

APPENDIX 4

CRA Boundary Determinations and Legal Descriptions

In 2019, in order for the Village of Palm Springs to exercise the community redevelopment authority that is granted within Chapter 163, Part III, Florida Statutes, a study or Finding of Necessity (FON) was completed for each of the two (2) identified sub-areas or districts (Congress Avenue, generally north of Forest Hill Boulevard, and Lake Worth Road, between Military Trail and the E-4 Keller Canal). These studies were developed/supported with data and analysis and determined that existing conditions within the study areas are considered slum and/or blight. Such conditions include, but are not limited to, deteriorating structures, infrastructure deficiencies, traffic hazards, faulty lot layout or antiquated building density patterns leading to development hardships or underutilized properties, unsafe conditions, high vacancy rates and crime incidents or fire/emergency calls higher than the rest of the Village. This CRA Plan Update does not provide for the modification of previously approved CRA boundaries.

LEGAL DESCRIPTION

CONGRESS AVENUE DISTRICT, PALM SPRINGS CRA

A parcel of land lying in Sections 5, 6, 7, 8, and 18, Township 44 South, Range 43 East, Palm Beach County, Florida, described as follows:

BEGINNING at the Southwest corner of Tract "A" _of the Plat of CHILDREN'S HOME SOCIETY, MUPD, according to the plat thereof as recorded in Plat Book 97, Pages 49 and 50 of the Public Records of Palm Beach County, Florida; said Southwest corner lying on the North right-of-way line of Forest Hill Boulevard (120 feet wide);

run thence Northerly, along said Westerly line of Tract "A", to the Northerly line of said Tract "A";

thence Easterly, along said Northerly line of said Tract "A", to the Easterly line of Tract "B" _of the plat of said CHILDREN'S HOME SOCIETY, MUPD;

thence Northerly, along said Easterly line of Tract "B", to the Southerly right-of-way line of the Lake Worth Drainage District L-7 Canal;

thence Easterly, along said Southerly right-of-way of the Lake Worth Drainage District L-7 Canal, to the Southerly extension of the Westerly line of Lot 3, Block 3 of the plat of Laguna Park No. 2 as recorded in Plat Book 21, Page 65 of the Public Records of Palm Beach County, Florida;

thence Northerly along said Southerly extension to the Southwesterly corner of said Lot 3 Block 3;

thence Westerly along the Southerly lines of Lots 4,5,6 & 7 Block 3 of said plat of Laguna Park No. 2 to the Southwesterly corner of said Lot 7;

thence Northerly along the Westerly line of said Lot 7 to the Southerly right-of-way line of Melaleuca Road (50 feet wide);

thence Easterly, along the Southerly right-of-way line of Melaleuca Road, to the Southerly extension of the Easterly line of Lot 9, Block 2 of said plat of LAGUNA PARK No. 2;

thence Northerly, across Melaleuca Road to the Southeasterly corner of said Lot 9;

thence Westerly along the Southerly line of said Lot 9, Block 2 to the Northerly line of said Lot 9, Block 2;

thence Easterly, along said Northerly line of said Lot 9, Block 2, to the Westerly line of Lot 6, of said Block 2;

thence Northerly, along the Westerly line of Lots 3 through 6 of said Block 2, LAGUNA PARK NO. 2, to the Northerly line of said Lot 3, Block 2;

thence Easterly, along the Northerly line of said Lot 3, Block 2, to the Westerly line of said lands described in Official Records Book 11373, Page 425 of the Public Records of Palm Beach County, Florida;

thence Northerly, along said Westerly line of said lands describe in Official Record Book 11373; Page 425 to the Southerly line of Riddle Road; thence Easterly along the Southerly right of way line of Riddle Road to Westerly right-of-way line of Congress Avenue South;

thence Northerly along the Westerly right-of-way line of Congress Avenue South to the Northerly right-of-way line of Riddle Road;

thence Westerly, along the Northerly right-of-way line of Riddle Road, to the Easterly line of said Lot C, Block B of said plat of LAGUNA PARK NO. 2;

thence Northerly, along the Easterly line of said Lot C to the Northerly line of said Lot C;

thence Westerly along the Northerly line of Lots C and D, Block B of said plat of LAGUNA PARK NO. 2 to the Northwest corner of said Lot D;

thence Northerly along the Westerly lines of lands described in Official Records Book 18204, Page 1439 and Official Record Book 27452, Page 623 of the Public Records of Palm Beach County, Florida, to the Northwesterly corner of said lands described in Official Record Book 27452, Page 623, Public Records of Palm Beach County, Florida;

thence Easterly, along the Northerly line of lands described in Official Record Book 27452, Page 623, to the Westerly right-of-way line of South Congress Avenue;

thence Northerly along the Westerly right-of-way of South Congress Avenue, to the Southerly line of lands described in Official Records Book 30657, Page 416 of the Public Records of Palm Beach County, Florida;

thence Westerly along said Southerly line, to the Westerly line of said lands described in Official Records Book 30657, Page 416;

thence Northerly, along said Westerly line, to the Northerly line of said lands described in Official Records Book 30657, Page 416;

thence Easterly, along said Northerly line, to the Westerly line of lands described in Official Records Book 25232, Page 990 of the Public Records of Palm Beach County, Florida;

thence Northerly, along said Westerly line, to the Northerly line of said lands described in Official Records Book 25232, Page 990;

thence Easterly, along said Northerly line, to the Westerly right-of-way line of South Congress Avenue;

thence Northerly, along the Westerly right-of-way line of South Congress Avenue to the Southerly right of way line of Summit Boulevard;

thence Easterly along said Southerly right-of-way line of Summit Boulevard to the Easterly right-of-way line of South Congress Avenue;

thence Southerly along the Easterly right-of-way line of South Congress Avenue to its intersection with the Southerly right-of-way line of Marbill Road;

thence Easterly, along the Southerly right-of-way line of Marbill Road, to the Easterly line of Lot 4, Amended Plat of LARSON ADDITION, according to the plat thereof as recorded in Plat Book 24, Page 55 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Easterly line of said Lot 4, to the Northerly line of Lot 3, Block 1, CONGRESS MEADOWS, according to the plat thereof as recorded in Plat Book 23, Page 140 of the Public Records of Palm Beach County, Florida;

thence Easterly, along the Northerly line of said Lot 3, Block 1, to the Easterly line of said Lot 3, Block 1;

thence Southerly along said Easterly line, and its Southerly extension, and along the Easterly line of Lot 3, Block 2, of said CONGRESS MEADOWS, to the Southerly line of Block 2 of said CONGRESS MEADOWS;

thence Easterly, along said Southerly line of Block 2, CONGRESS MEADOWS, to the Northwest corner of the plat of FLAMANGO LAKE WEST, according to the plat thereof as recorded in Plat Book 32, Pages 61 and 62 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Westerly line of said FLAMANGO LAKE WEST, to the Northerly right-of-way line of the Lake Worth Drainage District's L-6 Canal;

thence Westerly, along the Northerly right-of-way of the Lake Worth Drainage District's L-6 Canal, to the Easterly right-of-way line of South Congress Avenue;

thence Southerly along said Easterly right-of-way line of South Congress Avenue to the Southerly right-of-way line of the Lake Worth Drainage District's L-6 Canal;

thence Easterly along said Southerly right-of-way line to the Easterly line of lands described in Official Records Book 18522, Page 1742 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Easterly line to the Northerly right-of-way line of Palmarita Road;

thence Westerly, along the Northerly right-of-way line of Palmarita Road, to the Northerly extension of the Westerly line of said lands described in Official Records Book 7722, Page 187 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Northerly extension and along the Westerly line of said lands described in Official Records Book 7722, Page 187, to the Northerly line of the South three-eighths of the Northwest One-Quarter of the Northwest One-Quarter of Section 8, Township 44 South, Range 43 East, Palm Beach County, Florida;

thence Easterly, along said Northerly line, to the Easterly line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 8;

thence Southerly along said Easterly line, to the Southerly line of the Northwest One-Quarter of the Northwest One-Quarter of said Section 8;

thence Westerly, along said Southerly line, to the Easterly line of the West-half of Lot 2A, Block 1, LAGUNA PARK NO. 1, according to the plat thereof as recorded in Plat Book 21, Page 53 of the Public Records of Palm Beach County, Florida;

thence Southerly, along said Easterly line of the West-half of Lot 2A, Block 1, to the Northerly right-of-way line of Oak Drive;

thence Westerly, along the Northerly right-of-way line of Oak Drive, to the Easterly right-of-way line of South Congress Avenue;

thence Southerly, along the Easterly right-of-way line of South Congress Avenue, to the Northerly line of lands described in Official Records Book 20199, Page 1050 of the Public Records of Palm Beach County, Florida;

thence Easterly, along said Northerly line, to the Easterly line of said lands described in Official Records Book 20199, Page 1050;

thence Southerly, along said Easterly line, to the Southerly line of said lands described in Official Records Book 20199, Page 1050;

thence Westerly, along said Southerly line, to the Easterly right-of-way line of South Congress Avenue;
thence Southerly, along the Easterly right-of-way line of South Congress Avenue, to the Northerly line of Lot 2, Block 3, LAGUNA PARK NO. 1, according to the plat thereof recorded in Plat Book 21, Page 53 of the Public Records of Palm Beach County, Florida;
thence Easterly, along said Northerly line of Lot 2, Block 3, to the Easterly line of said Lot 2, Block 3;
thence Southerly, along the Easterly lines of Lots 2 and 3 of said Block 3, LAGUNA PARK NO. 1, to the Northerly right-of-way line of the Lake Worth Drainage District L-7 Canal;
thence Westerly, along said Northerly right-of-way line of the Lake Worth Drainage District L-7 Canal, to the Easterly right-of-way of South Congress Avenue;
thence Southerly, along said Easterly right-of-way line of South Congress Avenue, to the Southerly right-of-way line of Cherokee Road;
thence Easterly, along the Southerly right-of-way of line of Cherokee Road, to the Easterly line of Lot 1, Block 2, MEADOW PARK, according to the plat thereof as recorded in Plat Book 22, Page 7 of the Public Records of Palm Beach County, Florida;
thence Southerly, along the Easterly line of Lots 1, 2 and 3 of said Block 3, MEADOW PARK, to the Northerly right-of-way line of Shawnee Road;
thence Westerly, along the North right-of-way line of Shawnee Road, to the Northerly extension of the East line of Lot 1, Block 4 of said plat of MEADOW PARK; A-3

thence Southerly, along said Northerly extension and along the Easterly lines of Lots 1, 2, 3, 4, 5 and 6 of said Block 4, to the Southerly line of Lot 6, Block 4;
thence Easterly, along the Northerly right-of-way line of Forest Hill Boulevard to the Easterly right-of-way line of Choctaw Road;
thence Northerly along the said Easterly right-of-way line of Choctaw Road, to the Northerly right-of-way line of Shawnee Road;
thence Easterly along the Southerly right-of-way line of Shawnee Road to the Northeast corner of Lot 1 Block 5 of the Plat of MEADOW PARK;
thence Southerly along the Easterly line of said Lot 1, Block 5 to the Northerly line of Lot 7 Block 5 of said plat of MEADOW PARK;
thence Easterly along the Northerly line of said Lot 7, Block 5, MEADOW PARK, to the Easterly line of the Westerly Half of said Lot 7;
thence Southerly along said Easterly line to the Northerly right-of-way line of Forest Hill Boulevard;
thence Easterly, along said Northerly right-of-way line of Forest Hill Boulevard to the Easterly right-of-way line of Prairie Road,
thence Northerly along said Easterly right-of-way line of Prairie Road, also being the Westerly line of the plat of LAKE SHORE PLAZA as recorded in Plat Book 74, Page 106, of the Public Records of Palm Beach County, Florida;
thence Northerly, along the West line of said Plat of LAKE SHORE Plaza to the Northwest corner of said plat of LAKE SHORE PLAZA;
thence Easterly along the Northerly boundary of said plat of LAKE SHORE PLAZA to the Northeast corner of said plat of LAKE SHORE PLAZA as recorded in said Plat Book 74, Page 106;
thence Southerly along the Easterly line of said plat of LAKE SHORE PLAZA to the Northerly right-of-way line of Forest Hill Boulevard;
thence Easterly along said Northerly right-of-way line of Forest Hill Boulevard to the Westerly right-of-way line of Florida Mango Road;
thence Southerly, across Forest Hill Boulevard along the Westerly right-of-way line of Florida Mango Road to the Southerly right-of-way line of Forest Hill Boulevard;
thence Westerly along said Southerly right-of-way line of Forest Hill Boulevard to the Easterly line of lands described in Official Record Book 12073 Page 556 of the Public Records of Palm Beach County, Florida;
thence Southerly along said Easterly line to the Southerly line of Parcel 1 of lands described in Official Record Book 26535, Page 1743, Public Records of Palm Beach County, Florida;
thence Westerly along the Southerly line of said Parcel 1 to the Westerly line of said Parcel 1;
thence Northerly along the Westerly line of said Parcel 1 to the Southerly right-of-way line of Nelson Drive;
thence Easterly along the Southerly right-of-way line of Nelson Drive to the Easterly terminus of Nelson Drive;
thence Northerly along the Easterly terminus of Nelson Drive to the Northerly right-of-way line of Nelson Drive;
thence Westerly along the Northerly right-of-way line of Nelson Drive to its intersection with the Easterly right-of-way line of Prairie Road;
thence Northerly along the Easterly right of way line of Prairie Road to the Easterly extension of the North line of Lot 5 Block 7, of the plat of MEADOW PARK as recorded in Plat Book 22, Page 7 of the Public Records of Palm Beach County, Florida;
thence Westerly, along the Northerly line of said Lot 5, Block 7 and its Easterly and Westerly extensions, to the Westerly right-of-way line of Choctaw Road;
thence Southerly, along said Westerly right-of-way line of Choctaw Road to the Easterly extension of the North line of lands described in Official Record Book 24912, Page 232 of the Public Records of Palm Beach County, Florida;
thence Westerly, along said North line and its Easterly extension to the Westerly line of lands described in Official Record Book 24912, Page 323 of the Public Records of Palm Beach County, Florida;
thence Southerly along the Westerly line of lands described in Official Records Book 24912, Page 323 to the Northerly line of lands described in Official Records Book 26649, Page 23, of the Public Records of Palm Beach County, Florida;
thence Westerly, along said Northerly line to the Northwest corner of said lands described in said Official Records Book 26649, Page 23 Public Records of Palm Beach County, Florida;

thence Southerly along said Westerly line and its Southerly extension to the Southerly right-of-way line of Apalachee Road;
thence Easterly along the Southerly right-of-way line of Apalachee Road to the Westerly line of that certain 20 foot wide Service Alley adjoining Tracts "A and "B" _shown on the plat of CONGRESS HEIGHTS as recorded in Plat Book 25, Page 192 Public Records of Palm Beach County, Florida;

thence Southerly along said Westerly line to the Northerly line of the Lake Worth Drainage District's L-8 Canal;
thence Westerly along said Northerly line and it's Westerly extension to the Westerly right-of-way line of South Congress Avenue;
thence Southerly along said Westerly right-of-way line of South Congress Avenue to the Northerly line of The Lodges of South Congress Avenue, a Condominium, as recorded in Official Record Book 4966, Page 1233, Public Records of Palm Beach County, Florida;

thence Westerly, along the Northerly line of said THE LODGES OF SOUTH CONGRESS AVENUE, a Condominium, to the Westerly property line of said THE LODGES OF SOUTH CONGRESS AVENUE, a Condominium;

thence Southerly, along said Westerly line, to the Northerly line of Block 1, FROST PARK, according to the plat thereof as recorded in Plat Book 23, Page 188 of the Public Records of Palm Beach County, Florida;

thence Westerly, along said Northerly line of Block 1, and the Northerly line of Block A of said Plat of FROST PARK, to the Northeasterly corner of that parcel of land described in Official Record Book 5019, Page 1771 of the Public Records of Palm Beach County, Florida;

thence Southerly, along the Easterly line of that parcel of land described in Official Record Book, 5019, Page 1771, to the Southeasterly corner of that parcel of land described in Official Record Book 5019, Pg. 1771;

thence Westerly along the Southerly line of that parcel of land described in Official Record Book 5019, Pg. 1771 to the Southwest corner thereof;

thence Northerly along the Westerly lines of those two parcels of land described in Official Record Book. 5019, Page 1771 and Official Record Book 1693, Page 1273 its Northerly extension to the Northerly right-of-way line of the Lake Worth Drainage District's L-8 Canal;

thence Westerly along said Northerly right-of-way line of the Lake Worth Drainage District's L- 8 Canal to the Southwest corner of Fairview Villas Condominium as recorded in Official Record Book 2672, Page 1 and amended in Official Record Book 11735, Page 1390, Public Records of Palm Beach County Florida;

thence Northerly along the Westerly line of said Fairview Villas Condominium and its Northerly extension to the Northerly right-of-way line of Forest Hill Boulevard;

thence Westerly along the Northerly right-of-way line of Forest Hill Boulevard to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM said lands described in Official Records Book 13474, Page 668 of the Public Records of Palm Beach County, Florida.

Said herein described Congress Avenue District – _Palm Springs CRA containing 221.0 Acres more or less.

LEGAL DESCRIPTION

LAKE WORTH ROAD DISTRICT, PALM SPRINGS CRA

A parcel of land lying in Sections 19, 20 & 30 Township 44 South Range 43 East and in Sections 24 & 25 Township 44 South, Range 42 East, Palm Beach County, Florida.

Beginning at the intersection of the Northerly right-of-way line of Lake Worth Road with the Westerly right-of-way line of South Congress Avenue, thence Southerly, along the Westerly right-of-way line of South Congress Avenue, to the Southerly line of Lot A, Block 32 of PALM BEACH FARMS CO. PLAT NO. 7, according to the plat thereof as recorded in Plat Book 5, Page 72 of the Public Records of Palm Beach County, Florida;

thence Westerly, along the Southerly line of said Lot A, Block 32, to the Northeast corner of Lot B, Block 31 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Southerly, along the Easterly line of said Lot B, Block 31, to the Southeast corner of said Lot B, Block 31;

thence Westerly, along the Southerly line of said Lot B, Block 31, to the Southwest corner of said Lot B, Block 31;

thence Northerly, along the Westerly line of said Lot B, Block 31, to the Easterly extension of the Southerly line of Lot A, Block 30 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Westerly, along said Easterly extension of the Southerly line of Lot A, Block 30 and along the Southerly line of Lot A, Block 30, to the Southerly right-of-way line of the Lake Worth Drainage District L-12 Canal;

thence Southwesterly, along said Southerly right-of-way line, to the centerline of that certain 30 foot wide roadway lying between Blocks 28 & 29 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Northerly, along said centerline, to the Easterly extension of the Southerly line of Lot A, Block 5 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence Westerly, along said Easterly extension of the Southerly line of Lot A, Block 5 and along the Southerly line of Lot A, Block 5, to the Easterly right-of-way line of Mar Mak Drive;

thence Northerly, along the Easterly right-of-way line of Mar Mak Drive, to the Southerly right-of-way of line of Lake Worth Road;

thence Westerly, along the Southerly right-of-way line of Lake Worth Road, to the Westerly right-of-way line of Mar Mak Drive;

thence Southerly, along said Westerly right-of-way line of Mar Mak Drive, to the Southerly line of the North 216 feet of Block 6 of said PALM BEACH FARMS CO. PLAT NO. 7;

thence, Westerly along the Southerly line of the Northerly 216 feet of Block 6 and its Westerly extension, to the Westerly line of Block 6 of said PALM BEACH FARMS CO. PLAT NO. 7;
thence Northerly, along said Westerly line of Block 6 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Easterly line of Block 7;
thence Southerly along the Easterly right-of-way lines of Blocks 7 and 26 of said PALM BEACH FARMS CO. PLAT NO. 7, to the Southeasterly corner of Lot C of said Block 26;
thence Westerly, along the Southerly line of said Lot C, Block 26 and along the Southerly line of Lot C, Block 25 of said PALM BEACH FARMS CO. PLAT NO. 7, to the Easterly right-of-way line of Davis Road;
thence Northerly, along the Easterly right-of-way line of Davis Road, to the Southerly right-of-way of Lake Worth Road;

thence Westerly along the Southerly right-of-way line of Lake Worth Road to the Westerly right-of-way line of Davis Road ;
thence Southerly along the Westerly right-of-way line of Davis Road to the Northeasterly corner of lands described in Official Record Book 13379, Page 498 of the Public records of Palm Beach County, Florida;
thence Westerly, along the Northerly line of said lands described in Official Record Book 13379, Page 498 of the Public Records of Palm Beach County, Florida, to the Northwesterly corner of said lands described in said Official Record Book 13379, Page 498;
thence Southerly, along said Westerly line of lands described in Officials Record Book 13379, Page 498 to the Northerly right-of-way line of the Lake Worth District's L- 12 Canal;
thence Westerly along said Northerly right-of-way line to the Easterly right-of-way line of Coconut Road;
thence Northerly, along the Easterly right-of-way line of Coconut Road to the South right-of-way line of Lake Worth Road;
thence Westerly, along said Southerly right-of-way line of Lake Worth Road to the Easterly line of lands described in Official Record Book 23455, Page 1724;
thence Southerly along said Easterly line to the Southeast corner thereof;
thence Westerly along the Southerly line of lands described in said Official Record Book 23455, Page 1724 to the Easterly line of lands described in Official Record Book 27416, Page 1568;
thence Southerly, Westerly and Northerly along the boundaries of said lands described in Official Record Book 27416, Page 1568 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northerly extension of the East line of lands described in Official Record Book 29124, Page 1085;
thence Southerly along said East line and its Northerly extension to the Southeast corner of lands described in Official Record Book 29124, Page 1085;
thence Westerly, and Northerly along the boundaries of lands described in Official Record Book 29124, Page 1085, to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northeast corner of lands described in Official Record Book 25162, Page 175;
thence Southerly, Westerly and Northerly along the boundaries of said lands described in Official Records Book 25162, Page 175 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Northerly extension of the Westerly right-of-way line of Kirk Road;
thence Southerly along the Westerly right-of-way line of Kirk Road to the Southeast corner of lands described in Official Record Book 10066, Page 1573 of the Public Records of Palm Beach County, Florida;
thence Westerly along the Southerly lines of lands described in said Official Record Book 10066, Page 1573 and Official Record Book 27513, Page 896 of the Public Records of Palm Beach County, Florida, to the Southwest corner of lands described in said Official Record Book 27513, Page 896;
thence Northerly, Westerly, and Northerly, to the Southerly right-of-way line of Lake Worth Road;
thence Westerly, along said Southerly right-of-way line, to the Northeast corner of lands described in Official Record Book 30559, Page 47 of the Public Records of Palm Beach County, Florida;
thence Southerly, Westerly and Northerly along the boundaries described in said Official Record Book 30559, Page 47 to the Southerly right-of-way line of Lake Worth Road;
thence Westerly, along said Southerly right-of-way line of Lake Worth Road to the Easterly line of lands described in Official Record Book 30707, Page 1892 Public Records of Palm Beach County, Florida;
thence Southerly, along the Easterly lines of those parcels of land described in Official Record Book 30707, Page 1892 to the Southeasterly corner thereof;
thence Westerly along the Southerly line of that parcel of land described in Official Record Book 30707, Page 1892 to the Southwest corner of said parcel;
thence Northerly along the Westerly line of the parcels described in said Official Record Book 30707, Page 1892 to the Southerly line of that certain parcel of land described in Official Record Book 30123, Page 59, Public Records of Palm Beach County Florida;
thence Westerly along said Southerly line to the Westerly line of lands described in Official Record Book 30123, Page 59;
thence Northerly along said Westerly line to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line to the Easterly line of that parcel of land described in Official Record Book 15021, Page 1441 of the Public Records of Palm Beach County, Florida;

thence Southerly along said Easterly line of lands described in Official Record Book 15021, Page 1441, to the Southerly line of lands described in Official Record Book 15021, Page 1441;
thence Westerly, along said Southerly line of lands described in Official Record Book 15021, Page 1441 to the Westerly line of lands described in Official Record Book 15021, Page 1441;

thence Northerly, along said Westerly line of lands described in Official Record Book 15021, Page 1441 to the Southerly line of that parcel of land described in Official Record Book 28718, Page 864, and its Easterly extension;
thence Westerly along said Southerly line of lands described in Official Record Book 28718, Page 864 to the Easterly right-of-way line of South Price Street;
thence Northerly along the Easterly right-of-way line of South Price Street to the Southerly right-of-way line of Lake Worth Road;
thence Westerly along said Southerly right-of-way line of Lake Worth Road to the Westerly right-of-way line of Price Street;
thence Southerly along said Westerly right-of-way line of South Price St. to the Northerly right-of-way line of Cross Street;
thence Westerly along said Northerly right-of-way line of Cross Street to the Easterly right-of-way line of Military Trail;
thence Northerly along the Easterly right-of-way line of Military Trail to the Southerly right-of-way line of Springfield Street;
thence Easterly along the Southerly right-of-way line of Springfield Street to the Easterly line of lands described in Official Record Book 28530, Page 1370;
thence Southerly along said Easterly line of lands described in Official Record Book 28530, Page 1370 and its Southerly extension to the Southerly right-of-way line of Lakewood Road;
thence Easterly along the Southerly right-of-way line of Lakewood Road to the Westerly right-of-way line of 43rd Dr. South;
thence Southerly along said Westerly right-of-way line of 43rd Dr. South to the Westerly extension of the Northerly line of lands described in Official Record Book 29979, Page 1901 of the Public Records of Palm Beach County, Florida;
thence Easterly to the Northeast corner of lands described in Official Record Book 29979, Page 1901, also being the Easterly line of the Plat of Mc. S Acres, as recorded in Plat Book 21, Page 81, Public Records of Palm Beach County, Florida;
said Easterly line also being the Easterly line of the West Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 44 South, Range 42 East;
thence Southerly, along said Easterly line of the lands described in Official Record Book 29979, Page 1901 to the Northerly line of lands described in Official Record Book 29928, Page 662, Public Records of Palm Beach County, Florida;
thence Easterly along said Northerly line of lands described in Official Record Book 29928, Page 662 and its Easterly extension across Beverly Drive, to the Westerly line of lands described in Official Record Book 11605, Page 509;
thence Northerly along said Westerly line of lands described in Official Record Book 11605, Page 509 to the Northerly line of lands described in Official Records Book 11605, Page 509;
thence Easterly along said Northerly line to the Easterly line of lands described in Official Record Book 11605, Page 509;
thence Southerly along said Easterly line to the Northerly line of lands described in Official Record Book 27105, Page 638, Public Records of Palm Beach County Florida;
thence Easterly to a point on the Easterly right-of-way line of Kirk Road, said point also being the Northwest corner of lands described in Official Record Book 11182, Page 1779 Public Records of Palm Beach County, Florida;
thence Easterly, along the Northerly lines of lands described in Official Record Book 11182, Page 1779 and Official Record Book 27823, Page 780 to the Northeasterly corner of lands described in Official Record Book 27823, Page 780;
thence Northerly along the Westerly line of lands described in Official Record Book 2534, Page 377 to the Northwest Corner of lands described in said Official Record Book 2534, Page 377;
thence Easterly along the Northerly line of lands described in Official Record Book 2534, Page 377 to the Westerly right-of-way line of Serubi Avenue;
thence Northwesterly across Serubi Avenue to the Northwest corner of lands described in Official Record Book 25757, Page 1228;
thence Easterly along said Northerly line of lands described in Official Record Book 25757, Page 1228, to the Westerly line of lands described in said Official Record Book 25143, Page 314, Public Records of Palm Beach County Florida;
thence Northerly along said Westerly line to the Northwesterly corner of lands described in Official Record Book 25143, Page 314;
thence Easterly along the Northerly line of said lands described in Official Record Book 25143, Page 314 and across Corrigan Court, and along the North lines of lands described in Official Record Book 30509, Page 1289, and Official Record Book, 27235, Page 1781, and its Easterly extension to the Northeasterly corner of lands described in Official Record Book 11816, Page 1302 Public Records of Palm Beach County, Florida;
thence Northerly along the Westerly lines of lands described in Official Record Book 22880, Page 798, and Official Record Book 10507 Page 700 to the Northwesterly corner of lands described in Official Record Book 10507, Page 700;
thence Easterly along said Northerly line of lands described in Official Record Book 10507, Page 700 to the Westerly right-of-way line of Davis Road;
thence Southerly along the Westerly right-of-way line of Davis Road to the Westerly extension of the Northerly line of the lands described in Official Record Book 15838, Page 1636 ;
thence Easterly along said Northerly line of lands described in Official Record Book 15838, Page 1636 and its Westerly extension to the Westerly line of lands described in Official Record Book 29308, Page 1881;
thence Northerly along said Westerly line to the Northwesterly corner of lands described in Official Record Book 29308, Page 1881;

thence Easterly along the Northerly line of lands described in Official Record Book 29308 Page 1881 to the Northeasterly corner of said lands described in Official Record Book 29308 Page 1881;

thence Southerly along the Easterly line of lands described in Official Record Book 29308, Page 1881, to the Southerly right-of-way line of 2nd Avenue North;

thence Northeasterly and Easterly along the Southerly right-of-way line of 2nd. Avenue North to the Southerly extension of the Easterly right-of-way line of Elizabeth Street;

thence Northerly along the Easterly right-of-way line of Elizabeth Street and its Southerly extension, to the Northwestern corner of lands described in Official Record Book 24336, Page 812, Public Records of Palm Beach County, Florida;

thence Easterly along said Northerly line and its Easterly extension to the Easterly right-of-way line of Riedel Avenue;

thence Northerly along said Easterly right-of-way line of Riedel Avenue to the Northerly right-of-way line of Scanlan Avenue;

thence Easterly along the Northerly right-of-way line of Scanlan Avenue to the Westerly right-of-way line of South Congress Avenue;

thence Southerly along said Westerly right-of-way line of South Congress Avenue to its intersection with the Westerly extension of Northerly line of lands described in Official Record Book 27864, Page 24, Public Records of Palm Beach County, Florida;

thence Easterly along said Northerly line of lands described in Official Record Book 27864, Page 24, and its Westerly extension, to the Northeast Corner of said lands described in Official Record Book 27864, Page 24;

thence Southerly along the Easterly line of lands described in Official Record Book 27864, Page 24 and its Southerly extension to the Southerly right-of-way line of 2nd Avenue North;

thence Easterly along the Southerly right-of-way line of 2nd. Avenue North to the Southerly extension of the Easterly line of Block 19 of the plat of Englewood Manor as recorded in Plat Book 24, Page 52, of the Public Records of Palm Beach County, Florida;

thence Northerly along said Easterly line of said Block 19 and its Southerly extension to the Southerly line of that certain 30 foot alley shown on said plat of Englewood Manor;

thence Easterly along said Southerly right- of- way line of said 30 foot wide alley to the Westerly right-of-way line of the 200 foot wide Lake Worth Drainage District's E-4 Canal;

thence Southeasterly along the Westerly right- of-way line of said 200 foot wide Lake Worth Drainage District's E-4 Canal to the Southerly right-of-way line of 2nd Avenue North;

thence continue Easterly and Southwesterly along said Lake Worth Drainage District's E-4 canal right-of-way (110 ft. wide) to the Northerly right-of-way line of Lake Worth Road;

thence Westerly along said Northerly right-of-way line of Lake Worth Road to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM said lands described in Official Record Book 28707 Page 20 and Official Record Book 12607, Page 1070 of the Public Records of Palm Beach County, Florida.

Said herein described Lake Worth Road District – _Palm Springs CRA containing 291.0 Acres more or less.

APPENDIX 5

Florida Statutes Title XI Chapter 163 Requirements

Section 163.361 Modification of community redevelopment plans.

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations. *This CRA Plan Update does not include boundary changes.*

Section 163.362 Contents of community redevelopment plan.

(1) Contain a legal description of the boundaries of the community redevelopment area and **the reasons for establishing such boundaries** shown in the plan. *See Appendix: CRA Boundary Determinations and Legal Descriptions. This CRA Plan Update does not include boundary changes.*

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

See Section: Executive Summary – Land Use and Zoning Map.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

See Appendix: Market Assessment, Section E. Regulatory Review.

(c) The approximate number of dwelling units.

See Appendix: Market Assessment, Section A. Real Estate Analysis.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature. *See Section: Executive Summary – Land Use Map.*

(3) If the redevelopment area contains low- or moderate-income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood. *See Section: Neighborhood Impact.*

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area. *See Section: External Agency Projects.*

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. *See Section: Goals, Objectives, and Strategies and Section: Implementation Plan.*

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part. *See Section: Executive Summary – Land Use Map: The County governs land development regulations and zoning.*

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area. *See Section: Neighborhood Impact - Relocation.*

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore. *See Section: Goals, Objectives, and Strategies.*

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues. *See Section: Proposed Five-Year Capital and Operating Budgets.*

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted. *See Section: Proposed Five-Year Capital and Operating Budgets.*

Section 163.370 Powers; counties and municipalities; community redevelopment agencies.

(1) Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. [73.013](#) and [73.014](#) or other general law.

(2) Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. [163.380](#) for uses in accordance with the community redevelopment plan.
 5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
 6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
 7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
 8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
 9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
 10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- (d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:

1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.

2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.

3. To hold, improve, clear, or prepare for redevelopment any such property.

4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.

5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.

6. To enter into any contracts necessary to effectuate the purposes of this part.

7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. [163.380](#) prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. [163.385](#) at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
 - (i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
 - (j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
 - (k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
 - (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.
 - (m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.
 - (n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.
 - (o) To develop and implement community policing innovations.
- (3) The following projects may not be paid for or financed by increment revenues:
 - (a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or

expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

(4) With the approval of the governing body, a community redevelopment agency may:

(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

(5) A community redevelopment agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the county or municipality that created the agency.