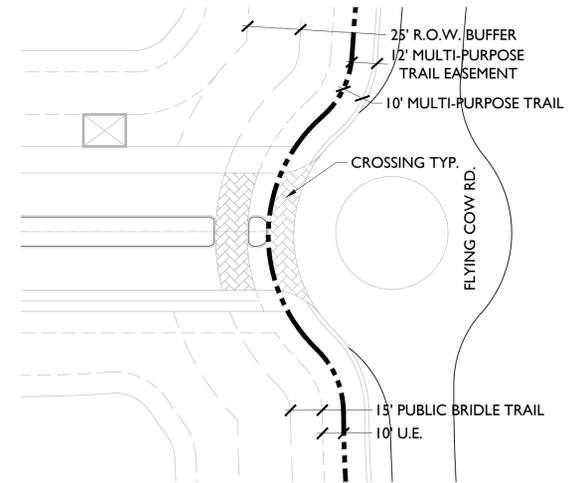
Legend

- Automotive
- Plane
- Equestrian
- Multi-Purpose

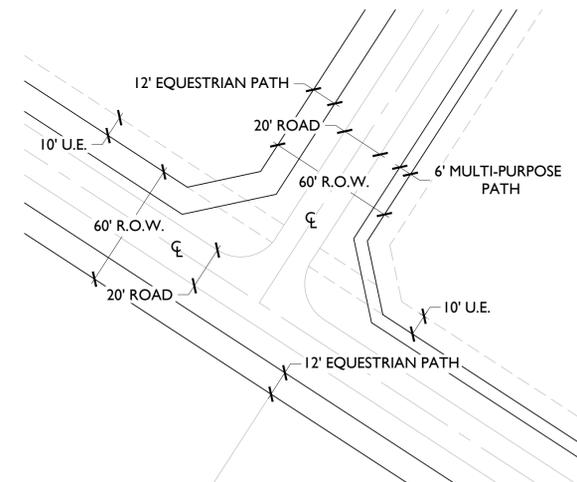


Connection to White Trail

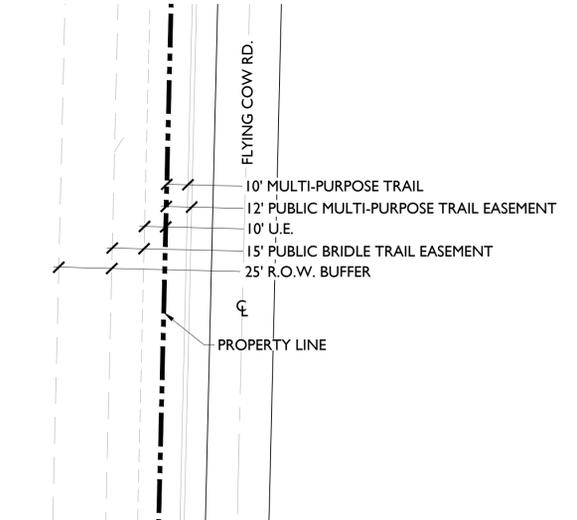
ENLARGEMENT 'A'
PLAN VIEW - 1"=40'



ENLARGEMENT 'B'
PLAN VIEW - 1"=40'



ENLARGEMENT 'C'
PLAN VIEW - 1"=40'

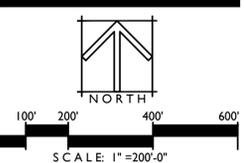


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Fax No. 561.478.5012
Cert No. 6091 - LB No. 7055

**FLYING COW RANCH
CIRCULATION PLAN**
WELLINGTON, FLORIDA

REVISION DATES		
DATE	APPROVAL	NOTES

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