

1 **ORDINANCE NO. 2020-10**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING FIVE PARCELS OF
5 PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE
6 BOULEVARD EAST OF NORTHLAKE DRIVE AND WEST OF LAKE
7 CIRCLE TOTALING APPROXIMATELY 2.218 ACRES, AS MORE
8 PARTICULARLY DESCRIBED HEREIN, FROM THE C-1
9 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB
10 NORTHLAKE BOULEVARD COMMERCIAL DISTRICT;
11 AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR
12 SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING
13 FOR AN EFFECTIVE DATE.
14

15 WHEREAS, in connection with the update to its commercial zoning districts to implement
16 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
17 designation of five parcels of property located on the north side of Northlake Boulevard
18 east of Northlake Drive and west of Lake Circle totaling approximately 2.218 acres, as
19 more particularly described in Exhibit “A” attached hereto and incorporated herein
20 (“Property”), from the C-1 Neighborhood Commercial District to the C-NB Northlake
21 Boulevard Commercial District; and
22

23 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
24 Planning Agency, conducted a public hearing on the rezoning application; and
25

26 WHEREAS, having considered the recommendation of the Planning Commission and the
27 evidence and testimony presented during the course of two public hearings, the Village
28 Council determines that the rezoning request complies with all requirements and provisions
29 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
30 the residents and citizens of the Village.
31

32 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
33 PALM BEACH, FLORIDA as follows:
34

35 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
36 are incorporated herein.
37

38 Section 2. The Village Council hereby rezones five parcels of property located on the
39 north side of Northlake Boulevard east of Northlake Drive and west of Lake Circle totaling
40 approximately 2.218 acres, as more particularly described in Exhibit “A” attached hereto
41 and incorporated herein, from the C-1 Neighborhood Commercial District to the C-NB
42 Northlake Boulevard Commercial District
43

44 Section 3. The Village Council hereby directs Village Administration to ensure that
45 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
46

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.

4
5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.

7
8 Section 6. This Ordinance shall become effective immediately upon adoption.

9
10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.

11
12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.

14
15
16 _____
17 MAYOR

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19 ATTEST:

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21 _____
22 VILLAGE CLERK

23
24
25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:

27
28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Parcel 1: 721 Northlake Boulevard

Lot 5, Block 37, VILLAGE OF NORTH PALM BEACH, Plat No. 3, 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 25, Pages 175 and 176; and

All of Lot 6, Block 37, VILLAGE OF NORTH PALM BEACH, Plat No. 3, 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 25, Pages 175 and 176, less the following portion of said Lot 6: Beginning at the Southeast corner of said Lot 6; thence Westerly, along the South line of said Lot 6, a distance of 48 feet; thence Northerly, at right angles to the preceding course, a distance of 139.95 feet, to a point in a line parallel with, 32.50 feet Southeasterly from and measured at right angles to the Northwesterly line of said Lot 6; then Northeasterly, along said parallel line, a distance of 62.89 feet to the Northeasterly line of said Lot 6; thence Southeasterly along said Northeasterly line a distance of 35 feet to the Northeast corner of said Lot 6, and thence Southwesterly, along the East line of said Lot 6, a distance of 144.19 feet to the Point of Beginning.

(PCN: 68-43-42-16-04-037-0061)

Parcel 2: 719 Northlake Boulevard

A parcel of land lying in Lot 6, Block 37, Village of North Palm Beach, Plat No. 3, Florida, according to the Plat thereof, as recorded in Plat Book 25, Page 175 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Lot 6; thence, Westerly, along the South line of said Lot 6, a distance of 48 feet; thence, Northerly, at right angles to the preceding course, a distance of 139.95 feet to a point in a line parallel with, 32.50 feet Southeasterly from and measured at right angles to the Northwesterly line of said Lot 6; thence Northeasterly, along said parallel line, a distance of 62.89 feet to the Northeasterly line of said Lot 6; thence, Southeasterly, along said Northeasterly line, a distance of 35 feet to the Northeast corner of said Lot 6; thence, Southwesterly, along the East line of said Lot 6, a distance of 144.19 feet to the Point of Beginning.

(PCN: 68-43-42-16-04-037-0062)

Parcel 3: 715 Northlake Boulevard

Lot 7, Block 37, Village of North Palm Beach Plat No. 3, according to the plat thereof as recorded in Plat Book 25, Page 175, Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-16-04-037-0070)

Parcel 4: 707 Northlake Boulevard

Lots 8 and 9, Block 37, Village of North Palm Beach Plat No. 3, according to the plat thereof as recorded in Plat Book 25, Page 175, Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-16-04-037-0080)

Parcel 5: 701 Northlake Boulevard

Lot 10, Block 37, Village of North Palm Beach Plat No. 3, according to the plat thereof as recorded in Plat Book 25, Page 175, Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-16-04-037-0100)

1 **ORDINANCE NO. 2020-11**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING NINE PARCELS OF
5 PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE
6 BOULEVARD WEST OF PROSPERITY FARMS ROAD AND EAST OF
7 NORTHLAKE DRIVE TOTALING APPROXIMATELY 4.241 ACRES,
8 AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1
9 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB
10 NORTHLAKE BOULEVARD COMMERCIAL DISTRICT;
11 AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR
12 SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING
13 FOR AN EFFECTIVE DATE.
14

15 WHEREAS, in connection with the update to its commercial zoning districts to implement
16 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
17 designation of nine parcels of property located on the north side of Northlake Boulevard
18 east Prosperity Farms Road and west of Northlake Drive totaling approximately 4.241
19 acres, as more particularly described in Exhibit “A” attached hereto and incorporated
20 herein (“Property”), from the C-1 Neighborhood Commercial District to the C-NB
21 Northlake Boulevard Commercial District; and
22

23 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
24 Planning Agency, conducted a public hearing on the rezoning application; and
25

26 WHEREAS, having considered the recommendation of the Planning Commission and the
27 evidence and testimony presented during the course of two public hearings, the Village
28 Council determines that the rezoning request complies with all requirements and provisions
29 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
30 the residents and citizens of the Village.
31

32 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
33 PALM BEACH, FLORIDA as follows:
34

35 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
36 are incorporated herein.
37

38 Section 2. The Village Council hereby rezones nine parcels of property located on the
39 north side of Northlake Boulevard east Prosperity Farms Road and west of Northlake Drive
40 totaling approximately 4.241 acres, as more particularly described in Exhibit “A” attached
41 hereto and incorporated herein (“Property”), from the C-1 Neighborhood Commercial
42 District to the C-NB Northlake Boulevard Commercial District.
43

44 Section 3. The Village Council hereby directs Village Administration to ensure that
45 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
46

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.

4
5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.

7
8 Section 6. This Ordinance shall become effective immediately upon adoption.

9
10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.

11
12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.

14
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16 _____
17 MAYOR

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19 ATTEST:

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21 _____
22 VILLAGE CLERK

23
24
25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:

27
28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Parcel 1: 819 Northlake Boulevard

The East 150 feet of the West 183 feet of the South one-third (S 1/3) of the Southwest one-quarter, of the Southwest one-quarter, of the Southeast one-quarter, of Section 17, Township 42 South, Range 43 East, LESS the South 45 feet thereof for roadway purposes.

ALSO LESS

Being a parcel of land in the Southeast one-quarter (S.E. 1/4) of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida, and being more particularly described as follows:

Commence at the South quarter corner of said Section 17; thence. North 01°57'23" East along the center line of Prosperity Farms Road, a distance of 45.00 feet to its intersection with the Westerly prolongation of the North Right-of-Way line of Northlake Boulevard; thence South 88°02'18" East along said Westerly prolongation, a distance of 33 feet to the East Right-of- Way line of Prosperity Farms Road and the Point of Beginning; thence North 01°57'2" East along said East right-of-way line of Prosperity Farms Road, a distance of 176.37 feet to the North line of the South one-third (S 1/3) of the Southwest one quarter (S.W. 1/4) of the Southwest one-quarter (S.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of said Section 17; thence South 88°01'18" East along said North line a distance of 7.00 feet to the Southwest corner of FAIRHAVEN ADDITION TO VILLAGE OF NORTH PALM BEACH, recorded in Plat Book 27, Page 90 of the Public Records of Palm Beach County, Florida.; thence South 01°57'23" West along a line parallel with and distant East 7.00 feet by rectangular measurement from the said East Right-of-Way line of Prosperity Farms Road, a distance of 151.37 feet; thence South 43°02'28" East, a distance of 35.35 feet to a point on the said North Right-of-Way line of Northlake Boulevard; thence North 88°02'18" West along said North Right-of-Way line, a distance of 32.00 feet to the Point of Beginning.

(PCN: 68-43-42-17-00-000-5060)

Parcel 2: 807 Northlake Boulevard

The West 90 feet of the East 417 Feet of the West 600 Feet of the South One-Third of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida.

LESS AND EXCEPT the South 45 feet thereof, as set forth in Official Record Book 1029, Page 55, Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-17-00-000-5130)

Parcel 3: 791 Northlake Boulevard

East 110 feet of the West 200 feet of the East 417 feet of the West 600 feet of the South One-Third of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter, Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida.

(PCN: 68-43-42-17-00-000-5070)

Parcel 4: 783 Northlake Boulevard

West 111 feet of the East 217 feet of the West 600 feet of the South 1/3 of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida.

(PCN: 68-43-42-17-00-000-5080)

Parcel 5: 775 Northlake Boulevard

The East 106 feet of the West 600 feet of the South $\frac{1}{3}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida, less the South 45 feet of the above referenced property being State Road right of way, as described in Official Records Book 1029, Page 55, Public Records of Palm Beach County, Florida

(PCN: 68-43-42-17-00-000-5090)

Parcel 6: 763 Northlake Boulevard

The East 116 feet of the West 716 feet of the South $\frac{1}{3}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida, less the South 45 feet of the above referenced property being State Road right of way, as described in Official Records Book 1029, Page 55, Public Records of Palm Beach County, Florida

(PCN: 68-43-42-17-00-000-5040)

Parcel 7: 751 Northlake Boulevard

The South One-Third (S $\frac{1}{3}$ of the West Three-Quarters (W $\frac{3}{4}$) of the South One-Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 17, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida. Less and except the West 716.0 feet and the East 110.0 feet thereof, and also less and except the South 45.0 feet thereof as public right-of-way for Northlake Boulevard

AND

The East 110 feet of the South One-Third (S 1/3) of the West Three-Quarters (W 3/4) of the South One-Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 17, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida. Less and except the South 45.0 feet thereof as public right-of-way for Northlake Boulevard.

(PCN: 68-43-42-17-00-000-5050)

Parcel 8: 731 Northlake Boulevard

The East 110 feet of the South 1/3 of the West 3/4 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida; less and except the South 45.0 feet thereof as public right-of-way for Northlake Boulevard.

(PCN: 68-43-42-17-00-000-5100)

Parcel 9: 727 Northlake Boulevard

All that certain parcel of land situate in the VILLAGE OF NORTH PALM BEACH, Palm Beach County, Florida, being all of Lot 20, Block 36, VILLAGE OF NORTH PALM BEACH, PLAT NO. 3, as recorded in Plat Book 25, Page 176, Palm Beach County Public Records, and more particularly described according to a survey thereof dated February 26, 1963, by David E. Brady, Registered Surveyor of Palm Beach, Florida, as follows:

BEGINNING at an iron pipe in the Northerly right-of-way line of Northlake Boulevard (90 foot right-of-way) at the Southwesterly end of the curved highway right-of-way which connects the said line of Northlake Boulevard with the Westerly right-of-way line of Northlake Drive (60 foot right-of-way), extending thence

(1) along the said line of Northlake Boulevard North 88 degrees 4 minutes 4 seconds West 98.83 feet to an iron pipe in line of land now or formerly of Northlake Properties; thence

(2) along said line of land of Northlake Properties North 01 degrees 55 minutes 11 seconds East 131.63 feet to an iron pipe in another line of land now or formerly of Northlake Properties;

(3) along said other line of land of Northlake Properties South 88 degrees 4 minutes 11 seconds East 123.86 feet to a wood stake in the said line of Northlake Drive; thence

(4) along the said line of Northlake Drive South 01 degrees 55 minutes 49 seconds West 106.64 feet to the Northeasterly and of the above mentioned curved highway right-of-way connecting line; thence

(5) Southwesterly along the said connection line along a curve to the right with a radius of 25 feet the arc distance of 39.27 feet (said curve having a central angle of 90 degrees 00 minutes 07 seconds) to the PLACE OF BEGINNING.

(PCN: 68-43-42-16-04-036-0200)

1 **ORDINANCE NO. 2020-12**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING FIVE PARCELS OF
5 PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE
6 BOULEVARD WEST OF ALTERNATE A1A AND EAST OF
7 PROSPERITY FARMS ROAD TOTALING APPROXIMATELY 2.956
8 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM
9 THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB
10 NORTHLAKE BOULEVARD COMMERCIAL DISTRICT;
11 AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR
12 SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING
13 FOR AN EFFECTIVE DATE.

14
15 WHEREAS, in connection with the update to its commercial zoning districts to implement
16 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
17 designation of five parcels of property located on the north side of Northlake Boulevard
18 east of Alternate A1A and west of Prosperity Farms Road totaling approximately 2.956
19 acres, as more particularly described in Exhibit “A” attached hereto and incorporated
20 herein (“Property”), from the C-1 Neighborhood Commercial District to the C-NB
21 Northlake Boulevard Commercial District; and

22
23 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
24 Planning Agency, conducted a public hearing on the rezoning application; and

25
26 WHEREAS, having considered the recommendation of the Planning Commission and the
27 evidence and testimony presented during the course of two public hearings, the Village
28 Council determines that the rezoning request complies with all requirements and provisions
29 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
30 the residents and citizens of the Village.

31
32 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
33 PALM BEACH, FLORIDA as follows:

34
35 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
36 are incorporated herein.

37
38 Section 2. The Village Council hereby rezones five parcels of property located on the
39 north side of Northlake Boulevard east of Alternate A1A and west of Prosperity Farms
40 Road totaling approximately 2.956 acres, as more particularly described in Exhibit “A”
41 attached hereto and incorporated herein, from the C-1 Neighborhood Commercial District
42 to the C-NB Northlake Boulevard Commercial District

43
44 Section 3. The Village Council hereby directs Village Administration to ensure that
45 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
46

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.
4

5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.
7

8 Section 6. This Ordinance shall become effective immediately upon adoption.
9

10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.
11

12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.
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16 _____
17 MAYOR
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19 ATTEST:
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21 _____
22 VILLAGE CLERK
23

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25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:
27

28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Parcel 1: 9021 Alternate A1A

PARCEL NO. 1: Lot 1, Rivard Subdivision, according to the plat thereof, recorded in Plat Book 21, Page 12 of the Public Records of Palm Beach County, Florida:

LESS AND EXCEPT: that part of Lot 1, according to the Plat of Rivard Subdivision, as recorded in Plat Book 21, Page 12 of the Public Records of Palm Beach County, Florida, in Section 17, Township 42 South, Range 43 East; said part being more particularly described as follows:

The Westerly 10 feet on Lot 1, less the South 45 feet thereof, according the Plat of the Rivard Subdivision as recorded in Plat Book 21, Page 12 of the Public Records of Palm Beach County, Florida, in Section 17, Township 42 South, Range 43 East.

PARCEL NO. 2: The North 109 feet of the South 154 feet of Lot 3, Rivard Subdivision, recorded in Plat Book 21, Page 12 of the Public Records of Palm Beach County, Florida, further described as follows:

Commencing at the intersection of the Easterly right-of-way line of State Road A1A with the North right-of-way line of Northlake Boulevard (State Road 809), thence on a bearing of South 88°28'03" East, along said North right-of-way line, a distance of 115.05 feet to the West line of said Lot 3 and the point of beginning; thence North 1°06'57" East along said West line, a distance of 109.00 feet; thence South 88°18'03" East, a distance of 110.00 feet to the East line of said Lot 3; thence South 1°06'57" West, along the East line, a distance of 109.00 feet to the said North right-of-way line; thence North 88°28'03" West, along said right-of-way line, a distance of 110.00 feet to the Point of Beginning.

Less and Except all rights-of-way from Both Parcels 1 and 2 above, including but not limited to the land described in that certain Right-of-Way Deed recorded July 10, 1989, in Official Records Book 6125 page 169, of the Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-17-06-000-0010)

Parcel 2: 2579 Northlake Boulevard

Lot 4, less the south 45 thereof, Rivard Subdivision, as recorded in Plat Book 21, Page 12 of the Public Records of Palm Beach County Florida and less the north 5 feet hereof and less than portion described as follows:

Commence at the Southwest corner of said Lot 4; thence North 0°30'56" East, along the West line of said Lot 4, a distance of 45.01 feet, to the point of beginning; thence continue

North 0°30'56" East, 8.00 feet; thence South 88°04'04" East, 14.00 feet; thence South 79°00'46" East, 50.83 feet to a point on the North right-of-way of Northlake Boulevard, per Official Recorded Book 197, Page 219 and Official Records Book 1029, Page 55; thence North 88°04'04" West along said North right-of-way line, a distance of 64.00 feet to the point of beginning.

(PCN: 68-43-42-17-06-000-0040)

Parcel 3: 2561 Northlake Boulevard

Lot 5, less the South 52 feet for the Right-of-Way of Northlake Boulevard and the North 5 feet for the Right-of-Way of Park Road, of the Plat of Rivard Subdivision, according to the Plat thereof, as recorded in Plat Book 21, Page 21 of the Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-17-06-000-0050)

Parcel 4: 2545 Northlake Boulevard

Lot 6, LESS the South 52 feet for the right-of-way for Northlake Boulevard and less the North 5 feet for the right-of-way for Park Road, and Less the East 33 feet of the South 195 feet thereof, and TOGETHER with the South 108.16 feet of the North 113.16 feet of Lot 7, LESS the Easterly 21 feet for the right of way for Prosperity Farms Road, Plat of Rivard Subdivision as recorded in Plat Book 21, Page 21 of the Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-17-06-000-0061)

Parcel 5: 9009 Prosperity Farms Road

The South 195 feet of Lot 7 and the East 33 feet of the South 195 feet of Lot 6, less the South 45 feet for road purposes, of Rivard Subdivision, according to the Plat thereof as recorded in Plat Book 21, Page 12 of the public Records of Palm Beach County, Florida.

Less and excepting therefrom those lands conveyed to Palm Beach County for road purposes in instrument recorded in Official Records Book 6047, Page 1318, as corrected by instrument recorded in Official Records Book 6101, Page 1756, Public Records of Palm Beach County, Florida.

(PCN: 68-43-42-17-06-000-0062)

1
2
3 **ORDINANCE NO. 2020-13**

4 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
5 NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF
6 PROPERTY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY ONE
7 NORTH OF THE C-17 CANAL (400 U.S. HIGHWAY ONE) TOTALING
8 APPROXIMATELY 1.76 ACRES, AS MORE PARTICULARLY
9 DESCRIBED HEREIN, FROM THE CB COMMERCIAL DISTRICT TO
10 THE C-MU US-1 MIXED USE DISTRICT; AMENDING THE OFFICIAL
11 ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR
12 CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

13 WHEREAS, in connection with the update to its commercial zoning districts to implement
14 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
15 designation of a parcel of property located on the west side of U.S. Highway One north of
16 the C-17 Canal right-of-way (400 U.S. Highway One) totaling approximately 1.76 acres,
17 as more particularly described in Exhibit “A” attached hereto and incorporated herein
18 (“Property”), from the C-B Commercial District to the C-MU US-1 Mixed Use District;
19 and

20
21 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
22 Planning Agency, conducted a public hearing on the rezoning application; and

23
24 WHEREAS, having considered the recommendation of the Planning Commission and the
25 evidence and testimony presented during the course of two public hearings, the Village
26 Council determines that the rezoning request complies with all requirements and provisions
27 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
28 the residents and citizens of the Village.

29
30 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
31 PALM BEACH, FLORIDA as follows:

32
33 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
34 are incorporated herein.

35
36 Section 2. The Village Council hereby rezones a parcel of real property located on the
37 west side of U.S. Highway One north of the C-17 Canal right-of-way, as more particularly
38 described in Exhibit “A” attached hereto and incorporated herein, from the Village’s CB
39 Commercial District to the C-MU US-1 Mixed Use District.

40
41 Section 3. The Village Council hereby directs Village Administration to ensure that
42 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.

43
44 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
45 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
46 shall not affect the remainder of this Ordinance.

1 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
2 repealed to the extent of such conflict.

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4 Section 6. This Ordinance shall become effective immediately upon adoption.

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8 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
9 _____, 2020.

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12 _____
13 MAYOR

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15 ATTEST:

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17 _____
18 VILLAGE CLERK

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21 APPROVED AS TO FORM AND
22 LEGAL SUFFICIENCY:

23
24 _____
25 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

A parcel of land lying in Section 16, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida, more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of U.S. Highway #1 with the North right of way line of Canal C-17 as now-established; Thence, on an assumed bearing of due East along the said North right of way line of Canal C-17, a distance of 233.50 feet; thence N 10°09'00" W, a distance of 43.37 feet; Thence N 37°27'47" E, a distance of 189.55 feet; Thence N 10°09'00" W, a distance of 49 feet; Thence S 79°41'56" W, a distance of 364.71 feet to a point in the aforesaid Easterly right of way line of U.S. Highway #1 as no established; thence S 21°10'13" E, a distance of 24.64 feet; Thence S 10°09'00" E, along said right of way line a distance of 155.62 feet to the Point of Beginning.

Together with:

A parcel of land lying in Section 16, Township 42 South, Range 43 East, Village of North Palm Beach, Florida, more particularly described as follows:

The West 233.66 feet of the following described property; Beginning at the intersection of the Easterly right of way line of U.S. Highway #1 with the North right of way line of Canal C-17; thence on an assumed bearing of due East, along said North right of way line, a distance of 942.63 feet; thence due South, a distance of 30.30 feet to the face of an existing bulkhead; thence due West along the face of said bulkhead, a distance of 937.21 feet to the said Easterly right of way line of U.S. Highway #1, thence N 10°09'00" West, along said Easterly right of way line a distance of 30.78 feet to the Point of Beginning.

Together described as:

A portion of Section 16, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the intersection of the Northerly right-of-way line of Canal C-17 with the Easterly right-of-way line of U.S. Highway 1 (130 foot right-of-way); thence North 10°09'00" West along the said Easterly right-of-way line a distance of 155.62 feet to a nail; thence North 21°10'13" West along said right-of-way line a distance of 24.64 feet to a rebar; thence North 79°41'56" East a distance of 364.71 feet to a rebar; thence South 10°09'00" East a distance of 49.00 feet to a rebar; thence South 37°27'47" West a distance of 189.55 feet to a rebar; thence South 10°09'00" East a distance of 43.37 feet to a rebar lying on said Northerly right-of way line of Canal C-17; thence North 90°00'00" East along said Northerly right-of-way line a distance of 10.16 feet to a rebar; thence South 10°09'00" East a distance of 29.34 feet to a drill hole in the bulkhead wall of said Canal C-17; thence North 89°56'06" West along the face of said bulkhead wall a distance of 233.66 feet to a

rebar lying on said Easterly right-of-way line of U.S. Highway 1; thence North 10°09'00"
West a distance of 29.07 feet to the POINT OF BEGINNING.

PCN: 68-43-42-16-00-004-0012

1 **ORDINANCE NO. 2020-14**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF
5 PROPERTY LOCATED ON THE NORTHEAST CORNER OF U.S.
6 HIGHWAY ONE AND ANCHORAGE DRIVE SOUTH (500 U.S.
7 HIGHWAY ONE) TOTALING APPROXIMATELY 1.94 ACRES, AS
8 MORE PARTICULARLY DESCRIBED HEREIN, FROM THE CB
9 COMMERCIAL DISTRICT TO THE C-MU US-1 MIXED USE
10 DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING
11 FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND
12 PROVIDING FOR AN EFFECTIVE DATE.

13
14 WHEREAS, in connection with the update to its commercial zoning districts to implement
15 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
16 designation of a parcel of property located on the northeast corner of U.S. Highway One
17 and Anchorage Drive South (500 U.S. Highway One) totaling approximately 1.94 acres,
18 as more particularly described in Exhibit “A” attached hereto and incorporated herein
19 (“Property”), from the C-B Commercial District to the C-MU US-1 Mixed Use District;
20 and

21
22 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
23 Planning Agency, conducted a public hearing on the rezoning application; and

24
25 WHEREAS, having considered the recommendation of the Planning Commission and the
26 evidence and testimony presented during the course of two public hearings, the Village
27 Council determines that the rezoning request complies with all requirements and provisions
28 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
29 the residents and citizens of the Village.

30
31 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
32 PALM BEACH, FLORIDA as follows:

33
34 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
35 are incorporated herein.

36
37 Section 2. The Village Council hereby rezones a parcel of real property located on the
38 northwest corner of U.S. Highway One and Anchorage Drive South, as more particularly
39 described in Exhibit “A” attached hereto and incorporated herein, from the Village’s CB
40 Commercial District to the C-MU US-1 Mixed Use District.

41
42 Section 3. The Village Council hereby directs Village Administration to ensure that
43 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
44

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.

4
5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.

7
8 Section 6. This Ordinance shall become effective immediately upon adoption.

9
10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.

11
12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.

14
15
16 _____
17 MAYOR

18
19 ATTEST:

20
21 _____
22 VILLAGE CLERK

23
24
25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:

27
28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Lots A and B, Plat No. 2, PALM BEACH LAKE WORTH ESTATES, according to the plat thereof recorded in Plat Book 35, Page 143 of the Public Records of Palm Beach County, Florida.

PCN: 68-43-42-16-23-001-0000

1 **ORDINANCE NO. 2020-15**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING TWO PARCELS OF
5 PROPERTY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY ONE
6 NORTH OF EBBTIDE DRIVE (639 U.S. HIGHWAY ONE/POETS
7 WALK MEMORY CARE) TOTALING APPROXIMATELY 2.73
8 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM
9 THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-MU US-1
10 MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP;
11 PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS;
12 AND PROVIDING FOR AN EFFECTIVE DATE.

13
14 WHEREAS, in connection with the update to its commercial zoning districts to implement
15 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
16 designation of two parcels of property located on the west side of U.S. Highway One north
17 of Ebbtide Drive (639 U.S. Highway One/Poets Walk Memory Care) totaling
18 approximately 2.73 acres, as more particularly described in Exhibit “A” attached hereto
19 and incorporated herein (“Property”), from the C-1A Limited Commercial District to the
20 C-MU US-1 Mixed Use District; and

21
22 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
23 Planning Agency, conducted a public hearing on the rezoning application; and

24
25 WHEREAS, having considered the recommendation of the Planning Commission and the
26 evidence and testimony presented during the course of two public hearings, the Village
27 Council determines that the rezoning request complies with all requirements and provisions
28 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
29 the residents and citizens of the Village.

30
31 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
32 PALM BEACH, FLORIDA as follows:

33
34 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
35 are incorporated herein.

36
37 Section 2. The Village Council hereby rezones two parcels of real property located on
38 the west side of U.S. Highway One north of Ebbtide Drive, as more particularly described
39 in Exhibit “A” attached hereto and incorporated herein, from the Village’s C-1A Limited
40 Commercial District to the C-MU US-1 Mixed Use District.

41
42 Section 3. The Village Council hereby directs Village Administration to ensure that
43 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
44

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.

4
5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.

7
8 Section 6. This Ordinance shall become effective immediately upon adoption.

9
10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.

11
12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.

14
15
16 _____
17 MAYOR

18
19 ATTEST:

20
21 _____
22 VILLAGE CLERK

23
24
25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:

27
28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Tracts A and B, POETS WALK MEMORY CARE, according to the plat thereof recorded in Plat Book 125, Page 112 of the public records of Palm beach County, Florida

PCN's: 68-43-42-16-34-001-0000
68-43-42-16-34-002-0000

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.

4
5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.

7
8 Section 6. This Ordinance shall become effective immediately upon adoption.

9
10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.

11
12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.

14
15
16 _____
17 MAYOR

18
19 ATTEST:

20
21 _____
22 VILLAGE CLERK

23
24
25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:

27
28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

A parcel of land lying in Section 16, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida, more particularly described as follows: Beginning at the intersection of the North right of way line of Canal C-17 with the Easterly right of way line of U.S. Highway No. 1 as said intersection is shown on the plat of Palm Beach Lake Worth Estates recorded in Plat Book 25, page 169, public records of Palm Beach County, Florida; thence on an assumed bearing of North 10°09'00" West, along said Easterly right of way line, a distance of 24.16 feet to the beginning of a curve concave to the East, having a radius of 19,043.55 feet and a central angle of 00°50'58"; thence Northwesterly along the arc of said curve, a distance of 281.44 feet to the point of a compound curvature with a curve concave to the Southeast, having a radius of 25 feet and a central angle of 88°47'17"; thence Northerly and Northeasterly along the arc of said curve, a distance of 38.74 feet to the point of reverse curvature with the curve concave to the North, having a radius of 1101.60 feet and a central angle of 09°02'21"; thence Northeasterly, along the arc of said curve, a distance of 173.79 feet to the end of said curve; thence North 70°26'44" East, along a line tangent to the preceding curve, a distance of 91.48 feet to the beginning of a curve concave to the South, having a radius of 219.60 feet and a central angle of 06°09'20"; thence Northeasterly along the arc of said curve, a distance of 23.40 feet to the point of compound curvature with a curve concave to the Southwest, having a radius of 25 feet and a central angle of 93°14'56"; thence Easterly and Southeasterly, along the arc of said curve, a distance of 40.69 feet to the end of said curve; thence South 10°09'00" East, along a line tangent to the preceding curve, a distance of 260.41 feet; thence North 66°17'10" East, a distance of 18.00 feet; thence South 10°09'00" East, a distance of 22.48 feet to the beginning of a curve concave to the Northeast and having a radius of 75 feet; thence Southeasterly, along the arc of said curve, and through an angle of 33°33'34" a distance of 43.93 feet; thence South 10°09'00" East, a distance of 18.20 feet; thence South 79°41'56" West, a distance of 10.00 feet; thence North 10°09'00" West, a distance of 1.82 feet; thence South 79°41'56" West, a distance of 360 feet to the Point of Beginning.

PCN: 68-43-42-16-00-004-0011

1 **ORDINANCE NO. 2020-17**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF
5 PROPERTY LOCATED ON THE EAST SIDE OF PROSPERITY
6 FARMS ROAD NORTH OF NORTHLAKE BOULEVARD (300
7 PROSPERITY FARMS ROAD) TOTALING APPROXIMATELY 0.57
8 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM
9 THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-S
10 SHOPPING COMMERCIAL DISTRICT; AMENDING THE OFFICIAL
11 ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR
12 CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

13
14 WHEREAS, in connection with the update to its commercial zoning districts to implement
15 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
16 designation of a parcel of property located on the east side of Prosperity Farms Road north
17 of Northlake Boulevard (300 Prosperity Farms Road) totaling approximately 0.57 acres, as
18 more particularly described in Exhibit “A” attached hereto and incorporated herein
19 (“Property”), from the C-1A Limited Commercial District to the C-S Shopping
20 Commercial District; and

21
22 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
23 Planning Agency, conducted a public hearing on the rezoning application; and

24
25 WHEREAS, having considered the recommendation of the Planning Commission and the
26 evidence and testimony presented during the course of two public hearings, the Village
27 Council determines that the rezoning request complies with all requirements and provisions
28 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
29 the residents and citizens of the Village.

30
31 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
32 PALM BEACH, FLORIDA as follows:

33
34 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
35 are incorporated herein.

36
37 Section 2. The Village Council hereby rezones a parcel of real property located on the
38 east side of Prosperity Farms Road north of Northlake Boulevard, as more particularly
39 described in Exhibit “A” attached hereto and incorporated herein, from the Village’s C-1A
40 Limited Commercial District to the C-S Shopping Commercial District.

41
42 Section 3. The Village Council hereby directs Village Administration to ensure that
43 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
44

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.
4

5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.
7

8 Section 6. This Ordinance shall become effective immediately upon adoption.
9

10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.
11

12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.
14

15
16 _____
17 MAYOR
18

19 ATTEST:
20

21 _____
22 VILLAGE CLERK
23

24
25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:
27

28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Lots 11 and 12, FAIRHAVEN ADDITION TO VILLAGE OF NORTH PALM BEACH,
according to the plat thereof recorded in Plat Book 27, Page 90 of the public records of
Palm Beach County, Florida

PCN: 68-43-42-17-10-000-0110

1 **ORDINANCE NO. 2020-18**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF
5 PROPERTY LOCATED ON THE NORTHEAST CORNER OF
6 CASTLEWOOD DRIVE AND WETTAW LANE (200 CASTLEWOOD
7 DRIVE) TOTALING APPROXIMATELY 0.77 ACRES, AS MORE
8 PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED
9 COMMERCIAL DISTRICT TO THE C-S SHOPPING COMMERCIAL
10 DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING
11 FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND
12 PROVIDING FOR AN EFFECTIVE DATE.

13
14 WHEREAS, in connection with the update to its commercial zoning districts to implement
15 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
16 designation of a parcel of property located on the northeast corner of Castlewood Drive
17 and Wettaw Lane (200 Castlewood Drive) totaling approximately 0.77 acres, as more
18 particularly described in Exhibit “A” attached hereto and incorporated herein (“Property”),
19 from the C-1A Limited Commercial District to the C-S Shopping Commercial District; and
20

21 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
22 Planning Agency, conducted a public hearing on the rezoning application; and
23

24 WHEREAS, having considered the recommendation of the Planning Commission and the
25 evidence and testimony presented during the course of two public hearings, the Village
26 Council determines that the rezoning request complies with all requirements and provisions
27 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
28 the residents and citizens of the Village.
29

30 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
31 PALM BEACH, FLORIDA as follows:
32

33 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
34 are incorporated herein.
35

36 Section 2. The Village Council hereby rezones a parcel of real property located on the
37 northeast corner of Castlewood Drive and Wettaw Lane, as more particularly described in
38 Exhibit “A” attached hereto and incorporated herein, from the Village’s C-1A Limited
39 Commercial District to the C-S Shopping Commercial District.
40

41 Section 3. The Village Council hereby directs Village Administration to ensure that
42 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
43

44 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
45 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
46 shall not affect the remainder of this Ordinance.

1 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
2 repealed to the extent of such conflict.

3
4 Section 6. This Ordinance shall become effective immediately upon adoption.

5
6 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.

7
8 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
9 _____, 2020.

10
11
12 _____
13 MAYOR

14
15 ATTEST:

16
17 _____
18 VILLAGE CLERK

19
20
21 APPROVED AS TO FORM AND
22 LEGAL SUFFICIENCY:

23
24 _____
25 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Lots 158, 159 and 160, LESS the East 51.67 feet of Lot 160, PALM BEACH LAKE WORTH ESTATES, according to the plat thereof recorded in Plat Book 25, Page 167 of the public records of Palm beach County, Florida

PCN: 68-43-42-16-01-000-1580

1 **ORDINANCE NO. 2020-19**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF
5 PROPERTY LOCATED ON THE NORTH SIDE SHORE COURT EAST
6 OF U.S. HIGHWAY ONE (139 SHORE COURT) TOTALING
7 APPROXIMATELY 1.46 ACRES, AS MORE PARTICULARLY
8 DESCRIBED HEREIN, FROM THE C-1A LIMITED COMMERCIAL
9 DISTRICT TO THE C-S SHOPPING COMMERCIAL DISTRICT;
10 AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR
11 SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING
12 FOR AN EFFECTIVE DATE.

13
14 WHEREAS, in connection with the update to its commercial zoning districts to implement
15 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
16 designation of a parcel of property located on the north side of Shore Court east of U.S.
17 Highway One (139 U.S. Highway One) totaling approximately 1.46 acres, as more
18 particularly described in Exhibit “A” attached hereto and incorporated herein (“Property”),
19 from the C-1A Limited Commercial District to the C-S Shopping Commercial District; and
20

21 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
22 Planning Agency, conducted a public hearing on the rezoning application; and
23

24 WHEREAS, having considered the recommendation of the Planning Commission and the
25 evidence and testimony presented during the course of two public hearings, the Village
26 Council determines that the rezoning request complies with all requirements and provisions
27 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
28 the residents and citizens of the Village.
29

30 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
31 PALM BEACH, FLORIDA as follows:
32

33 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
34 are incorporated herein.
35

36 Section 2. The Village Council hereby rezones a parcel of real property located on the
37 north side of Shore Court east of U.S. Highway One, as more particularly described in
38 Exhibit “A” attached hereto and incorporated herein, from the Village’s C-1A Limited
39 Commercial District to the C-S Shopping Commercial District.
40

41 Section 3. The Village Council hereby directs Village Administration to ensure that
42 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
43

44 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
45 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
46 shall not affect the remainder of this Ordinance.

1 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
2 repealed to the extent of such conflict.

3
4 Section 6. This Ordinance shall become effective immediately upon adoption.

5
6 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.

7
8 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
9 _____, 2020.

10
11
12 _____
13 MAYOR

14
15 ATTEST:

16
17 _____
18 VILLAGE CLERK

19
20
21 APPROVED AS TO FORM AND
22 LEGAL SUFFICIENCY:

23
24 _____
25 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Lots 127 and 128, PALM BEACH LAKE WORTH ESTATES, according to the plat thereof recorded in Plat Book 25, Page 167 of the public records of Palm beach County, Florida

PCN: 68-43-42-16-01-000-1270

1 **ORDINANCE NO. 2020-20**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, REZONING A VACANT PARCEL
5 OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF U.S.
6 HIGHWAY ONE AND YACHT CLUB DRIVE (200 YACHT CLUB
7 DRIVE) TOTALING APPROXIMATELY 1.41 ACRES, AS MORE
8 PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED
9 COMMERCIAL DISTRICT TO THE C-MU US-1 MIXED USE
10 DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING
11 FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND
12 PROVIDING FOR AN EFFECTIVE DATE.

13
14 WHEREAS, in connection with the update to its commercial zoning districts to implement
15 the Citizen’s Master Plan Report, the Village is initiating an amendment to the zoning
16 designation of a parcel of vacant property located on the southeast corner of U.S. Highway
17 One and Yacht Club Drive (200 Yacht Club Drive) totaling approximately 1.41 acres, as
18 more particularly described in Exhibit “A” attached hereto and incorporated herein
19 (“Property”), from the C-1A Limited Commercial District to the C-MU Mixed Use
20 District; and

21
22 WHEREAS, on September 1, 2020, the Village Planning Commission, sitting as the Local
23 Planning Agency, conducted a public hearing on the rezoning application; and

24
25 WHEREAS, having considered the recommendation of the Planning Commission and the
26 evidence and testimony presented during the course of two public hearings, the Village
27 Council determines that the rezoning request complies with all requirements and provisions
28 of the Village’s Comprehensive Plan and Code of Ordinances and is in the best interests of
29 the residents and citizens of the Village.

30
31 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF NORTH
32 PALM BEACH, FLORIDA as follows:

33
34 Section 1. The foregoing whereas clauses are hereby ratified as true and correct and
35 are incorporated herein.

36
37 Section 2. The Village Council hereby rezones a vacant parcel of real property located
38 on the southeast corner of U.S. Highway One and Yacht Club Drive, as more particularly
39 described in Exhibit “A” attached hereto and incorporated herein, from the Village’s C-1A
40 Limited Commercial District to the C-MU Mixed Use District.

41
42 Section 3. The Village Council hereby directs Village Administration to ensure that
43 the Village’s Official Zoning Map is amended to reflect the rezoning of the Property.
44

1 Section 4. If any section, paragraph, sentence, clause, phrase or word of this ordinance
2 is for any reason held by a Court to be unconstitutional, inoperative or void, such holding
3 shall not affect the remainder of this Ordinance.
4

5 Section 5. All Ordinances or parts of Ordinances in conflict herewith are hereby
6 repealed to the extent of such conflict.
7

8 Section 6. This Ordinance shall become effective immediately upon adoption.
9

10 PLACED ON FIRST READING THIS _____ DAY OF _____, 2020.
11

12 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
13 _____, 2020.
14

15
16 _____
17 MAYOR
18

19 ATTEST:
20

21 _____
22 VILLAGE CLERK
23

24
25 APPROVED AS TO FORM AND
26 LEGAL SUFFICIENCY:
27

28 _____
29 VILLAGE ATTORNEY

EXHIBIT "A"

Legal Description

Lot 1, MARINA ADDITION TO THE VILLAGE OF NORTH PALM BEACH, according to the plat thereof recorded in Plat Book 27, Page 98 of the public records of Palm beach County, Florida

PCN: 68-43-42-09-02-000-0010