1	ORDINANCE NO. 19-
2 3 4 5 6 7 8 9 10 11 12	AN ORDINANCE OF THE CITY OF BOYNTON BEACH, FLORIDA, AMENDING ORDINANCE 89-38 BY AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR PROPERTY COMMONLY KNOWN AS BOYNTON BEACH MALL AND DESCRIBED HEREIN, OWNED BY WASHINGTON PRIME GROUP, LLC. AND OTHERS, CHANGING THE LAND USE DESIGNATION FROM DEVELOPMENT OF REGIONAL IMPACT (DRI) TO: MIXED USE LOW (MXL); PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.
13	WHEREAS, the City Commission of the City of Boynton Beach, Florida has
14	adopted a City of Boynton Beach Comprehensive Plan and as part of said Plan a Future Land
15	Use Element pursuant to Ordinance No. 89-38 and in accordance with the Local Government
16	Comprehensive Planning Act; and
17	WHEREAS, the procedure for amendment of a Future Land Use Element of a
18	Comprehensive Plan as set forth in Chapter 163, Florida Statutes, has been followed; and
19	WHEREAS, after two (2) public hearings the City Commission acting in its dual
20	capacity as Local Planning Agency and City Commission finds that the amendment
21	hereinafter set forth is consistent with the City's adopted Comprehensive Plan and deems it
22	in the best interest of the inhabitants of said City to amend the Future Land Use Element
23	(designation) of the Comprehensive Plan as hereinafter provided.
24	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
25	CITY OF BOYNTON BEACH, FLORIDA, THAT:
26	Section 1: The foregoing WHEREAS clauses are true and correct and incorporated
27	herein by this reference.
28	Section 2: Ordinance No. 89-38 of the City is hereby amended to reflect that the
29	Future Land Use of the following described land:
30 31 32	PARCEL A A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, COUNTY OF PALM BEACH, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:
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BEGINNING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 33 34 43 EAST; THENCE N.0° 59'39"W. ALONG THE EAST LINE OF SECTION 19, A DISTANCE OF 35 1898.10 FEET TO A POINT: THENCE S.89° 00'21"W., A DISTANCE OF 60.00 FEET TO THE 36 PRINCIPAL POINT AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: 37 THENCE S.88°05'26"W., A DISTANCE OF 846.73 FEET TO A POINT; THENCE S.43°32'54"W., A 38 DISTANCE OF 57.02 FEET TO A POINT; THENCE S.0°59'39"E., A DISTANCE OF 258.27 FEET TO A POINT; THENCE S.16° 46'44.2"E., A DISTANCE OF 199.60 FEET TO A POINT; THENCE 39 S.0°59'39"E., A DISTANCE OF 102.20 FEET TO A POINT; THENCE S.44°46'34"E., A DISTANCE 40 41 OF 14.45 FEET TO A POINT ON THE NORTHERLY LINE OF BOYNTON WEST ROAD 42 (FORMERLY OLD BOYNTON ROAD); THENCE N.89°46'34"W., ALONG SAID NORTHERLY 43 LINE, A DISTANCE OF 101.03 FEET TO A POINT; THENCE N.0°59'39"W., A DISTANCE OF 146.55 FEET TO A POINT; THENCE N.45° 00'00"W., A DISTANCE OF 214.15 FEET TO A POINT; 44 45 THENCE N.45°00'00"E., A DISTANCE OF 130.95 FEET TO A POINT: THENCE N.45°00'00"W., A 46 DISTANCE OF 383.00 FEET TO A POINT; THENCE S.45°00'00"W., A DISTANCE OF 59.00 FEET 47 TO A POINT; THENCE DUE WEST, A DISTANCE OF 597.51 FEET TO A POINT; THENCE S.45° 48 00'00"W., A DISTANCE OF 120.50 FEET TO A POINT; THENCE N.45°00'00"W., A DISTANCE OF 31.50 FEET TO A POINT; THENCE S.45°00'00"W., A DISTANCE OF 341.59 FEET TO A POINT; 49 50 THENCE 14.58 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 256.00 FEET 51 AND A CHORD OF 14.57 FEET, BEARING S.43°22'07.2"E. TO A POINT; THENCE S.45°00'00"E., A DISTANCE OF 212.13 FEET TO A POINT; THENCE 25.00 FEET ALONG A CURVE TO THE 52 53 LEFT, HAVING A RADIUS OF 331.00 FEET AND A CHORD OF 24.99 FEET, BEARING 54 S.47°09'49.5"E. TO A POINT; THENCE S.45°00'00"W., A DISTANCE OF 80.00 FEET TO A POINT; THENCE S.00°13'26"W., A DISTANCE OF 76.34 FEET TO A POINT ON THE NORTHERLY LINE 55 56 OF BOYNTON WEST ROAD (FORMERLY OLD BOYNTON ROAD); THENCE N.89°46'34"W., 57 ALONG SAID NORTHERLY LINE, A DISTANCE OF 384.27 FEET TO THE POINT OF 58 INTERSECTION WITH THE EASTERLY LINE OF JAVERT STREET; THENCE N.0°51'51"W., 59 ALONG SAID EASTERLY LINE, A DISTANCE OF 1228.05 FEET TO A POINT; THENCE S.87°58'21"W., A DISTANCE OF 20.01 FEET TO A POINT; THENCE N.0°51'51"W., A DISTANCE 60 61 OF 85.00 FEET TO A POINT; THENCE N.87°58'21"E., A DISTANCE OF 20.01 FEET TO A POINT; 62 THENCE N.0°51'51"W., A DISTANCE OF 1191.23 FEET TO A POINT; THENCE N.88°05'26"E., A 63 DISTANCE OF 2171.99 FEET TO A POINT; THENCE S.0°59'39"E., A DISTANCE OF 472.86 FEET 64 TO A POINT; THENCE N.88°05'26"E., A DISTANCE OF 328.87 FEET TO A POINT ON THE 65 WESTERLY LINE OF CONGRESS AVENUE; THENCE S.0°59'39"E., ALONG SAID WESTERLY 66 LINE, A DISTANCE OF 130.01 FEET TO A POINT; THENCE N.46° 27'06"W., A DISTANCE OF 56.11 FEET TO A POINT; THENCE S.88°05'26"W., A DISTANCE OF 430.00 FEET TO A POINT; 67 68 THENCE S.0°59'39"E., A DISTANCE OF 609.99 FEET TO A POINT; THENCE N.88°05'26"E., A DISTANCE OF 430.00 FEET TO A POINT; THENCE N.43°32'54"E., A DISTANCE OF 57.02 FEET 69 70 TO A POINT ON THE WESTERLY LINE OF CONGRESS AVENUE; THENCE S.0°59'39"E., 71 ALONG SAID WESTERLY LINE, A DISTANCE OF 170.01 FEET TO A POINT; THENCE 72 N.46°27'06"W., A DISTANCE OF 56.11 FEET TO A POINT; THENCE S.88°05'26"W., A DISTANCE OF 608.00 FEET TO A POINT; THENCE S.0°59'39"E., A DISTANCE OF 230.00 FEET TO A POINT: 73 74 THENCE N.88° 05'26"E., A DISTANCE OF 340.00 FEET TO A POINT; THENCE S.0°59'39"E., A 75 DISTANCE OF 150.00 FEET TO A POINT; THENCE S.88°05'26"W., A DISTANCE OF 340.00 FEET 76 TO A POINT; THENCE S.0°59'39"E., A DISTANCE OF 229.99 FEET TO A POINT; THENCE 77 N.88°05'26"E., A DISTANCE OF 608.00 FEET TO A POINT; THENCE N.43° 32'54"E., A DISTANCE 78 OF 57.02 FEET TO A POINT ON THE WESTERLY LINE OF CONGRESS AVENUE; THENCE S.0° 79 59'390"E., ALONG SAID WESTERLY LINE, A DISTANCE OF 130.01 FEET TO THE PRINCIPAL 80 POINT AND PLACE OF BEGINNING, TOGETHER WITH THE FOLLOWING FIVE (5) PARCELS: 81 82 1. (DILLARDS SITE): 83 A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, 84 COUNTY OF PALM BEACH, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS: 85 BEGINNING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE

86 43 EAST; THENCE N.0° 59'39"W., ALONG THE EAST LINE OF SAID SECTION 19, A

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87 DISTANCE OF 1262.20 FEET TO A POINT; THENCE N.89°46'34"W., A DISTANCE OF 60.01 88 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CONGRESS 89 AVENUE WITH THE NORTHERLY RIGHT OF WAY OF BOYNTON WEST ROAD (FORMERLY 90 OLD BOYNTON ROAD); THENCE N.89°46'34"W., ALONG THE SAID NORTHERLY RIGHT OF 91 WAY LINE OF BOYNTON WEST ROAD, A DISTANCE OF 2175.25 FEET TO A POINT; 92 THENCE 164.62 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE BEING THE 93 CENTERLINE OF MALL ENTRANCE "A", HAVING A RADIUS OF 210.65 FEET, AND A 94 CHORD OF 160.46 FEET, BEARING N.22°36'43"E., TO A POINT, SAID POINT BEING THE 95 INTERSECTION OF THE CENTERLINE OF ENTRANCE "A" AND THE CENTERLINE OF THE 96 MALL PERIPHERAL ROAD; THENCE N.45°00'00"W., ALONG SAID CENTERLINE OF THE 97 MALL PERIPHERAL ROAD, A DISTANCE OF 185.86 FEET TO A POINT; THENCE 98 CONTINUING ALONG SAID PERIPHERAL ROAD CENTERLINE, 214.15 FEET ALONG A 99 CURVE TO THE RIGHT. HAVING A RADIUS OF 278.00 FEET AND A CHORD OF 208.89 FEET. 100 BEARING N.22°55'56"W. TO A POINT; THENCE CONTINUING ALONG SAID PERIPHERAL 101 ROAD CENTERLINE, N.0°51'51"W., A DISTANCE OF 562.94 FEET TO A POINT; THENCE 102 N.89°08'09"E., A DISTANCE OF 17.50 FEET TO THE PRINCIPAL POINT AND PLACE OF 103 **BEGINNING OF THE FOLLOWING DESCRIPTION:** 104 105 THENCE DUE EAST, A DISTANCE OF 453.76 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 52.50 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 102.74 FEET 106 107 TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 272.00 FEET TO A POINT; THENCE 108 DUE WEST, A DISTANCE OF 82.84 FEET TO A POINT; THENCE S.45°00'00"W., A DISTANCE OF 206.53 FEET TO A POINT; THENCE N.45°00'00"W., A DISTANCE OF 30.50 FEET TO A 109 110 POINT; THENCE S.45°00'00"W., A DISTANCE OF 356.00 FEET TO A POINT; THENCE 151.99 111 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 256.00 FEET AND A CHORD 112 OF 149.68 FEET, BEARING N.17°51'43.4"W. TO A POINT; THENCE N.0°51'51"W., A DISTANCE 113 OF 558.30 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING AND CONTAINING 114 6.12 ACRES OF LAND, MORE OR LESS, TOGETHER WITH. 115 116 2. (CHRIST FELLOWSHIP CHURCH): A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM 117 118 BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 119 120 COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE N.87°58'21"E., A DISTANCE 121 OF 20.000 FEET TO A POINT; THENCE N.0°51'51"W., A DISTANCE OF 35.00 FEET TO A POINT; THENCE N.87°58'21"E., A DISTANCE OF 20.01 FEET TO A POINT; THENCE 122 N.0°51'51"W., A DISTANCE OF 78.33 FEET TO A POINT: THENCE N.89° 08'09"E., A DISTANCE 123 124 OF 168.29 FEET TO THE PRINCIPAL POINT AND PLACE OF BEGINNING OF THE 125 FOLLOWING DESCRIPTION: 126 THENCE N.25°14'17"E., A DISTANCE OF 254.35 FEET TO A POINT; THENCE N.0°53'26"W., A 127 DISTANCE OF 357.40 FEET TO A POINT; THENCE 32°13'52"E., A DISTANCE OF 12.14 FEET 128 TO A POINT; THENCE DUE EAST, A DISTANCE OF 141.50 FEET TO A POINT; THENCE DUE 129 NORTH, A DISTANCE OF 33.37 FEET TO A POINT; THENCE DUE EAST, A DISTANCE OF 257.34 FEET TO A POINT; THENCE DUE SOUTH, A DISTANCE OF 194.18 FEET TO A POINT; 130 131 THENCE DUE EAST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE S.0°00'30"W., A 132 DISTANCE OF 275.55 FEET TO A POINT; THENCE N.89°58'24"W., A DISTANCE OF 123.07 133 FEET TO A POINT; THENCE S.0° 01'36"W., A DISTANCE OF 201.00 FEET TO A POINT; 134 THENCE DUE WEST, A DISTANCE OF 177.03 FEET TO A POINT; THENCE DUE SOUTH, A 135 DISTANCE OF 62.83 FEET TO A POINT; THENCE DUE WEST, A DISTANCE OF 265.55 FEET 136 TO A POINT; THENCE N.23°58'07"W., A DISTANCE OF 55.20 FEET TO A POINT; THENCE 137 DUE NORTH, A DISTANCE OF 52.00 FEET TO THE PRINCIPAL POINT AND THE PLACE OF 138 BEGINNING AND CONTAINING 7.16 ACRES OF LAND, MORE OR LESS, TOGETHER WITH. 139

140 3. (THEATER SITE):

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A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, 141 142 COUNTY OF PALM BEACH, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS: 143 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19. TOWNSHIP 45 SOUTH, RANGE 144 43 EAST; THENCE N.00° 59'39"W. ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE 145 OF 2643.10 FEET TO A POINT; THENCE S.89°00'21"W., A DISTANCE OF 60.00 FEET TO A POINT 146 ON THE WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE; THENCE S.88°05'26"W. 147 ALONG THE CENTERLINE OF MALL ENTRANCE ROAD "D", A DISTANCE OF 850.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF MALL 148 149 ENTRANCE ROAD "D" AND THE CENTERLINE OF THE MALL PERIPHERAL ROAD; THENCE 150 S.00°59'39"E., ALONG THE SAID CENTERLINE OF THE MALL PERIPHERAL ROAD, A 151 DISTANCE OF 189.01 FEET TO A POINT; THENCE S.89°00'21"W., A DISTANCE OF 22.00 FEET; THENCE N.0°59'39"W., A DISTANCE OF 828.34 FEET TO THE POINT OF BEGINNING; THENCE 152 153 S.0° 59'39"E., A DISTANCE OF 448.19 FEET TO THE POINT OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET AND A CHORD DISTANCE OF 35.66 154 155 FEET BEARING OF S.44°30'10"W.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF 156 SAID CURVE THROUGH A CENTRAL ANGLE OF 90°59'38" FOR A DISTANCE OF 39.70 FEET; THENCE DUE WEST, A DISTANCE OF 215.64 FEET TO THE POINT OF CURVATURE OF A 157 158 CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET AND 159 CHORD DISTANCE OF 35.36 FEET BEARING N.45° 00'00"W., THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL 160 161 ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET; THENCE DUE NORTH, A DISTANCE 162 OF 172.39 FEET; THENCE DUE WEST, A DISTANCE OF 30.10 FEET; THENCE DUE NORTH, A DISTANCE OF 109.10 FEET; THENCE DUE EAST 30.10 FEET; THENCE DUE NORTH, A 163 164 DISTANCE OF 180.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE 165 SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET AND A CHORD DISTANCE OF 15.39 FEET BEARING N.22° 38'04"E., THENCE NORTHEASTERLY, ALONG THE ARC OF SAID 166 167 CURVE THROUGH A CENTRAL ANGLE OF 45°16'09" FOR A DISTANCE OF 15.80 FEET' THENCE N.45°16'09"E., A DISTANCE OF 4.62 FEET TO THE POINT OF CURVATURE OF A 168 169 CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 18.00 FEET AND A 170 CHORD DISTANCE OF 24.03 FEET BEARING N.87°08'14"E.; THENCE RUN ALONG THE ARC 171 OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 83°44'10" FOR A DISTANCE 172 OF 26.31 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE 173 NORTHEAST AND HAVING A RADIUS OF 39.15 FEET AND A CHORD DISTANCE OF 26.14 174 FEET BEARING S.70° 29'50"E.; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'19" FOR A DISTANCE OF 26.65 FEET; THENCE S.89°59'59"E., A 175 176 DISTANCE OF 198.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE 177 SOUTHWEST AND HAVING A RADIUS OF 281.00 FEET AND A CHORD DISTANCE OF 23.62 178 FEET BEARING S.3°24'10"E.; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE 179 THROUGH A CENTRAL ANGLE OF 4° 49'02" FOR A DISTANCE OF 23.63 FEET TO THE POINT 180 OF BEGINNING. CONTAINING 3.065 ACRES MORE OF LESS, TOGETHER WITH. 181 182 4. (PARCEL B): 183 NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A ABOVE, CREATED BY AND 184

MORE PARTICULARLY DESCRIBED IN THE EASEMENT AND OPERATING AGREEMENT BY 185 AND AMONG FEDERATED DEPARTMENT STORES, INC, ASSOCIATED DRY GOODS CORPORATION, MACY'S NEW YORK, INC. AND BOYNTON-JCP ASSOCIATES, LTD., 186 187 RECORDED IN OFFICIAL RECORDS BOOK 4379, PAGE 334; AS ASSIGNED BY MACY'S NEW 188 YORK, INC. TO MACY'S ATLANTA, INC. BY THE ASSIGNMENT AND ASSUMPTION 189 AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5875, PAGE 752; AS ASSIGNED BY 190 ASSOCIATED DRY GOODS CORPORATION TO MERVYN'S BY THE ASSIGNMENT AND 191 ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6719, PAGE 867; AS 192 MODIFIED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8852, 193 PAGE 1598; AS ASSIGNED BY MERVYN'S TO DILLARD DEPARTMENT STORES, INC. BY THE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 194

195 9751, PAGE 1807; AS ASSIGNED BY MACY'S PRIMARY REAL ESTATE, INC. TO MACY'S EAST,
196 INC., BY THE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL
197 RECORDS BOOK 11259, PAGE 1885; AS MODIFIED BY THE SECOND AMENDMENT
198 RECORDED IN OFFICIAL RECORDS BOOK 13121, PAGE 1747; AND AS ASSIGNED BY MACY'S
199 EAST, INC. TO BOYNTON-JCP ASSOCIATES, LTD. BY THE ASSIGNMENT AND ASSUMPTION
200 OF REA RECORDED IN OFFICIAL RECORDS BOOK 18077, PAGE 1413, ALL OF THE PUBLIC
201 RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH.

- 202
- 203 5. (MACY'S SITE):

A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, COUNTY OF PALM BEACH, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:

206 BEGINNING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 207 43 EAST; THENCE N.00°59'39"W., ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE 208 OF 1,262.20 FEET TO A POINT; THENCE N.89°46'34"W., A DISTANCE OF 60.01 FEET TO THE 209 INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE WITH 210 THE NORTHERLY RIGHT OF WAY LINE OF BOYNTON WEST ROAD (FORMERLY OLD 211 BOYNTON ROAD); THENCE N.89°46'34"W., ALONG THE SAID NORTHERLY RIGHT OF WAY 212 LINE OF BOYNTON WEST ROAD, A DISTANCE OF 923.56 FEET TO THE PRINCIPAL POINT 213 AND PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION:

THENCE CONTINUING N.89°46'34"W., ALONG THE SAID NORTHERLY RIGHT OF WAY LINE 214 215 OF BOYNTON WEST ROAD, A DISTANCE OF 1,198.98 FEET TO A POINT; THENCE 216 N.00°13'26"E., A DISTANCE OF 76.34 FEET TO A POINT; THENCE N.45°00'00"E., A DISTANCE 217 OF 80.00 FEET TO A POINT: THENCE 25.00 FEET ALONG A CURVE TO THE RIGHT, HAVING 218 A RADIUS OF 331.00 FEET AND A CHORD OF 24.99 FEET BEARING N.47°09'49.5"W., TO A 219 POINT; THENCE N.45°00'00"W., A DISTANCE OF 212.13 FEET TO A POINT; THENCE 14.58 220 FEET HAVING A CURVE TO THE RIGHT, HAVING A RADIUS OF 256.00 FEET AND A CHORD 221 OF 14.57 FEET BEARING N.43°22'07.2"W., TO A POINT; THENCE N.45°00'00"E., A DISTANCE 222 OF 341.59 FEET TO A POINT; THENCE S.45°00'00"E., A DISTANCE OF 31.50 FEET TO A POINT; 223 THENCE N.45°00'00"E., A DISTANCE OF 120.50 FEET TO A POINT; THENCE DUE EAST, A 224 DISTANCE OF 597.51 FEET TO A POINT; THENCE N.45°00'00"E., A DISTANCE OF 59.00 FEET TO A POINT; THENCE S.45°00'00"E., A DISTANCE OF 383.00 FEET TO A POINT; THENCE 225 226 S.45°00'00"W., A DISTANCE OF 130.95 FEET TO A POINT; THENCE S.45°00'00"E., A DISTANCE 227 OF 214.15 FEET TO A POINT; THENCE S.0°59'39"E., A DISTANCE OF 146.55 FEET TO THE 228 PRINCIPAL PLACE OF BEGINNING AND CONTAINING 15.41 ACRES OF LAND, MORE OR 229 LESS.

- 230
- LESS AND EXCEPT:

232 A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, 233 COUNTY OF PALM BEACH, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: 234 COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE N.87°58'21"E., ALONG 235 THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 19, A DISTANCE OF 20.00 236 FEET; THENCE N.0°51'51"W., ALONG A LINE 20.00 FEET EAST OF AND PARALLEL TO 237 THE WEST LINE OF THE NORTHEAST QUARTER (N.E.1/4) OF SAID SECTION 19, A 238 DISTANCE OF 35.00 FEET; THENCE N.87°58'21"E., A DISTANCE OF 20.01 FEET TO THE 239 PRINCIPAL POINT OF BEGINNING; THENCE CONTINUE N.87°58'21"E., A DISTANCE OF 35.64 FEET; THENCE N.25°14'17"E., A DISTANCE OF 362.64 FEET; THENCE N.0°53'26"W., 240 241 A DISTANCE OF 362.94 FEET; THENCE N.32°13'52"E., A DISTANCE OF 315.12 FEET; 242 THENCE N.0°01'27"E., A DISTANCE OF 244.69 FEET TO A POINT ON THE SOUTH RIGHT 243 OF WAY LINE OF THE BOYNTON CANAL; THENCE S.88°05'26"W., ALONG SAID SOUTH 244 RIGHT OF WAY LINE, A DISTANCE OF 370.95 FEET TO A POINT ON A LINE 40.00 FEET 245 EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER (N.E.1/4) 246 OF SAID SECTION 19; THENCE S.0°51'51"E., ALONG SAID PARALLEL LINE, A DISTANCE 247 OF 1191.23 FEET TO THE PRINCIPAL POINT OF BEGINNING AND CONTAINING 6.24 248 ACRES OF LAND MORE OR LESS.

- 249 250 is amended from Development of Regional Impact (DRI) to: MIXED USE LOW (MXL). 251 Section 3: This Ordinance shall take effect on adoption, subject to the review, challenge, or appeal provisions provided by the Florida Local Government Comprehensive Planning and 252 253 Land Development Regulation Act. No party shall be vested of any right by virtue of the 254 adoption of this Ordinance until all statutory required review is complete and all legal challenges, 255 including appeals, are exhausted. In the event that the effective date is established by state law 256 or special act, the provisions of state act shall control. FIRST READING this day of , 2019. 257 SECOND, FINAL READING and PASSAGE this day of , 2019. 258 259 CITY OF BOYNTON BEACH, FLORIDA YES NO 260 261 262 Mayor – Steven B. Grant 263 _____ 264 265 Vice Mayor – Christina L. Romelus _____ 266 267 Commissioner – Mack McCray _____ 268 Commissioner – Justin Katz 269 _____ 270 271 Commissioner – Aimee Kelley _____ 272 273 VOTE 274 ATTEST: 275 276 Judith A. Pyle, CMC 277 278 City Clerk
- 279 280

(Corporate Seal)

281