

ORDINANCE NO. 37-20

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, CORRECTING A SCRIVENER'S ERROR BY ADOPTING A SMALL-SCALE LAND USE MAP AMENDMENT FOR SIXTY-ONE PARCELS OF LAND, AND RE-DESIGNATING SAID LAND FROM LOW DENSITY (LD) TO GENERAL COMMERCIAL (GC), TRANSITIONAL (TRN), AND MEDIUM DENSITY (MD), PURSUANT TO THE PROVISIONS OF THE "COMMUNITY PLANNING ACT", FLORIDA STATUTES SECTION 163.3187; SAID LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD DIXIE HIGHWAY AND SE 10<sup>TH</sup> STREET, WHICH MEASURES APPROXIMATELY 9.94± ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE, AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (FIRST READING)

WHEREAS, the City of Delray Beach exercised the authority granted pursuant to the provisions of Florida Statutes Sections 163.3161 through 163.3248, inclusive, known as the "Community Planning Act"; and

WHEREAS, in passing Ordinance No. 82-89, the City Commission adopted the "Comprehensive Plan - Delray Beach, Florida"; and

WHEREAS, the 61 parcels more particularly described in Exhibit "A" - Legal Descriptions, Parcel by Parcel and Exhibit "B" - Location Map have a Land Use Map (LUM) designation of Low Density (LD) due to a scrivener's error associated with a 2017 data conversion from AutoCAD to a Geographic Information Systems (GIS); and

WHEREAS, the City of Delray Beach, Florida, has prepared a Land Use Map amendment for 61 parcels located at the southeast corner of the intersection of SE 10<sup>th</sup> Street and Old Dixie Highway, measuring approximately 9.94± acres to correct said scrivener's error by redesignating the subject properties as General Commercial (GC), Medium Density (MD), and Transitional (TRN); and

WHEREAS, the City of Delray Beach has held all duly required public hearings; both prior to submission of the proposed amendment of the plan to the State Land Planning Agency of the Florida Department of Economic Opportunity (DEO), in accordance with Chapter 163.3184, *Florida Statutes*, for a small scale comprehensive plan amendment; and

WHEREAS, pursuant to Florida Statutes 163.3174(4), the Planning and Zoning Board for the City of Delray Beach, sitting as Local Planning Agency, considered this item at a public hearing on August 17, 2020, and voted 6-0 to recommend that the Land Use Map designation be changed for the property hereinafter described, finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria

set forth in the Land Development Regulations; and

WHEREAS, the City Commission of the City of Delray Beach finds that Ordinance 37-20 is consistent with the Comprehensive Plan, meets the criteria set forth in the Land Development Regulations, and is in the best interests of the City; and

WHEREAS, it is appropriate that General Commercial (GC), Medium Density (MD), and Transitional (TRN) are hereby deemed the Land Use Map designations on the Land Use Map of the City of Delray Beach, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The recitations set forth above are incorporated herein.

Section 2. The Land Use Map of the City of Delray Beach, Florida, be and the same, is hereby amended to reflect a Land Use Map designation of General Commercial (GC), Transitional (TRN), and Medium Density (MD) for the properties shown in **Exhibit “A” – Legal Descriptions – Parcel by Parcel** and **Exhibit “B” – Location Map**, attached hereto and incorporated herein.

Section 3. The City of Delray Beach, Florida Land Use Map shall, upon the effective date of this Ordinance, be amended to conform to the provisions of Section 2 hereof, and as shown in **Exhibit “C” – Proposed Future Land Use Map**, attached hereto and incorporated herein.

Section 4. The City Commission of the City of Delray Beach, Florida, hereby declares its intent to exercise the authority granted pursuant to the provisions of Florida Statutes Sections 163.3161 through 163.3248, Florida Statutes, inclusive, known as the "Community Planning Act."

Section 5. The effective date of this map amendment shall conform to the provisions of Section 4 hereof.

Section 6. All ordinances or parts thereof in conflict or inconstant with the provisions of this Ordinance are hereby repealed.

Section 7. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 8. This ordinance shall become effective thirty-one (31) days after adoption, unless the Comprehensive Plan amendment is timely challenged. If timely challenged, the effective date of this Ordinance shall be the date a final order is issued by the State Land Planning or the Administration Commission, finding the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective

by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND ADOPTED in regular session on second and final reading on this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
Katerri Johnson, City Clerk

\_\_\_\_\_  
Shelly Petrolia, Mayor

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Lynn Gelin, City Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS – PARCEL BY PARCEL**

**PARCEL 1**

**ADDRESS:** 1000 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0100

Lot 10, Block 4, SILVER TERRACE according to the plat thereof recorded in Plat Book 11, page 61 Public Records of Palm Beach County, Florida.

**PARCEL 2**

**ADDRESS:** 112 SE 10TH ST

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0090

Lot 9 and 10, Block 5, Silver Terrace, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 3**

**ADDRESS:** 1011 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0240

Lots 24, and 25, Block 6, SILVER TERRRACE, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida., Including

An abandoned portion of Miami Boulevard as Recorded in Official Records book 9812, Page 677, of the Public Records of Palm Beach County, Florida, and more particularly described as follows:

Beginning at the Southwest corner of Lot 24; thence run North 00° 30' 19" East on an assumed bearing, along the West line of Lot 24, a distance of 79.51 feet to a point of curve; thence run Northeasterly along the arc of a curve to the right, having a radius of 35.00 feet, and a central angle of 89° 29' 30" and an arc distance of 54.67 feet to a point of tangent; thence run North 90° 00' 00" West along the Westerly extension of the North line of Lot 24, a distance of 44.69 feet; thence South 00° 30' 19" West along a line parallel with and 10.00 feet West of as measured at right angles to the West line of said Lot 24, a distance of 114.27 feet; thence run North 89° 37' 02" East, along the Westerly extension of the South line of said Lot 24, a distance of 10.00 feet TO THE POINT OF BEGINNING.

**PARCEL 4**

**ADDRESS:** 200 SE 10TH ST

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0250

Lot 24, and 25, Block 6, SILVER TERRACE, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

INCLUDING

An Abandoned potion of Miami Boulevard, as Recorded in Official Records book 9812, Page 677, of the Public Records of Palm Beach County, Florida, and more particularly described as follows:

Beginning at the Southwest corner of Lot 24; thence run North 00°30'19" East on an assumed bearing, along the West line of Lot 24, a distance of 79.51 feet to a point of curve; thence run Northeasterly along the arc of a curve to the right, having a radius of 35.00 feet, and a central angle of 89°29'30" and an arc distance of 54.67 feet to a point of tangent; thence run North 90°00'00" West along the Westerly extension of the North line of Lot 24, a distance of 44.6 feet; thence South 00°30'19" West along a line parallel with and 10.00 feet West of as measured at right angles to the West line of said Lot 24, a distance of 114.27 feet; thence run North 89°37'02" East, along the Westerly extension of the South line of said Lot 24, a distance of 10.00 feet TO THE POINT OF BEGINNING.

**PARCEL 5**

**ADDRESS:** 1010 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0080

Lot 8 and 9, Block 4, SILVER TERRACE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 11, Page 61; Public Records of Palm Beach County, Florida.

**PARCEL 6**

**ADDRESS:** No Address

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0080

Lot 8, Block 5, SILVER TERRACE, as recorded in Plat Book 11, Page 61 of the Public Records of Palm Beach County, Florida.

**PARCEL 7**

**ADDRESS:** 1011 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0230

Lot 23, Block 6, of SILVER TERRACE, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 8**

**ADDRESS:** 1016 PARK AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0060

Lot 6 and 7, Block 4, SILVER TERRACE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 11, page 61.

**PARCEL 9**

**ADDRESS:** MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0070

Lot 7, Block 5, SILVER TERRACE, according to the Plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 10**

**ADDRESS:** 1009 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0220

Lot 22, Block 6, SILVER TERRACE, according to the Plat thereof as recorded in Plat Book 11, Page 61 of the Public Records of PALM BEACH County, Florida.

**PARCEL 11**

**ADDRESS:** 1025 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0040

Lots 4 and 5, Block 4, SILVER TERRACE, according to the Plat thereof recorded in Plat Book 11, Page 61, Public Records of Palm Beach County, Florida.

**PARCEL 12**

**ADDRESS:** MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0060

Lot 6, Block 5, SILVER TERRACE, according to the Plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 13**

**ADDRESS:** 1015 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0210

Lot 21, Block 6, Silver Terrace, according to the plat thereof as recorded in Plat Book 11, Page 61, Public Record of Palm Beach County, Florida.

**PARCEL 14**

**ADDRESS:** 1009 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0032

West ½ of Lot 3, Block 4, of SILVER TERRACE, according to the Plat thereof recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 15**

**ADDRESS:** 1034 PARK AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0031

The East ½ of Lot 3, Block 4, of SILVER TERRACE, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County.

**PARCEL 16**

**ADDRESS:** MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0050

Lot 5, Block 5, SILVER TERRACE, according to the Plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 17**

**ADDRESS:** MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0040

Lot 4, Block 5, SILVER TERRACE, according to the Plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida

**PARCEL 18**

**ADDRESS:** 1019 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0191

The North ½ of Lot 19 and all of Lot 20, Block 5, SILVER TERRACE, according to the Plat recorded in Plat Book 11, Page 61, Public Records of Palm Beach County, Florida.

**PARCEL 19**

**ADDRESS:** 1036 PARK AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0020

Lot 2, Block 4, SILVER TERRACE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61.

**PARCEL 20**

**ADDRESS:** 1030 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0030

Lot 3, Block 5, of SILVER TERRACE, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Record of Palm Beach County, Florida.

**PARCEL 21**

**ADDRESS:** 1023 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0180

Lot 18 and the South ½ of Lot 19, Block 6, of Silver Terrace, according to the plat recorded in Public Records of Palm Beach County, Florida, said land situate, lying and being in Palm Beach County, Florida.

**PARCEL 22**

**ADDRESS:** WILSON AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-004-0010

Lot 1, Block 4, of SILVER TERRACE, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 23**

**ADDRESS:** 1040 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-005-0010

Lot 1 and 2, Block 5, Silver Terrace, according to the map or plat thereof as recorded in Plat Book 11, Page 61, Public Records of Palm Beach County, Florida.

**PARCEL 24**

**ADDRESS:** 1025 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0161

Lot 17 and the North 25 feet of Lot 16, Block 6, SILVRE TERRACE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61.

**PARCEL 25**

**ADDRESS:** 1045 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-1-3006-0150

Lot 15, and the South 25 feet of Lot 16, of Block 6, Silver Terrace, according to the map or plat thereof, as recorded in Plat Book 11, Page 61, of thee Public Records of Palm Beach County, Florida.

**PARCEL 26**

**ADDRESS:** 1125 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0050

Lot 3, 4, and 5, Block 3 of SILVER TERRACE, according to the plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61.

**PARCEL 27**

**ADDRESS:** 104 WILSON AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0060

Lot 6, Block 3, Silver Terrace, according to the Plat thereof as recorded in Plat Book 11, Page(s) 61, of the Public records of Palm Beach County, Florida.

**PARCEL 28**

**ADDRESS:** 106 WILSON AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0070

Lots 7 and 8, Block 3, Silver Terrace, according to the map or plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 29**

**ADDRESS:** 110 WILSON AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0090

A parcel of land being a portion of Lot 9, Block 3, SILVER TERRACE, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of said lot 9, Thence Southerly along the West line of said lot 9, a distance of 36.9 feet; Thence East, making an angle of 90° with the preceding course, a distance of 7.5 feet to the point of beginning; Thence



South parallel with the West line of lot 9, a distance of 16.0 feet, to a point; Thence West, making an angle of 90° with the preceding course, a distance of 3.1 feet, to a point; Thence South parallel with the West line of said lot 9, a distance of 3.5 feet; Thence East, making an angle of 90° with the preceding course, a distance of 3.1 feet to a point; Thence south, parallel with the East line of said lot 9, a distance of 41.5 feet, to a point; Thence East, making an angle of 90° with the preceding course, a distance of 12.5 feet, to a point; Thence South, parallel with the West line of said lot 9, a distance of 3.0 feet, to a point; Thence East, making an angle of 90° with the preceding course a distance of 3.5 feet, to a point; Thence North parallel with the West line of said lot 9, a distance of 3.0 feet, to a point; Thence West, making an angle of 90° with the preceding course, a distance of 19.1 feet; Thence North, parallel, with the West line of lot 9, a distance of 48.4 feet; Thence West, making an angle of 90° with the preceding course, a distance of 10.7 feet; Thence North, parallel with the West line of said lot 9, a distance of 6.0 feet, to a point; Thence West, making an angle of 90° with the preceding course, a distance of 12.0 feet; Thence North, parallel with the West line of said lot 9, a distance of 6.6 feet to a point; Thence West making an angle of 90°, a distance of 9.4 feet to the point of beginning.

**PARCEL 30**

**ADDRESS:** 112 WILSON AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0100

The portion of Lot 10, block 3, Silver Terrace, according to the Plat thereof as recorded in Plat Book 11, Page 61, Public Record of Palm Beach County, Florida described as follows:

Commencing at the Northwest corner of said lot 10; thence Southerly, along the West line of said Lot 10, a distance of 24.9 feet; thence East making an angle of 90 degrees with the preceding course from the North to the East, a distance of 12.1 feet more or less to the Northwest corner of the existing building, thence East, along the North face of said building, a distance of 22.8 feet more or less to the Northeast corner of the covered porch; thence Southerly, along the East face of the covered porch and the East face of the existing building, a distance of 47.0 feet more or less to the Southeast corner of the existing building; thence Westerly, along the South face of the existing building, a distance of 22.8 feet more or less to the Southwest corner of the existing building; thence Northerly, along the West face of the existing building, a distance of 47.0 feet more or less to the Point of Beginning.

**PARCEL 31**

**ADDRESS:** 1065 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0140

Lot 14, Block 6, Silver Terrace, according to the Plat thereof, recorded in Plat Book 11, page 61 of the Public Records of Palm Beach County, Florida.

**PARCEL 32**

**ADDRESS:** 1085 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0130

Lot 13, Block 6, Silver Terrace, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 61, of the Public Record of Palm Beach County, Florida.

**PARCEL 33**

**ADDRESS:** 1135 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0040

Lots 3, 4, and 5, Block 3 of SILVER TERRACE, according to the plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61.

**PARCEL 34**

**ADDRESS:** 1145 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0030

Lots 3, 4, and 5, Block 3 of SILVER TERRACE, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 11, Page 61

**PARCEL 35**

**ADDRESS:** 1191 OLD DIXIE HWY

**PROPERTY CONTRL NUMBER:** 12-43-46-21-13-003-0010

Lots 1 and 2, Block 3, Silver Terrace, according to the map or plat thereof as recorded in Plat 11, Page 61, Public Records of Palm Beach County, Florida.

**PARCEL 36**

**ADDRESS:** 107 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0150

Lot 15, Block 3, of SILVER TERRACE, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 11, Page 61.

**PARCEL 37**

**ADDRESS:** 111 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0140

Lot 14, Block 3, Silver Terrace, according to the map or plat thereof as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 38**

**ADDRESS:** 17 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0130

Lot 13, Book 3, Silver Terrace, according to the map or plat thereof as recorded in Plat Book 11, Page 61, Public records of Palm Beach County, Florida.

**PARCEL 39**

**ADDRESS:** 125 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0120

Lot 12, Block 3, Silver Terrace, according to the map or plat thereof, as recorded in Plat Book 11, Page 61, Public Records of Palm Beach County, Florida.

**PARCEL 40**

**ADDRESS:** 129 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-003-0110

Lot 11, Block 3, Silver Terrace, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 41**

**ADDRESS:** 1095 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0120

Lot 12, Block 6, SILVER TERRACE, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 42**

**ADDRESS:** 1105 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0110

Lot 11, Block 6, SILVER TERRACE, according to the plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 11, page 61.

**PARCEL 43**

**ADDRESS:** 1117 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0091

North half (N1/2) of Lot 9 and all of Lot 10, Block 6, SILVER TERRACE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61.

**PARCEL 44**

**ADDRESS:** 1201 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0050

Lot 5, Block 2, Silver Terrace, according to the plat thereof, recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 45**

**ADDRESS:** 1203 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0040

Lot 4, Block 2, SILVER TERRACE, according to the plat thereof recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 46**

**ADDRESS:** 12 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0060

Lot 6, Block 2, of SILVER TERRACE Subdivision, Palm Beach County, Florida, according to the Plat thereof on file in Plat Book 11, page 61, together with improvements thereon Public Records of Palm Beach County, Florida.

**PARCEL 47**

**ADDRESS:** 106 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0070

Lot 7, Block 2, SILVER TERRACE, according to the Plat thereof, recorded in Plat Book 11, Page(s) 61 of the Public Records of Palm Beach County, Florida.

**PARCEL 48**

**ADDRESS:** 112 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0080

Lot 8, Block 2, SILVER TERRACE, according to the plat thereof, recorded in Plat Book 11, Page(s) 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 49**

**ADDRESS:** 118 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0090

Lot 9, Block 2, SILVER TERRACE, according to the Plat recorded in Plat Book 11, page 61, as recorded in the Public Records of Palm Beach County, Florida; said land situate, lying and being in Palm Beach County, Florida.

**PARCEL 50**

**ADDRESS:** 130 CENTRAL AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0100

Lot 10 and 11, Block 2, SILVER TERRACE, according to the Plat thereof recorded in Plat Book 11, Page 61 of the Public Records of Palm Beach County, Florida.

**PARCEL 51**

**ADDRESS:** 1121 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0081

Lots 7 and 8 and the South 25 feet of Lot 9, Block 6, SILVER TERRACE according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 11, Page 61.

**PARCEL 52**

**ADDRESS:** 1127 MIAMI BLVD

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-006-0070

Lots 7 and 8 and the South 25 feet of Lot 9, Block 6, SILVER TERRACE according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 11, Page 61.

**PARCEL 53**

**ADDRESS:** 1205 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0030

Commencing at the Southwest corner of Lot 3, Block 2, Silver Terrace, according to the Plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida, Thence Westerly, along the South line of said Lot 3, a distance of 38.8 feet; Thence Northerly at 90° from West to North, a distance of 7.5 feet to the Southwest corner of the existing residence and the Point of Beginning; Thence Westerly, along the face of said existing residence, a distance of 67.0 feet; Thence Northerly, a distance of 13.9 feet; Thence Westerly, a distance of 17.3 feet; Thence Northerly, a distance of 21.1 feet; Thence Westerly, a distance of 36.4 feet; Thence Southerly, a distance of 10.7 feet; Thence Westerly, a distance of 2.3 feet; Thence Southerly, a distance of 12.0 feet; Thence Westerly, a distance of 10.9 feet; Thence Southerly a distance of 12.4 feet to the Point of Beginning.

**PARCEL 54**

**ADDRESS:** 1207 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0020

Commencing at the Northwest corner of Lot 2, Block 2, Silver Terrace, according to the plat thereof, as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida, Thence Easterly, along the North line of said Lot 2, a distance of 34.3 feet; Thence Southerly at 90° from the West to the South, a distance of 7.5 feet to the Northwest corner of the existing residence and the Point of Beginning; Thence Westerly along the North face of the existing building, distance of 66.9 feet; Thence Southerly, a distance of 13.9 feet; Thence Westerly, a distance of 36.4 feet; Thence Northerly, a distance of 10.7 feet; Thence Westerly, a distance of 2.3 feet; Thence Northerly, a distance of 12.0 feet; Thence Westerly, a distance of 10.8 feet; Thence Northerly, a distance of 12.4 feet to the Point of Beginning.

**PARCEL 55**

**ADDRESS:** 1209 OLD DIXIE HWY

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0010

Lot 1, Block 2, Silver Terrace, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 56**

**ADDRESS:** 55 COLLINS AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0170

Lot 17, in Block 2, of SILVER TERRACE, according to the Plat thereof, as recorded in Plat Book 11, at Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 57**

**ADDRESS:** 115 COLLINS AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0160

Lot 16, Block 2, SILVER TERRACE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61; said lands situate, lying and being in Palm Beach County, Florida.

**PARCEL 58**

**ADDRESS:** 119 COLLINS AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0150

Lot 15, Block 2, SILVER TERRACE, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61;

**PARCEL 59**

**ADDRESS:** 123 COLLINS AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0140

Lot 14, Block 2, SILVER TERRACE, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 61

**PARCEL 60**

**ADDRESS:** 127 COLLINS AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0130

Lot 13, Block 2, SILVER TERRACE, according to the plat thereof as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

**PARCEL 61**

**ADDRESS:** 131 COLLINS AVE

**PROPERTY CONTROL NUMBER:** 12-43-46-21-13-002-0120

Lot 12, Block 2, SILVER TERRACE, according to the Plat thereof as recorded in Plat Book 11, Page 61, of the Public Records of Palm Beach County, Florida.

# EXHIBIT "B" LOCATION MAP



## EXHIBIT "C" PROPOSED LAND USE MAP

