

1 A bill to be entitled
 2 An act relating to the West Palm Beach Water Catchment
 3 Area, Palm Beach County; amending chapter 67-2169, Laws of
 4 Florida, as amended; revising the legal description of the
 5 water catchment area; authorizing the licensing or
 6 permitting of certain uses within the water catchment
 7 area; providing an effective date.

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

10
 11 Section 1. Sections 1 and 2 of chapter 67-2169, Laws of
 12 Florida, as amended, are amended to read:

13 Section 1. West Palm Beach Water Catchment area
 14 described.--The following described lands in Palm Beach County,
 15 Florida, owned by the City of West Palm Beach, Florida, form the
 16 West Palm Beach water catchment area, to wit:

17
 18 PARCEL ONE.

19
 20 The South four hundred fifty feet (450') of the
 21 Southwest quarter (SW 1/4) of Section one (1) in
 22 Township forty-three South (43 S) Range forty-two
 23 East (42 E), except right-of-way of Military Trail and
 24 Haverhill Road.

25
 26 PARCEL TWO.

27

HB 1531

2006

28 The South four hundred fifty feet (450') of the
29 Southeast quarter (SE 1/4) and the entire Southwest
30 quarter (SW 1/4) of Section two (2) of Township forty-
31 three South (43 S), Range forty-two East (42 E),
32 except right-of-way for Haverhill Road subject,
33 however, to that certain easement from Model Land
34 Company to Florida Power and Light Company dated
35 September 16, 1931, to construct and operate power
36 lines on the East side of said property.

37
38 Said PARCEL TWO being also subject to 160 ft. width
39 electric power and communication line easement as
40 granted by West Palm Beach Water Company unto Florida
41 Power and Light Company by right-of-way agreement
42 dated June 23, 1953, recorded in Deed Book 1023, page
43 680, Palm Beach County Public Records. (Less Right-of-
44 Way of Haverhill Road.)

45
46 PARCEL THREE.

47
48 The South half (S 1/2) of Section three (3), Township
49 forty-three South (43 S), Range forty-two East (42 E).

50
51 Less and except Jog Road extension described as
52 follows:

53
54 A parcel of land in Section three (3), Township forty-
55 three South (43 S), Range forty-two East (42 E), Palm

56 Beach County, Florida, more particularly described as
 57 follows: Commence at the southeast corner of said
 58 Section three (3); thence along the south line of said
 59 Section three (3), N 88°43'44" W for 302.06 feet to
 60 the West right-of-way line of Florida's Turnpike,
 61 recorded in Circuit Court Minutes Book 68, page 204,
 62 of the public records of Palm Beach County, Florida;
 63 thence along said right-of-way line, N 01°54'17" E for
 64 2,188.38 feet to the point of curvature of a curve
 65 concave to the east, having a radius of 43,121.85
 66 feet; thence northerly, along said curve and right-of-
 67 way line to the right, through a central angle of
 68 0°39'37" for 496.98 feet to the north line of the
 69 South half (S 1/2) of said Section three (3); thence
 70 along said north line, N 88°33'32" W for 166.86 feet
 71 to a non-tangent curve, concave to the west, having a
 72 radius of 657.00 feet, where a radial line bears S
 73 85°35'16" W; thence southerly, along said curve to the
 74 right, through a central angle of 6°19'01" for 72.44
 75 feet to a point of tangency; thence S 01°54'17" W for
 76 2,613.48 feet to the said south line of Section three
 77 (3); thence along said south line, S 88°43'44" E for
 78 160.01 feet to the Point of Beginning.

80 PARCEL FOUR.

81
 82 The North four hundred fifty feet (450') of Section
 83 eleven (11), Township forty-three ~~43~~ South (43 S),

84 Range forty-two ~~42~~ East (42 E), except right-of-way
 85 for Haverhill Road.

86

87 PARCEL FIVE.

88

89 The North four hundred fifty feet (450') of Northwest
 90 quarter (NW 1/4) of Section twelve (12), Township
 91 forty-three South (43 S), Range forty-two East (42 E),
 92 as conveyed to West Palm Beach Water Company by Model
 93 Land Company's two deeds of July 12, 1944, recorded in
 94 Deed Book 694, page 317, and Deed Book 694, page 319,
 95 subject to right-of-way of Military Trail. (Less
 96 Right-of-Way of Haverhill Road.)

97

98 Subject also to easement from Model Land Company to
 99 Florida Power and Light Company dated September 16,
 100 1931, to construct and operate power lines on west
 101 side of said North half (N 1/2) of Northwest quarter
 102 (NW 1/4) of said Section twelve (12). ~~12,~~

103

104 PARCEL SIX.

105

106 The North half (N 1/2) ~~One Half~~ of the North half (N
 107 1/2) ~~One Half~~ of the Northwest quarter (NW 1/4) ~~One-~~
 108 ~~Quarter~~ of the Northeast quarter (NE 1/4) ~~One Quarter~~,
 109 Section ten (10), Township forty-three South (43 S),
 110 Range forty-two East (42 E).

111

PARCEL SEVEN.

All of Section seventeen (17) lying South of Seaboard Air Line Railway, all of Sections eighteen (18), nineteen (19) and twenty (20), all of Section twenty-one (21) south of Seaboard Air Line Railway; all of Sections twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), thirty-two (32) and thirty-three (33), all being in Township forty-two ~~(42)~~ South (42 S), Range forty-two East (42 E).

PARCEL EIGHT.

That part of South one-half (S 1/2) of Section sixteen (16), Township forty-two ~~(T-42)~~ South (42 S), Range forty-two ~~(R-42)~~ East (42 E), lying south and west of right-of-way of Florida Western and Northern Railroad Company as described in Deed Book 225, Page 160, of Palm Beach County public records, now owned by Seaboard Air Line Railroad Company.

Said PARCELS SEVEN and EIGHT being subject to easement of Palm Beach County, Florida, for public road known as Lake Park Road across said sections 16-17-18-19-20-21.

Said Sections 17-18 in said PARCEL SEVEN being also subject to agreement between West Palm Beach Water

140 Company and Palm Beach County by Deed of February 26,
 141 1951, recorded in Deed Book 936, page 151, permitting
 142 removal by said County of shell not exceeding 15 ft.
 143 in depth by the present level of water from said land.

144
 145 Part of said Section thirty-two (32) ~~32~~ of Township 42
 146 South (42 S), Range 42 East (42 E) in said PARCEL
 147 SEVEN being subject to an estate, for its ~~his~~ natural
 148 life, in Ike Lee, with remainder to Model Land
 149 Company, its successors and assigns, as described in
 150 Indenture of August 21, 1942, between J.C. Bills, Jr.,
 151 et als, parties of the first part, Ike Lee, party of
 152 the second part, and Model Land Company, party of the
 153 third part, recorded Deed Book 656, page 102, Public
 154 Records, Palm Beach County, Florida.

155
 156 PARCEL NINE.

157
 158 All of Sections four (4), five (5), six (6), seven
 159 (7), eight (8), nine (9), seventeen (17) and eighteen
 160 (18), all being in Township forty-three ~~(43)~~ South (43
 161 S), Range forty-two ~~(42)~~ East (42 E).

162
 163 PARCEL TEN.

164
 165 All of the following described lands:
 166

167 Starting at the southeast corner of Section 4, T 43 S,
 168 R 40 E, proceed westerly a distance of 329.57' more or
 169 less to the point of beginning, said point being on
 170 the north R/W line of the Central and Southern Florida
 171 Flood Control District L-8 tie back canal. From said
 172 point of beginning, proceed westerly a distance of
 173 170.42' more or less to a point; thence proceed N 00°
 174 05' 50" a distance of 339.29' more or less to a point;
 175 thence proceed easterly a distance of 170' more or
 176 less to a point; thence proceed N 00° 05' E a distance
 177 of 1,203.89', more or less to a point; thence N 45° E
 178 a distance of 467.50' more or less to a point on the
 179 east line of Section 4, T 43 S, R 40 E; thence S 00°
 180 05' W a distance of 354.16' more or less to a point;
 181 thence S 45° 00' W a distance of 113.34' to a point;
 182 thence S 00° 05' W a distance of 1,190.74' more or
 183 less to a point on the North R/W line of the Central
 184 and Southern Florida Flood Control District L-8 tie
 185 back canal; thence S 45° 08' 50" E a distance of
 186 352.64' to the point of beginning; all the above
 187 described lands lying in Section 4, T 43 S, R 40 E and
 188 containing 10.83 acres, more or less.

190 Starting at the southwest corner of Section 3, T 43 S,
 191 R 40 E proceed N 00° 05' E a distance of 1,430.16'
 192 more or less to the point of beginning. From said
 193 point of beginning proceed N 00° 05' E a distance of
 194 354.16' more or less to a point; thence N 45° 00' E a

195 distance of 3,550.36' more or less, to a point on the
 196 north line of Section 3, T 43 S, R 40 E; thence S 87°
 197 46' E a distance of 340.54' more or less to a point;
 198 thence S 45° 00' W a distance of 4,032.32' more or
 199 less to the point of beginning. All of the above
 200 described lands lie in Section 3, T 43 S, R 40 E and
 201 contain 21.75 acres, more or less.

202
 203 Starting at the southeast corner of Section 34, T 42
 204 S, R 40 E proceed northerly a distance of 80' more or
 205 less to the point of beginning; thence N 87° 46' W a
 206 distance of 2,802.44' more or less, to a point; thence
 207 S 45° 00' W a distance of 108.97', more or less to a
 208 point on the south line of Section 34, T 42 S, R 40 E;
 209 thence N 87° 46' W a distance of 340.54' more or less,
 210 to a point; thence N 45° 00' E a distance of 449.51'
 211 more or less to a point; thence S 87° 46' E a distance
 212 of 2,902.00' more or less to a point; thence southerly
 213 a distance of 250.19' more or less to the point of
 214 beginning; said described lands containing 18.52 acres
 215 more or less and lie wholly in Section 34, T 42 S, R
 216 40 E.

217
 218 Starting at the southwest corner of Section 35, T 42
 219 S, R 40 E proceed northerly a distance of 80' more or
 220 less, to the point of beginning; thence proceed
 221 northerly a distance of 250' more or less to a point;
 222 thence proceed S 87° 46' E a distance of 5,262.93'

223 more or less to a point; thence N 88° 37' E a distance
 224 of 12.87' more or less to a point; thence proceed
 225 southerly a distance of 250' more or less to a point;
 226 thence proceed S 88° 37' W a distance of 3.12' more or
 227 less to a point; thence proceed N 87° 46' W a distance
 228 of 5,272.68' more or less to the point of beginning;
 229 all above described lands lying in Section 35, T 42 S,
 230 R 40 E and containing 30.2 acres, more or less.

231
 232 Starting at the southwest corner of Section 36, T 42
 233 S, R 40 E, proceed northerly a distance of 80' more or
 234 less to the point of beginning; thence proceed
 235 northerly a distance of 250' more or less to a point;
 236 thence proceed N 88° 37' E a distance of 5,287.66'
 237 more or less to the southwest corner of Section 31, T
 238 42 S, R 41 E; thence proceed S 1° 41' W a distance of
 239 250.11' more or less, to a point; thence proceed S 88°
 240 37' W a distance of 5,281.62' more or less to the
 241 point of beginning; the above described lands lying in
 242 Section 36, T 42 S, R 40 E and containing 30.3 acres,
 243 more or less.

244
 245 Less and except that portion of Sections 35 and 36,
 246 Township 42 South, Range 40 East, as described above,
 247 that lie North of the following described line:

248
 249 Commencing at the northwest corner of said Section 35;
 250 thence S 00 05' 34" E, along the West line of said

251 Section 35, 5,205.17 feet to a point lying 82.04 feet
 252 north of (as measured along said West line) the "Royal
 253 Palm Beach Colony" south line of said Section 35 and
 254 the Point of Beginning of the herein described line;
 255 thence S 87 38' 00" E, 983.00 feet; thence S 87 51'
 256 58" E, 3,082.46 feet; thence S 87 57' 41" E, 1,210.03
 257 feet; thence N 88 43' 01" E, 7.93 feet to a point on
 258 the East line of said Section 35, said point lying
 259 57.90 feet north of (as measured along said East line)
 260 the said south line of Section 35 also being the West
 261 line of Section 36; thence continue N 88 43' 01" E,
 262 779.85 feet; thence S 89 29' 30" E, 525.09 feet;
 263 thence S 89 07' 06" E, 283.89 feet; thence N 88 39'
 264 13" E, 2,494.69 feet; thence N 88 29' 15" E, 1,207.18
 265 feet to a point on the East line of said Section 36,
 266 said point lying 336.46 feet north of (as measured
 267 along said East line) the said "Royal Palm Beach
 268 Colony" south line of Section 36 and the Point of
 269 Termination of the herein described line.

270
 271 Said Sections are as shown on the M Canal R/W Map as
 272 recorded in Road Plat Book 6, pages 136-141, Public
 273 Records of Palm Beach County, Florida.

274
 275 The north 250' of Section 6, T 43 S, R 41 E.

276
 277 The north 250' of Section 5, T 43 S, R 41 E.

278

279 Beginning at the southwest corner of Section 33, T 42
 280 S, R 41 E proceed N 59° 47' E a distance of 660' more
 281 or less to a point; thence N 89° 47' E a distance of
 282 4,720.0' more or less to a point on the east line of
 283 said Section 33, said point being 330' more or less to
 284 a point northerly from the southeast corner of said
 285 Section 33. From the above described point proceed
 286 southerly a distance of 250' more or less to a point;
 287 thence proceed S 89° 47' W a distance of 4,490.16'
 288 more or less to a point; thence S 59° 47' W a distance
 289 of 160' more or less to a point on the south line of
 290 Section 33, T 42 S, R 41 E; thence S 89° 47' W a
 291 distance of 661.58' more or less to the point of
 292 beginning; all above described land lying in Section
 293 33, T 42 S, R 41 E, containing 29.5 acres, more or
 294 less.

296 Beginning at the northwest corner of Section 4, T 43
 297 S, R 41 E proceed N 89° 47' E a distance of 661.58'
 298 more or less to a point; thence S 59° 47' W a distance
 299 of 500' more or less to a point; thence S 89° 47' W a
 300 distance of 229.51' more or less to a point on the
 301 west line of said Section 4; thence northerly a
 302 distance of 250' more or less to the point of
 303 beginning; all above described land lying in Section
 304 4, T 43 S, R 41 E, containing 2.57 acres more or less.
 305 The south 330' of Section 34, T 42 S, R 41 E less the

HB 1531

2006

306 south 80' thereof, containing 30.36 acres, more or
 307 less.

308
 309 The south 330' of Section 35, T 42 S, R 41 E less the
 310 south 80' thereof, containing 30.36 acres, more or
 311 less.

312
 313 The south 330' of Section 36, T 42 S, R 41 E less the
 314 south 80' thereof, containing 30.36 acres, more or
 315 less (less R/W of State Road 7).

316
 317 Section 2. Uses.--It shall be mandatory that the City of
 318 West Palm Beach retain in perpetuity full ownership and control
 319 and shall not lease or grant any license for any part of the
 320 water catchment area which is inconsistent with water supply,
 321 environmental, educational, or conservation purposes, including,
 322 but not limited to, environmental mitigation. No use of the
 323 water catchment area shall be made by the city which is
 324 inconsistent with water supply, environmental, educational, or
 325 conservation purposes, which purposes include, but are not
 326 limited to, environmental mitigation purposes. The City of West
 327 Palm Beach may grant licenses permitting the construction,
 328 installation, maintenance, and removal of crossings above,
 329 below, and across the M-Canal by water, wastewater, gas, or
 330 other utility pipes and electric or other utility lines and for
 331 the construction, expansion, extension, relocation, and
 332 maintenance of government roadways across the M-Canal, provided
 333 such crossings are not inconsistent with the uses established in

HB 1531

2006

334 | this section and such crossings are not inconsistent with this
335 | act or applicable laws and regulations governing Class I potable
336 | water supplies and the water catchment area.

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