

RESOLUTION NO. R2017 – 45 Exhibit “A”

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 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

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 Northeasterly 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 Northeasterly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeasterly 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

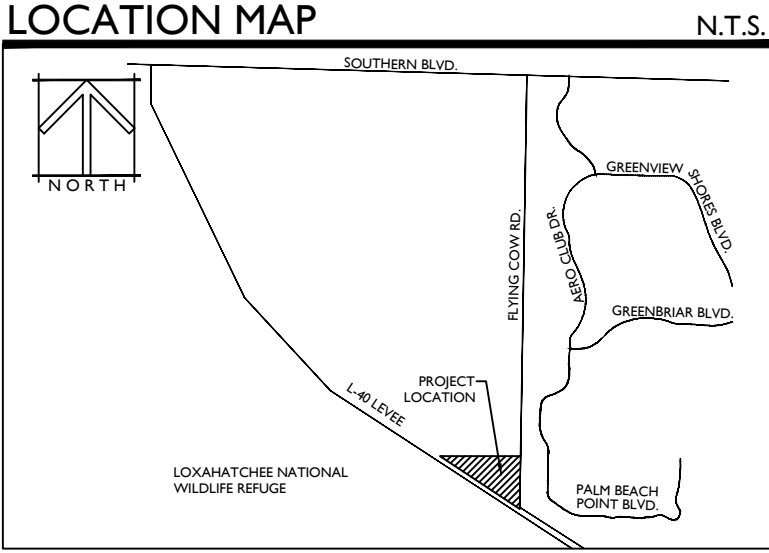
Easterly Right-of-Way line of South Florida Water Management District's Levee L-40.

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

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 MPAI)
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	
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	30 D.U.
PRIVATE RECREATIONAL POD AREA	0.20 D.U./AC.
DWELLING UNITS	
PRIVATE RECREATION AREA	0.43 AC. (18,730 S.F.)
REQUIRED (5 AC./1000 POPULATION)	3.8 AC. (165,528 S.F.)
PROPOSED	18.0 AC. (784,080 S.F.)
LAKE TRACT AREA	

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

1. THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTD DESIGN PRINCIPLES.
2. ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON CODE.
3. 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 F.L.E. = LIMITED ACCESS EASEMENT L.M.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 S)= SIDE OF LOT R)= REAR OF LOT
---	--

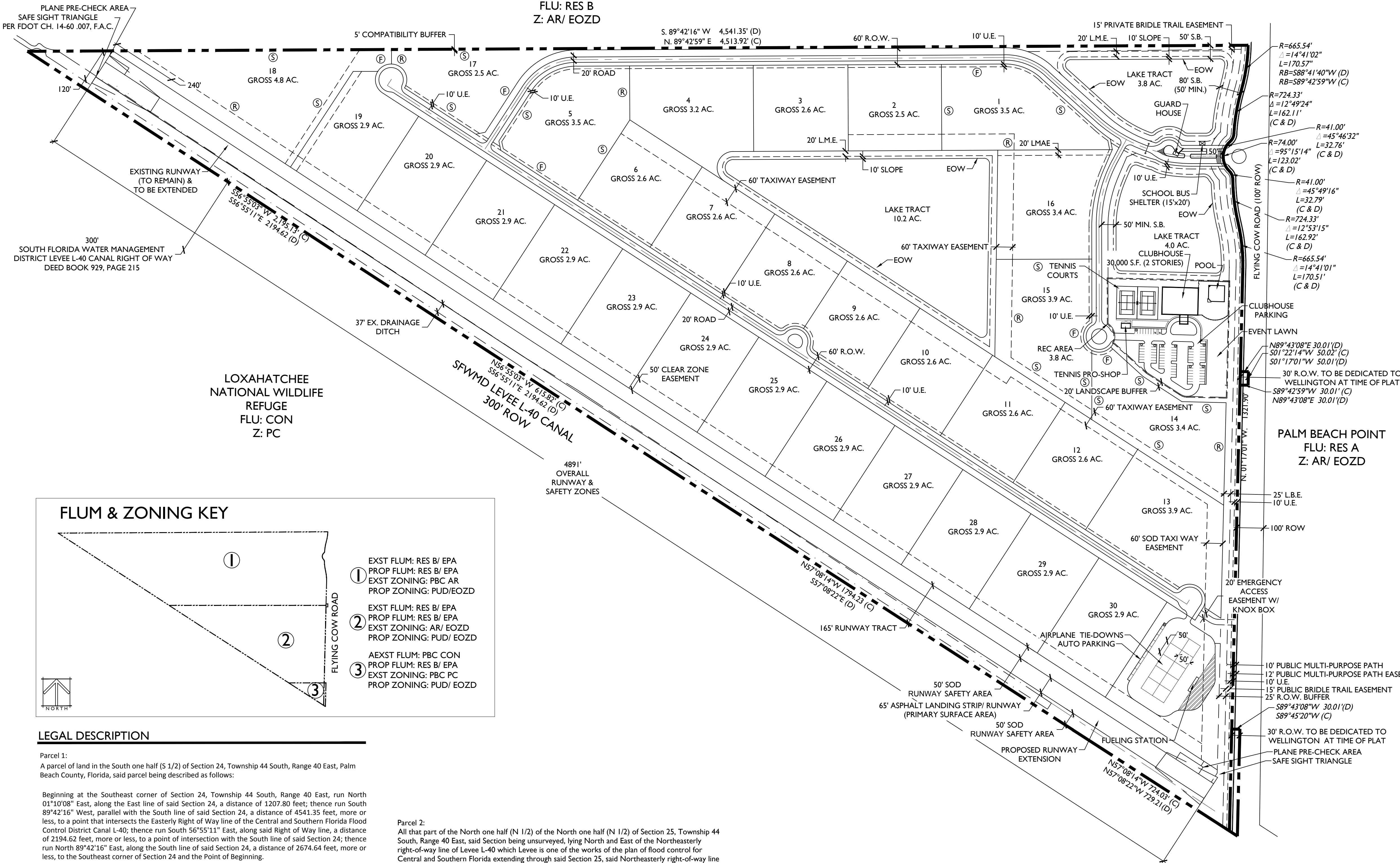
PROJECT TEAM

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

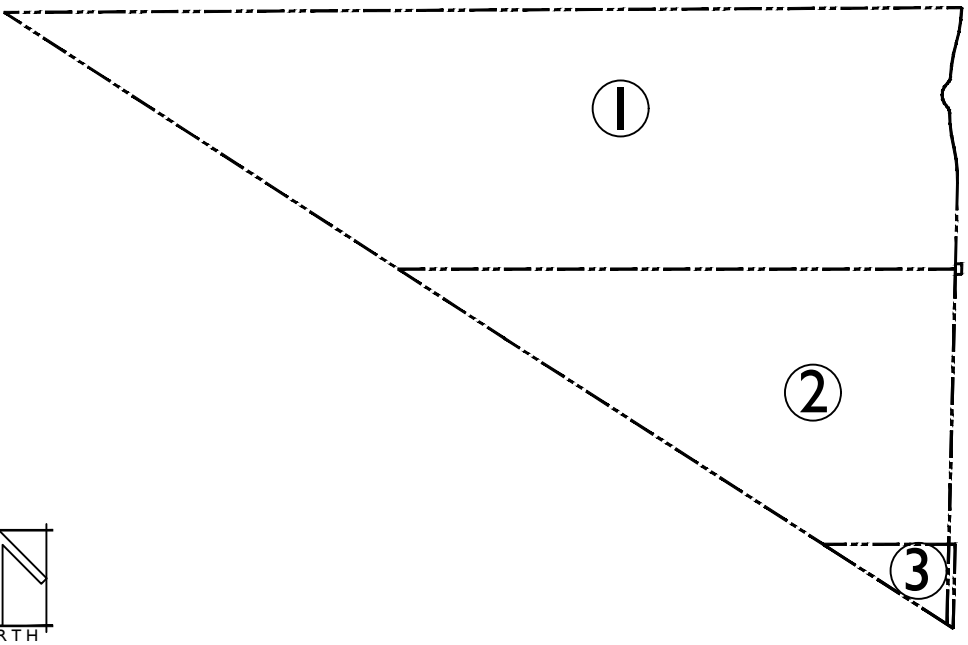
PLANE PRE-CHECK AREA
SAFE SIGHT TRIANGLE
PER FDOT CH. 14-60 .007, F.A.C.



LOXAHATCHEE
NATIONAL WILDLIFE
REFUGE
FLU: CON
Z: PC

PALM BEACH POINT
FLU: RES A
Z: AR/ EOZD

FLUM & ZONING KEY



- 1 EXST FLUM: RES B/ EPA
PROP FLUM: RES B/ EPA
EXST ZONING: PBC AR
PROP ZONING: PUD/EOZD
- 2 EXST FLUM: RES B/ EPA
PROP FLUM: RES B/ EPA
EXST ZONING: AR/ EOZD
PROP ZONING: PUD/ EOZD
- 3 AEXST FLUM: PBC CON
PROP FLUM: RES B/ EPA
EXST ZONING: PBC PC
PROP ZONING: PUD/ EOZD

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 EXCEPT NG 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 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 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 Northeasterly 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 Northeasterly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeasterly 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.

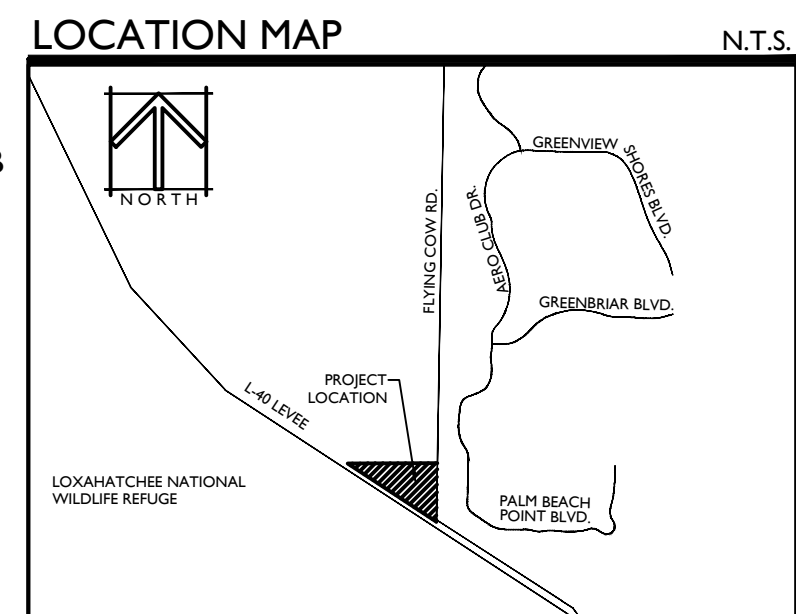
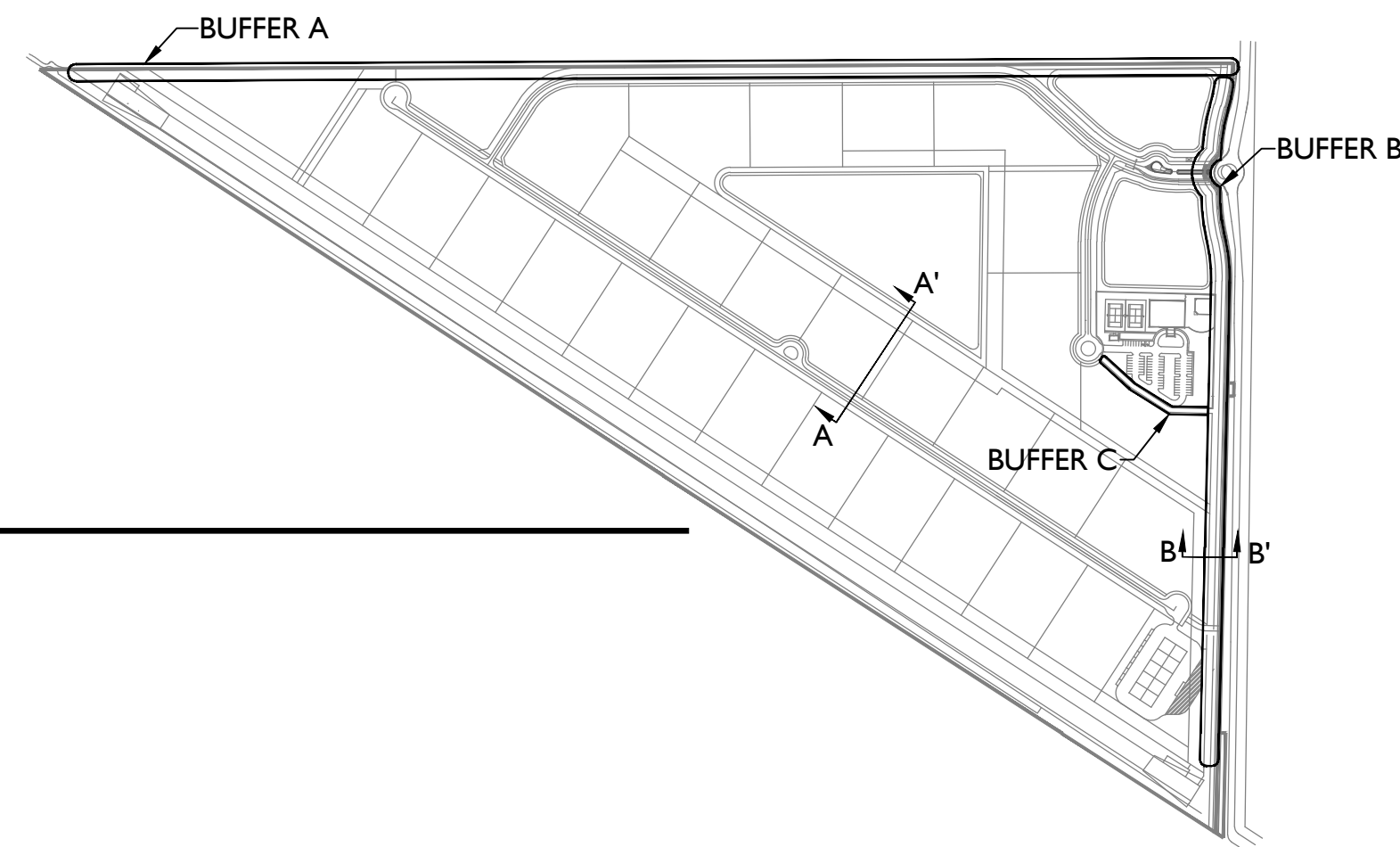
Parcel 3:
All that portion of the South half of the North half of Section 25, Township 44 South, Range 40 East, Palm Beach County, Florida, and lying easterly of the Easterly Right-of-Way line of South Florida Water Management District's Levee L-40.

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.

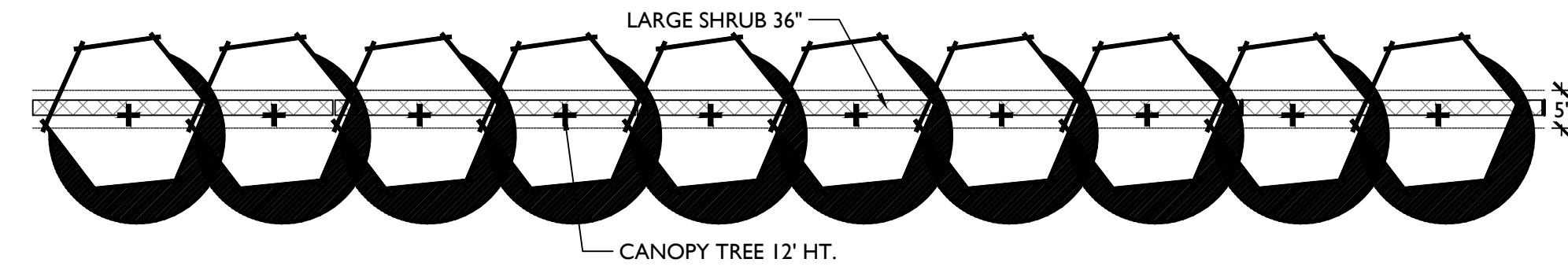
Said lands situate in Palm Beach County, Florida and contain 2.804 ac. more or less.

BUFFERS	REQUIRED	PROVIDED
BUFFER A - 5' COMPATIBILITY BUFFER 4,331 L.F.	- 217 TREES (1 TREE @ 20' O.C.)	- 217 TREES - 36" CONTINUOUS HEDGE
BUFFER B - 25' R.O.W. BUFFER 2,857 L.F.	- 143 TREES (1 TREE @ 20' O.C.) - 1 SHRUB PER 1/25 S.F. (2,857 SHRUBS)	- 143 TREES - 2,857 SHRUBS CONSISTING OF LARGE, MEDIUM, SMALL SHRUBS AND GROUND COVER
BUFFER C - 25' LANDSCAPE BUFFER 470 L.F.	- 19 TREES (1 TREE @ 25' O.C.) - CONTINUOUS 4" HEDGE	- 19 TREES (1 TREE @ 25' O.C.) - CONTINUOUS 4" HEDGE

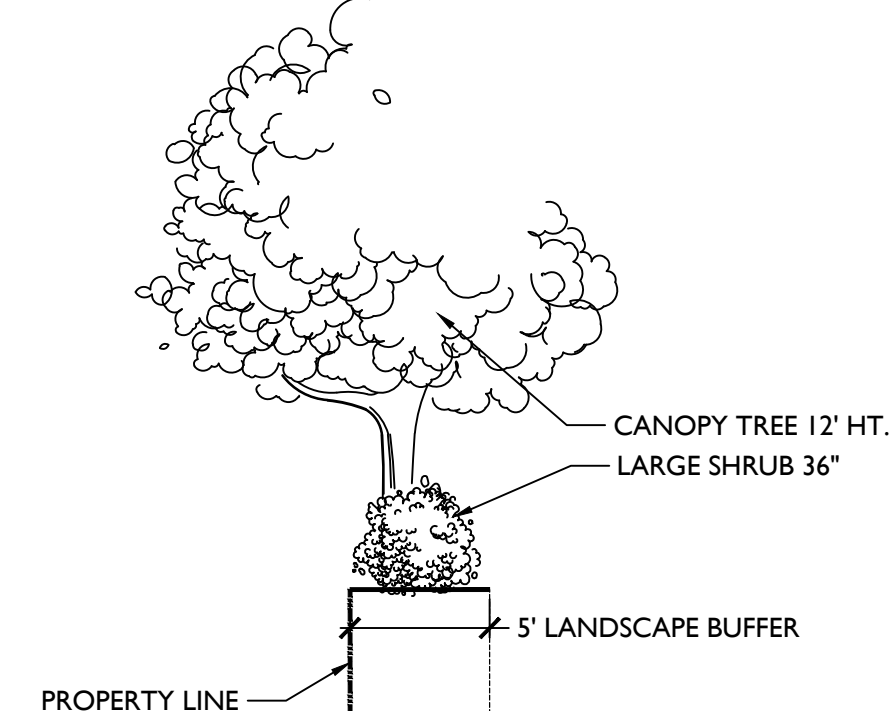


WGLTM
LAND DESIGN SERVICES DIVISION
LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL
TRANSPORTATION // ENGINEERING // SURVEYING & SITE / CREATIVE SERVICES
400 Columbia Drive, Suite 110 West Palm Beach, FL 33409
Phone 561.478.8501 www.WGLD.com
Cert No. 6091 - LB No. 7055

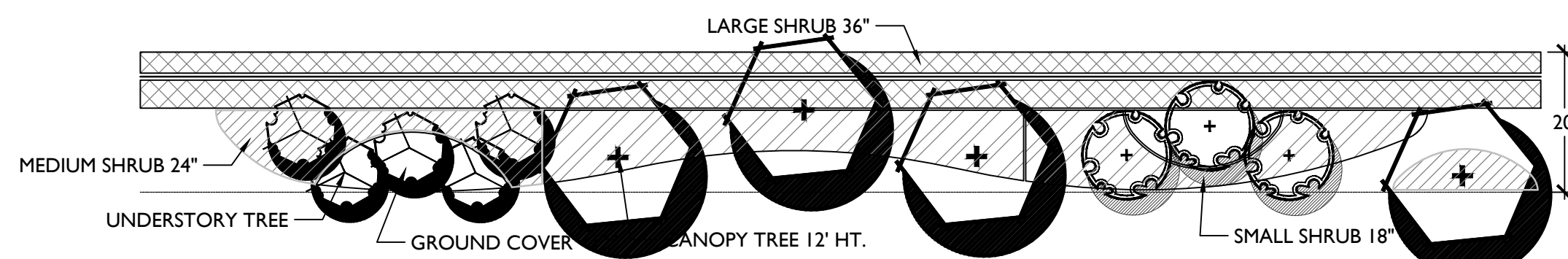
A PLAN VIEW - 1"=20'



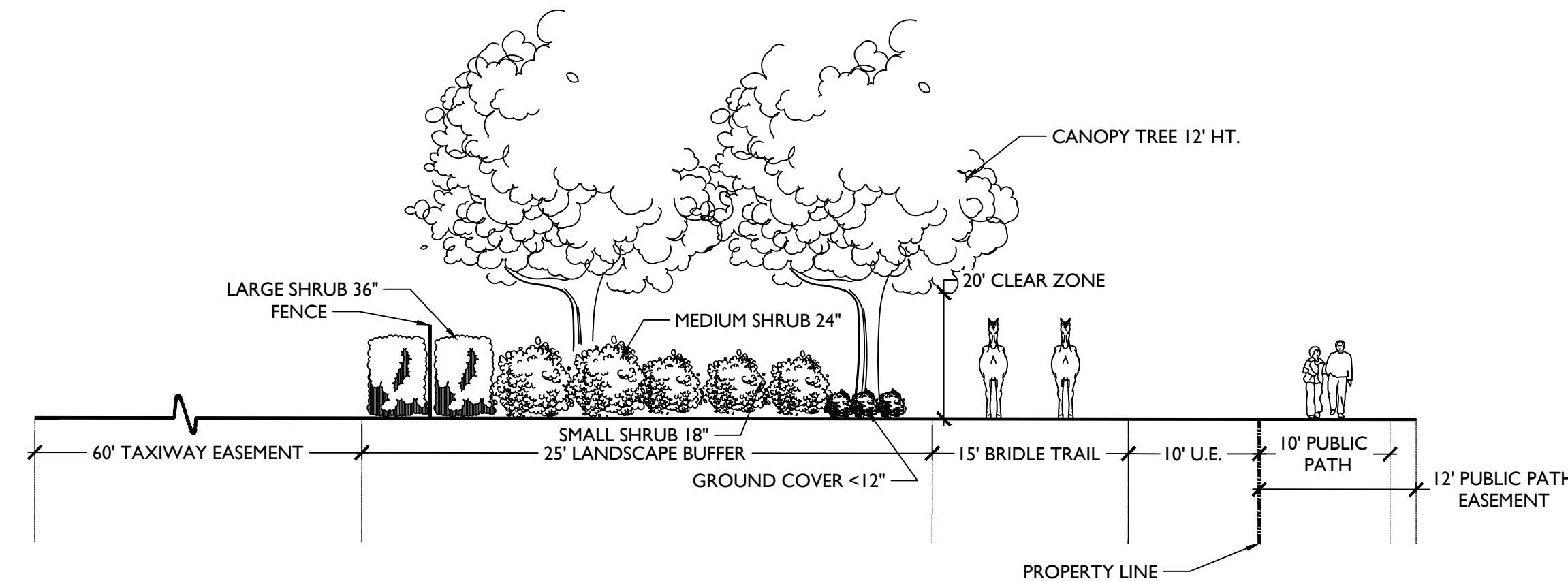
SECTION VIEW - 1"=10'



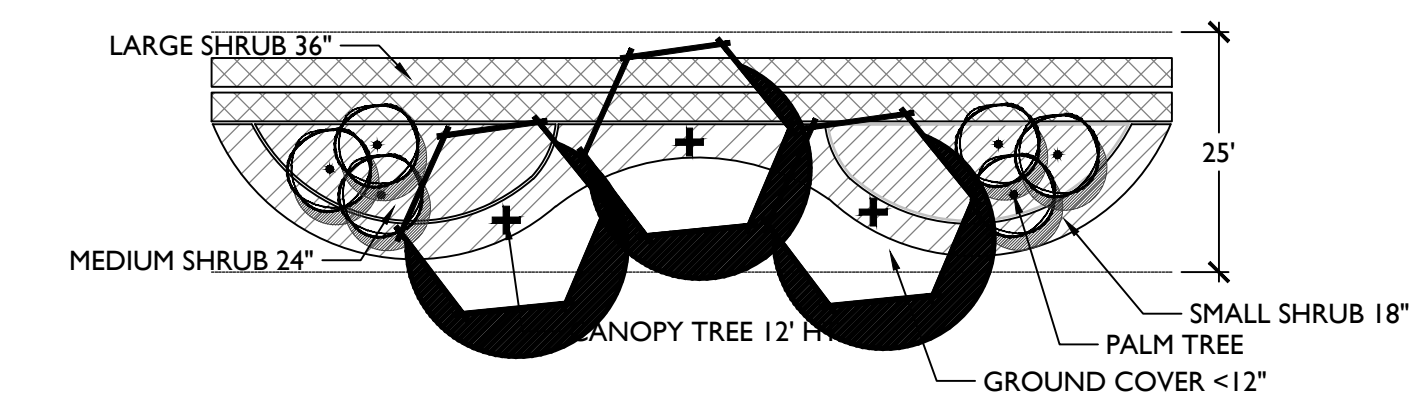
B PLAN VIEW - 1"=20'



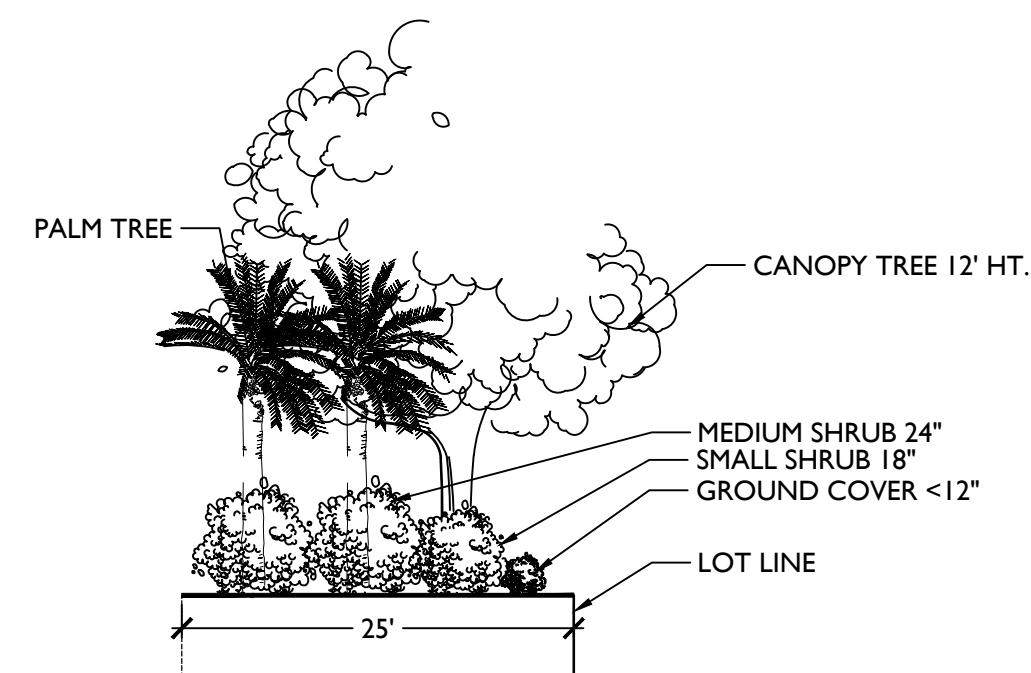
SECTION VIEW - 1"=10'



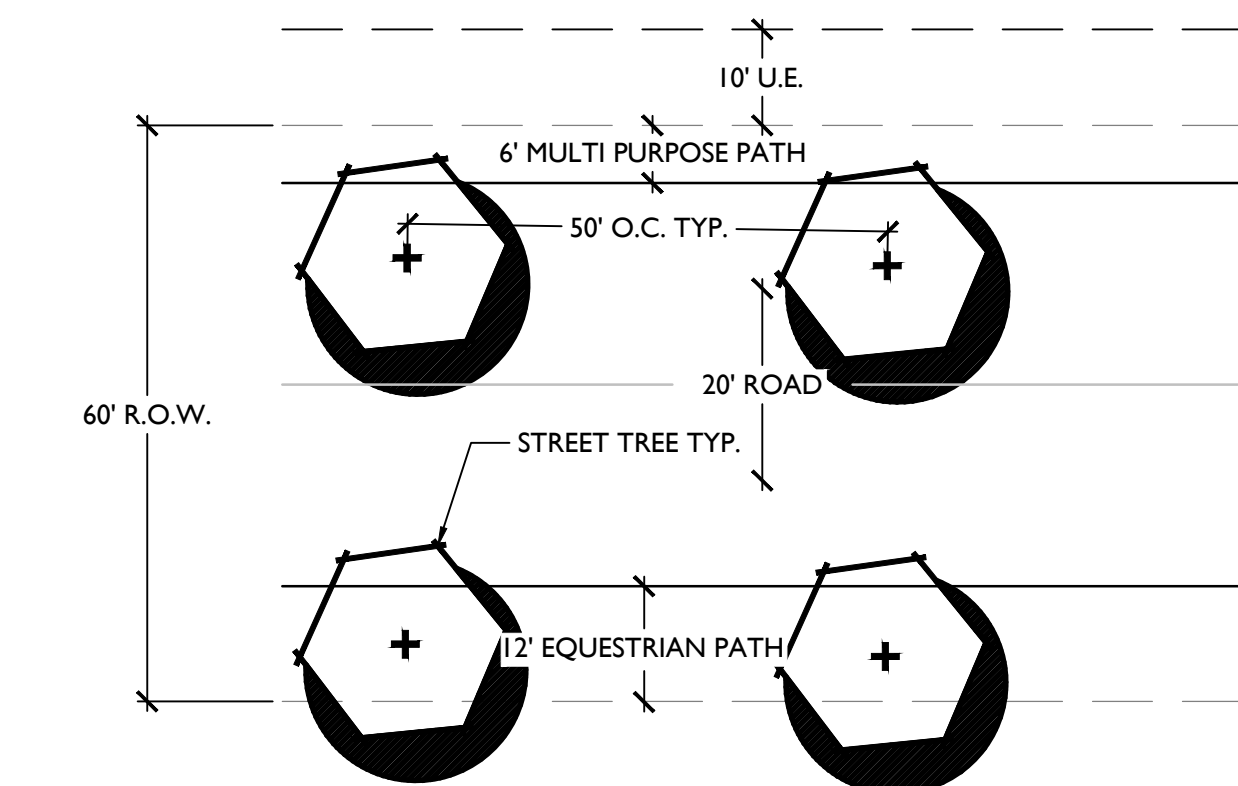
PLAN VIEW - 1"=20'



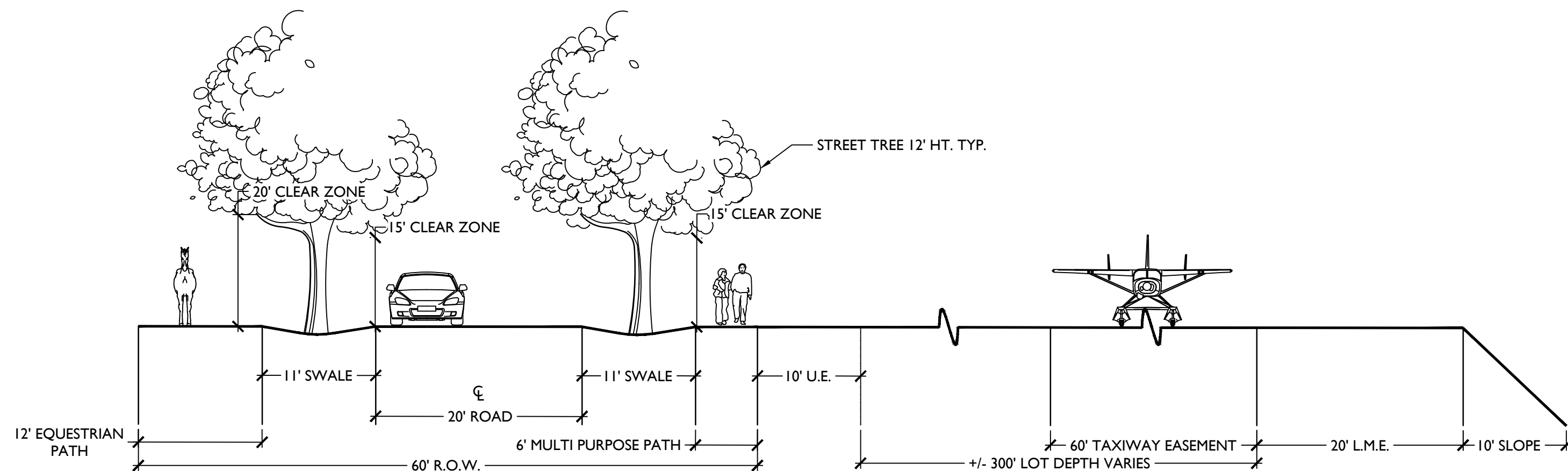
SECTION VIEW - 1"=10'



PLAN VIEW - 1"=20'



SECTION VIEW - 1"=10'

[illegible]

"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: VARIES

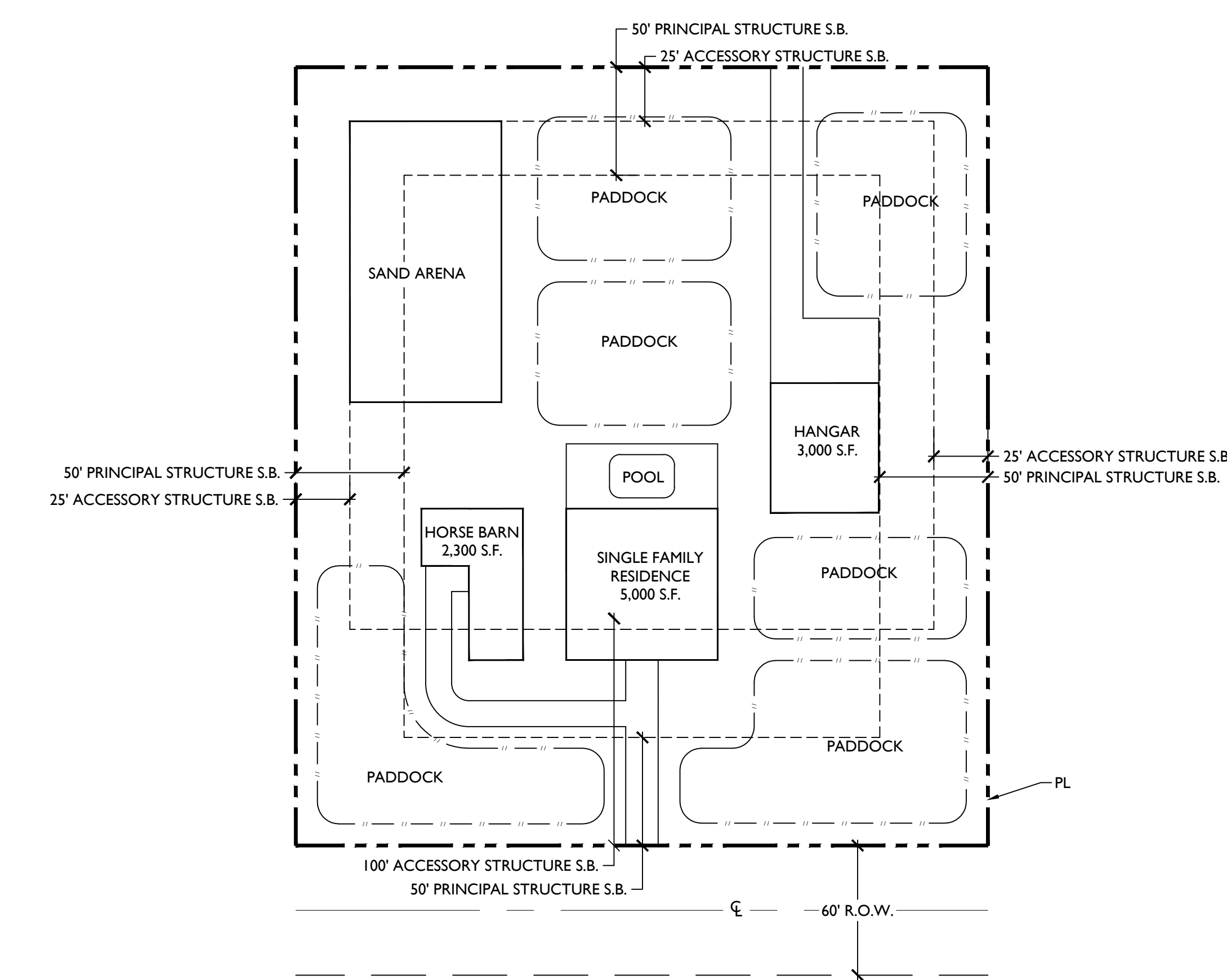
DRAWN BY:	CMR
DRAWING #:	LP_1639.00.dwg
FILE #:	1639.00

SHEET #
RP.2

A

CONCEPTUAL LOT FIT STUDY

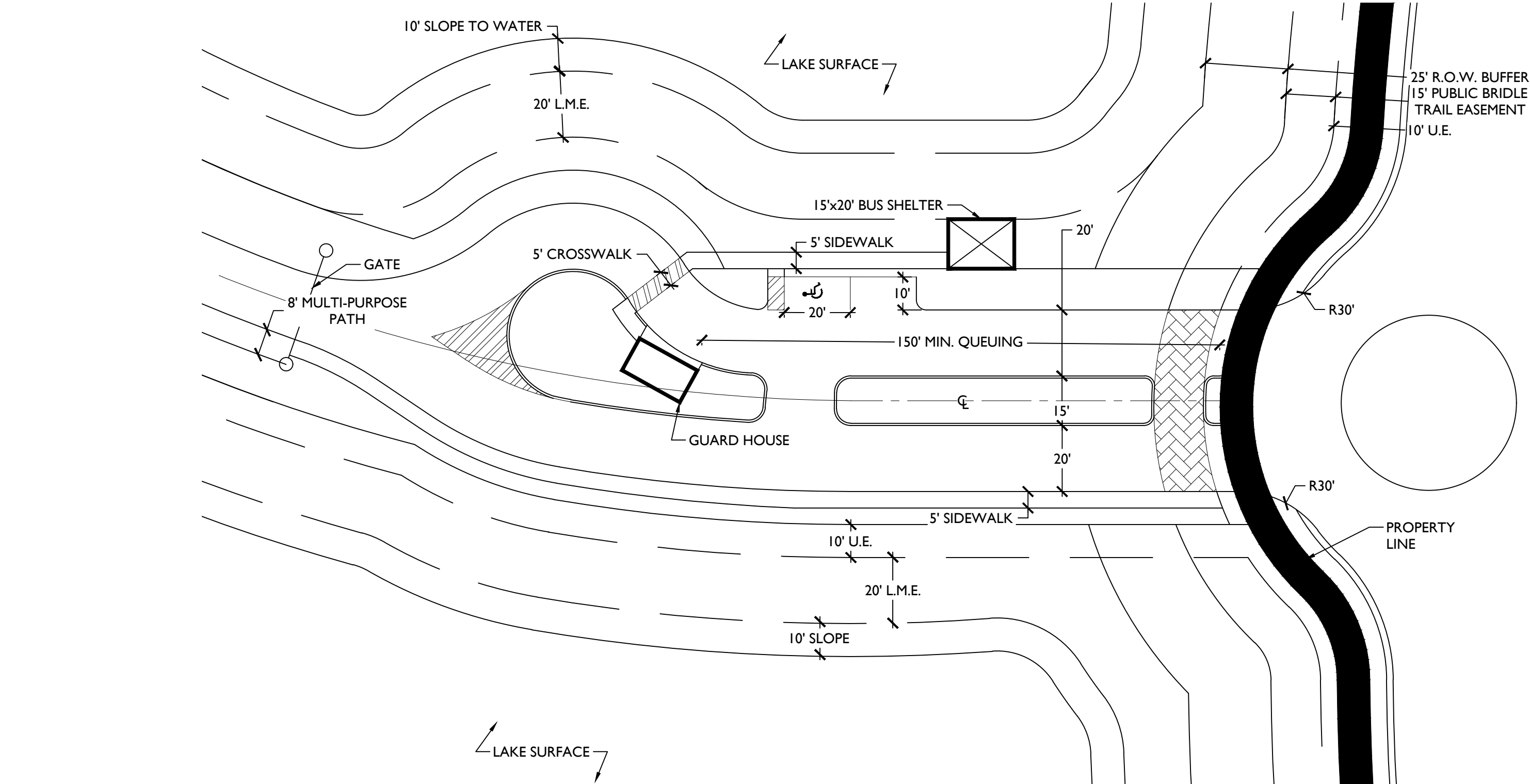
SCALE: N.T.S.



B

ENTRY GATEWAY
PLAN VIEW - 1"=30'

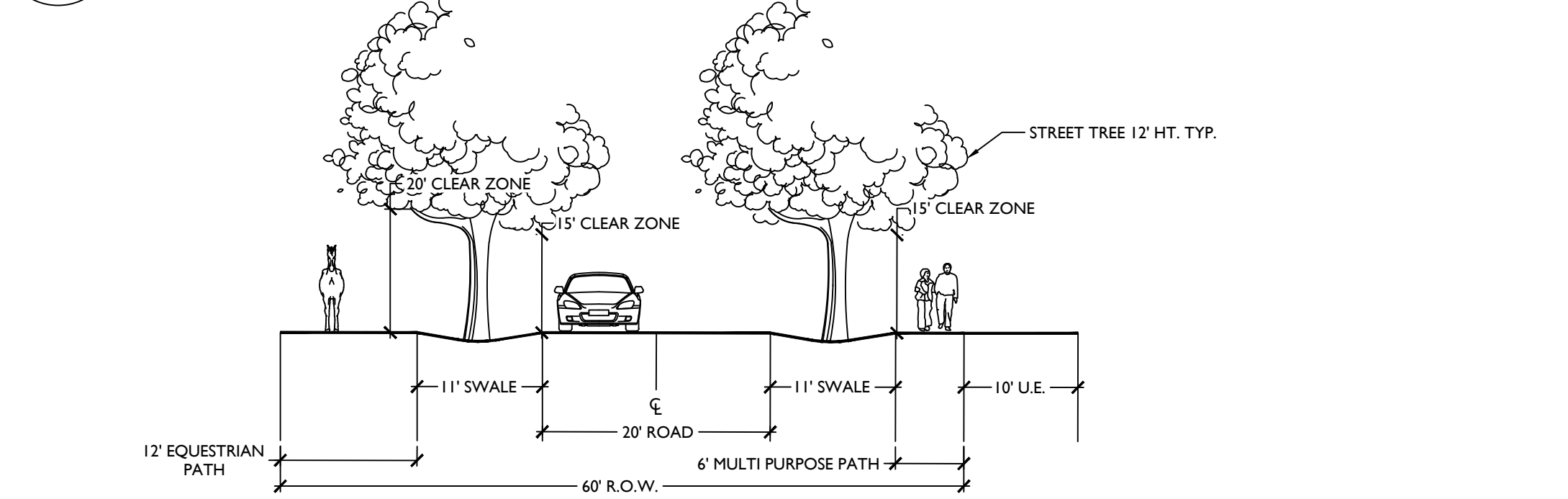
SCALE: N.T.S.



C

TYPICAL R.O.W. SECTION

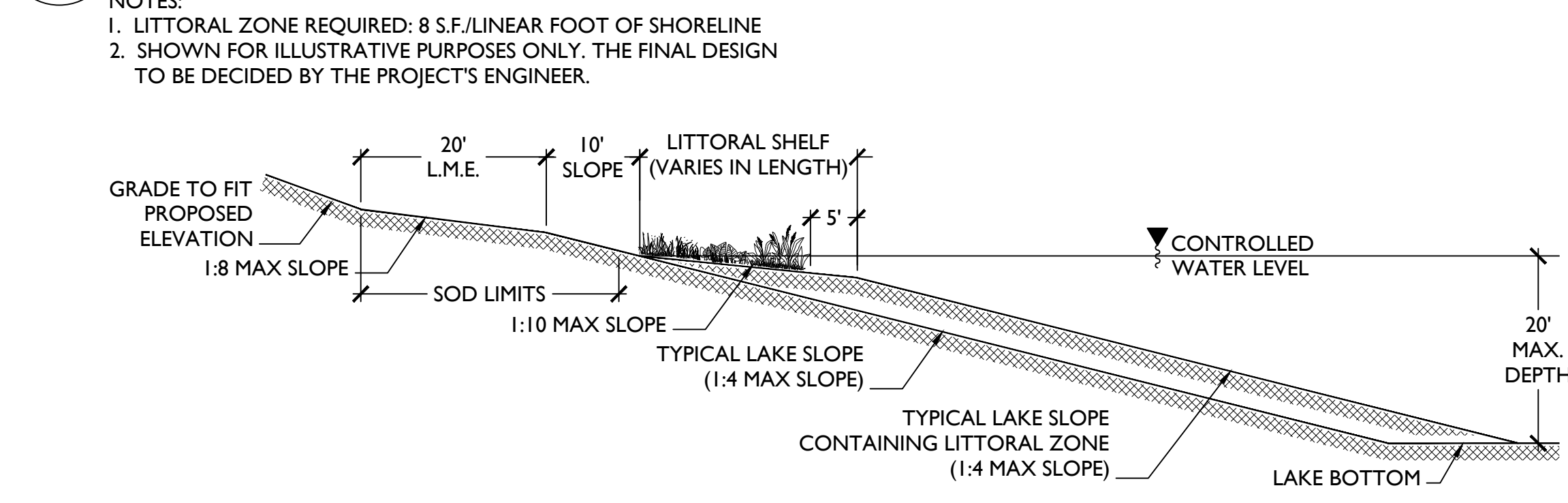
SCALE: N.T.S.



D

TYPICAL LAKE CROSS SECTION

SCALE: N.T.S.



NOTES:
1. LITTORAL ZONE REQUIRED: 8 S.F./LINEAR FOOT OF SHORELINE
2. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN TO BE DECIDED BY THE PROJECT'S ENGINEER.

FLYING COW RANCH
REGULATING PLAN
WELLINGTON, FLORIDA

REVISION DATES		
DATE	APPROVAL	NOTES
08/11/16		INITIAL SUBMITTAL
10/27/16		RE-SUBMITTAL
11/17/16		RE-SUBMITTAL
01/11/17		RE-SUBMITTAL
06/07/17		RE-SUBMITTAL
07/19/17		ENR. CERTIFICATION FOR PUBLIC HEARING 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."

