

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.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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).

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51 | Less and except Jog Road extension described as
52 | follows:
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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 215.90 feet
71 to a non-tangent curve, concave to the west, having a
72 radius of 885.00 feet, where a radial line bears S
73 71°58'11" W; thence southerly, along said curve to the
74 right, through a central angle of 19°56'06" for 307.92
75 feet to a point of tangency; thence S 01°54'17" W for
76 2,383.63 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.

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80 PARCEL FOUR.

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The North four hundred fifty feet (450') of Section eleven (11), Township forty-three 43 South (43 S), Range forty-two 42 East (42 E), except right-of-way for Haverhill Road.

PARCEL FIVE.

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

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

PARCEL SIX.

The North half (N 1/2) One-Half of the North half (N 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

112 PARCEL SEVEN.

113

114 All of Section seventeen (17) lying South of Seaboard
 115 Air Line Railway, all of Sections eighteen (18),
 116 nineteen (19) and twenty (20), all of Section twenty-
 117 one (21) south of Seaboard Air Line Railway; all of
 118 Sections twenty-eight (28), twenty-nine (29), thirty
 119 (30), thirty-one (31), thirty-two (32) and thirty-
 120 three (33), all being in Township forty-two (42) South
 121 (42 S), Range forty-two East (42 E).

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123 PARCEL EIGHT.

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

132

133 Said PARCELS SEVEN and EIGHT being subject to easement
 134 of Palm Beach County, Florida, for public road known

135 as Lake Park Road across said sections 16-17-18-19-20-
 136 21.

137
 138 Said Sections 17-18 in said PARCEL SEVEN being also
 139 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).

PARCEL TEN.

All of the following described lands:

Starting at the southeast corner of Section 4, T 43 S, R 40 E, proceed westerly a distance of 329.57' more or less to the point of beginning, said point being on the north R/W line of the Central and Southern Florida Flood Control District L-8 tie back canal. From said point of beginning, proceed westerly a distance of 170.42' more or less to a point; thence proceed N 00° 05' 50" a distance of 339.29' more or less to a point; thence proceed easterly a distance of 170' more or less to a point; thence proceed N 00° 05' E a distance of 1,203.89', more or less to a point; thence N 45° E a distance of 467.50' more or less to a point on the east line of Section 4, T 43 S, R 40 E; thence S 00° 05' W a distance of 354.16' more or less to a point; thence S 45° 00' W a distance of 113.34' to a point; thence S 00° 05' W a distance of 1,190.74' more or less to a point on the North R/W line of the Central and Southern Florida Flood Control District L-8 tie back canal; thence S 45° 08' 50" E a distance of 352.64' to the point of beginning; all the above described lands lying in section 4, T 43 S, R 40 E and containing 10.83 acres, more or less.

189
 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.

295
 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
 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
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.