

1 A bill to be entitled
 2 An act relating to the West Palm Beach Downtown
 3 Development Authority, Palm Beach County; amending
 4 chapter 2003-380, Laws of Florida, as amended;
 5 revising the development authority's boundaries;
 6 providing an effective date.

7
 8 Be It Enacted by the Legislature of the State of Florida:

9
 10 Section 1. Section 3 of section 3 of chapter 2003-380,
 11 Laws of Florida, as amended by chapter 2012-261, Laws of
 12 Florida, is amended to read:

13 Section 3. Downtown area description.—The Downtown area
 14 includes all lands lying within boundaries described as:
 15 Two contiguous parcels ~~A parcel~~ of land lying within
 16 the limits of the City of West Palm Beach, Florida,
 17 being more particularly described as follows:

18
 19 BEGINNING at a point formed by the intersection of the
 20 centerline of the Intracoastal Waterway channel in
 21 Lake Worth and the Easterly extension of the
 22 centerline of Okeechobee Boulevard; thence ~~run from~~
 23 ~~said POINT OF BEGINNING, LESS and EXCEPT the following~~
 24 ~~described parcel of land and all improvements lying~~
 25 ~~therein, to-wit: A parcel of land in Section 22,~~

26 ~~Township 43 South, Range 43 East, in the City of West~~
 27 ~~Palm Beach, Florida, bounded as follows: On the North~~
 28 ~~by the Easterly extension of the centerline of 7th~~
 29 ~~Street (formerly Lee Court, and formerly 5th Avenue on~~
 30 ~~MAP OF RAILWAY ADDITION recorded in Plat Book 1, Page~~
 31 ~~58, of the Public Records of Palm Beach County,~~
 32 ~~Florida); on the West by the Easterly right of way~~
 33 ~~line of Flagler Drive; on the South by the Easterly~~
 34 ~~extension of the South line of Lot 13, REVISED PLAT OF~~
 35 ~~SUBDIVISION OF RAILWAY RESERVE, as recorded in Plat~~
 36 ~~Book 8, Page 1, of said Public Records; and on the~~
 37 ~~East by the City of West Palm Beach Bulkhead Line as~~
 38 ~~established by Ordinance No. 602, dated November 26,~~
 39 ~~1956. LESS and except that parcel of land deeded to~~
 40 ~~the State of Florida, recorded in Official Record Book~~
 41 ~~1110, Page 417, of the Public Records of Palm Beach~~
 42 ~~County, Florida,~~ Westerly along said centerline of
 43 Okeechobee Boulevard to its intersection with the
 44 centerline of South Dixie Highway, as shown on
 45 PHILLIPS POINT ADDITION OF WEST PALM BEACH, as
 46 recorded in Plat Book 1, Page 52, Public Records of
 47 Palm Beach County, Florida; thence Northerly along the
 48 centerline of South Dixie Highway, to its intersection
 49 with the centerline of Hibiscus Street, as shown on
 50 POTTER ADDITION to West Palm Beach, as recorded in

51 Plat Book 2, Page 42, Public Records of Palm Beach
 52 County, Florida; thence Westerly along the centerline
 53 of Hibiscus Street to its intersection with the
 54 Westerly right-of-way ~~main line track~~ of the Florida
 55 East Coast Railway Railroad; thence Northerly along
 56 said Westerly right-of-way line ~~the centerline of the~~
 57 ~~main line track~~ of the Florida East Coast Railroad to
 58 its intersection with the centerline of a 14 foot
 59 alley, lying North of and adjacent to Block 62, Plat
 60 of MODEL LAND COMPANY ADDITION, as recorded in Plat
 61 Book 1, Page 106, Public Records of Palm Beach County,
 62 Florida; thence Westerly along said centerline of the
 63 14 foot alley, to its intersection with the centerline
 64 of Sapodilla Street ~~Georgia Avenue~~, as shown on
 65 HIGHLAND PARK LAND COMPANY ADDITION, as same as
 66 recorded in Plat Book 1, Page 122, Public Records of
 67 Palm Beach County, Florida; thence Southerly along the
 68 centerline of Sapodilla Street ~~Georgia Avenue~~ to its
 69 intersection with the centerline of Iris Street;
 70 thence Westerly along the centerline of Iris Street,
 71 to a point 62.00 feet West of the West line of Lot 9,
 72 Block 75, of said HIGHLAND PARK LAND COMPANY ADDITION;
 73 thence Southerly along the line parallel to and 62.00
 74 feet West of as measured at right angles to the West
 75 line of said Lot 9, Block 75, to its intersection with

76 | the centerline of an existing paved road, lying East
 77 | of the location of the existing Connie Mack Ballfield,
 78 | said existing paved road being the Northerly extension
 79 | of Lake Avenue; thence Southerly along the centerline
 80 | of said Lake Avenue, to its intersection with the
 81 | centerline of Jasmine Street, as same as shown on said
 82 | HIGHLAND PARK LAND COMPANY ADDITION; thence Southerly
 83 | along the centerline of said Lake Avenue to its
 84 | intersection with the centerline of Okeechobee
 85 | Boulevard, said centerline also being the South line
 86 | of Section 21, Township 43 South, Range 43 East, Palm
 87 | Beach County, Florida; thence Westerly along said
 88 | South line of Section 21, Township 43 South, Range 43
 89 | East ~~centerline of Okeechobee Boulevard~~ to its
 90 | intersection with the Westerly right-of-way line
 91 | ~~centerline~~ of the Seaboard Coast Line Railroad right-
 92 | of-way ~~main line track~~; thence Northerly along said
 93 | Westerly right-of-way line ~~the centerline of the said~~
 94 | Seaboard Coast Line Railroad to its intersection with
 95 | the Easterly extension of the South line of a
 96 | commercial Tract "A", as shown on the plat of
 97 | CLEARWATER PARK, as recorded in Plat Book 33, Pages
 98 | 120 and 121, Public Records of Palm Beach County,
 99 | Florida; thence from said point of intersection,
 100 | Southwesterly to a point formed by the intersection of

101 the centerline of the existing Australian Avenue and
 102 the centerline of Okeechobee Boulevard; thence from
 103 said point of intersection, continue Northerly and
 104 Northwesterly along the centerline of Australian
 105 Avenue, as shown on the Plats of said CLEARWATER PARK
 106 as recorded in Plat Book 33, Pages 120 and 121 Public
 107 Records of Palm Beach County, Florida and CLEARLAKE
 108 PARK, as same as recorded in Plat Book 30, Pages 149
 109 and 150, to its intersection with the centerline of
 110 Banyan Street (formerly First Street), as shown on
 111 said Plat of CLEARLAKE PARK; thence Easterly along the
 112 centerline of said Banyan ~~First~~ Street, to its
 113 intersection with the Westerly right-of-way line
 114 ~~centerline~~ of the Seaboard Coastline ~~Coast Line~~
 115 Railroad right-of-way ~~main line track~~; thence
 116 Northerly along said Westerly right-of-way line ~~the~~
 117 ~~centerline~~ of said Seaboard Coastline ~~Coast Line~~
 118 Railroad right-of way ~~main line track~~ to its
 119 intersection with the North line ~~centerline~~ of the 14
 120 foot wide alleyway and its Easterly and Westerly
 121 extensions running through Blocks 50, 39, 38, and 27
 122 ~~Florida East Coast spur track~~, as shown on the MAP
 123 ~~PLAT OF THE ORIGINAL TOWN SITE OF WEST PALM BEACH,~~
 124 FLORIDA, as recorded in Plat Book 1, Page 2, Public
 125 Records of Palm Beach County, Florida; (Three Sheets);

126 | thence Easterly along the said North line ~~centerline~~
 127 | of said 14 foot wide alleyway ~~Florida East Coast~~
 128 | ~~Railroad spur track~~, to its intersection with the
 129 | centerline of Rosemary Avenue; thence Northerly along
 130 | the centerline of Rosemary Avenue, to its intersection
 131 | with the centerline of Third Street; thence Easterly
 132 | along the centerline of Third Street to its
 133 | intersection with the centerline of the Westerly
 134 | right-of-way line of the Florida East Coast Railway
 135 | ~~main line track~~; thence Northerly along said Westerly
 136 | right-of-way line ~~the centerline~~ of the Florida East
 137 | Coast Railway Railroad main line track, to its
 138 | intersection with the centerline of Seventh Street;
 139 | thence Easterly along the centerline of Seventh Street
 140 | to its intersection with the centerline of North
 141 | Railroad Avenue, as shown on the plat of BRELSFORD
 142 | PARK, as recorded in Plat Book 8, Page 21, Public
 143 | Records of Palm Beach County, Florida; thence
 144 | Northerly along the centerline of North Railroad
 145 | Avenue to its intersection with ~~a point formed by~~ the
 146 | Westerly extension of the centerline of an alley,
 147 | lying in Block 4, of said PLAT OF BRELSFORD PARK;
 148 | thence Easterly along the centerline of said alley
 149 | through Block 4, to its ~~a point formed by the~~
 150 | intersection with ~~of~~ the centerline of the North/South

151 alley running through said Block 4 of said Plat of
 152 BRELSFORD PARK; thence Northerly along the centerline
 153 of said North/South alleyway, to its intersection with
 154 the centerline of Eighth Street; thence Easterly along
 155 the centerline of Eighth Street, to its intersection
 156 with the centerline of North Flagler Drive; thence
 157 Northerly along the centerline of North Flagler Drive,
 158 to its intersection with the Easterly extension of the
 159 North line of Lot 21, Block 8, Revised Plat of Lots 21
 160 & 22 Block 8, Lots 21 & 22, Block 9, Brelsford Park
 161 ~~GROVER CARLBERG ADDITION~~, as recorded in Plat Book 9,
 162 Page 16, Public Records of Palm Beach County, Florida;
 163 thence Easterly along the line being the Easterly
 164 extension of the North line of said Lot 21, to its
 165 intersection with the centerline of the Intracoastal
 166 Waterway channel in Lake Worth; thence Southerly along
 167 the centerline of the Intracoastal Waterway channel to
 168 the POINT OF BEGINNING.

169 Said herein described First Parcel containing 543.0
 170 Acres more or less.

171
 172 Second Parcel:
 173 City Place Addition
 174 Tract A, portions of Tracts B, C, D and D-1, Church
 175 Tracts 1 and 2, Plaza Tract, a portion of South Rosemary

176 Avenue and a portion of Hibiscus Street, being portions
177 of the plat of Cityplace Plat No. 1, according to the
178 plat thereof, as recorded in Plat Book 83, Pages 193
179 through 198, inclusive, of the Public Records of Palm
180 Beach County Florida, being more particularly described
181 as follows:
182 Begin at the Southeast corner of said Tract C, thence
183 Northerly along the East boundary of said Tract C to the
184 centerline of a 14 foot alley lying north of and
185 adjacent to Block 62, Plat of Model Land Company
186 Addition, as recorded in Plat Book 1, Page 106, of said
187 Public Records; thence Westerly along said centerline of
188 the 14 foot alley to its intersection with the East
189 boundary of Parcel C, Cityplace Residential Plat No. 1
190 according to the plat thereof, as recorded in Plat Book
191 87, Page 137, Public Records of Palm Beach County,
192 Florida; thence Southerly, along said East boundary, to
193 a corner of said Parcel C; thence Easterly, along a
194 North boundary of said Parcel C and the North boundary
195 of Parcel B, of said Cityplace Residential Plat No. 1 to
196 the Northeast corner of said Parcel B; thence Southerly,
197 along the East boundary of said Parcel B and along the
198 East boundary of Parcel A of said Cityplace Residential
199 Plat No. 1, and its Southerly extension, to an
200 intersection with the North boundary of Tract A-1, of

201 said Cityplace Plat No. 1, as recorded in Plat Book 83,
202 Pages 193-198, Public Records of Palm Beach County,
203 Florida; thence Easterly, along said North boundary of
204 said Tract A-1, to its intersection with West boundary
205 of said Tract A of said Plat of Cityplace Plat No. 1;
206 thence Southerly, along said West boundary to the North
207 right-of-way line of Okeechobee Boulevard; thence
208 Easterly, Northeasterly, Northerly, Easterly and
209 Southeasterly, along said North right-of-way line of
210 Okeechobee Boulevard; to the Southern-most Southwest
211 corner of said Tract B of the plat of Cityplace Plat No.
212 1, as recorded in Plat Book 83, Pages 193-198, Public
213 Records of Palm Beach County, Florida; said point being
214 on the arc of a curve concave Northerly, whose radius
215 point bears North 08°33'49" West from the last described
216 point; thence Easterly, along said North right-of-way
217 and the arc of said curve, having a radius of 2236.83
218 feet, a central angle of 2°33'23", for an arc distance
219 of 99.81 feet to a point of intersection with those
220 lands as described in that certain Special Warranty Deed
221 recorded in Official Records Book 26998, Page 256,
222 Public Records of Palm Beach County, Florida; thence
223 Northerly and Easterly, along the West and North
224 boundaries of said lands to an intersection with the
225 East boundary of said Tract B, also being the Westerly

226 right-of-way line of the Florida East Coast Railway
 227 right-of-way; thence Northerly, along said East boundary
 228 of Tract B and said Westerly right-of-way line to the
 229 POINT OF BEGINNING. Said lands situate in the City of
 230 West Palm Beach, Palm Beach County, Florida, containing
 231 696,490 square feet or 15.989 acres more or less.
 232 LESS AND EXCEPTING from the herein described First
 233 Parcel the following described parcel of land.

234
 235 Said lands in Exhibit "A," as described and shown in
 236 Official Records Book 15242, Pages 0064 and 0065, of
 237 the Public Record of Palm Beach County, Florida, being
 238 the land encompassing ONE WATERMARK PLACE OF THE PALM
 239 BEACHES A CONDOMINIUM as described in Official Records
 240 Book 15242, Pages 001-125, Public Records of Palm
 241 Beach County, Florida. Containing 3.0 Acres more or
 242 less.

243
 244 The annual tax levy made by section 8 shall hereafter apply to
 245 and extend to the entire area hereinabove described.

246 Section 2. This act shall take effect upon becoming a law.