

CS/HB 1255

2012

1                   A bill to be entitled  
2           An act relating to the Acme Improvement District and  
3           the Lake Worth Drainage District, Palm Beach County;  
4           transferring land referred to as the "Wellington  
5           Medical Arts District" from the Lake Worth Drainage  
6           District to the Acme Improvement District; providing  
7           purposes; providing an effective date.  
8

9   Be It Enacted by the Legislature of the State of Florida:  
10

11           Section 1.   Extension of Acme Improvement District  
12   boundaries.-The lands commonly known as the "Wellington Medical  
13   Arts District," more particularly described below, shall be  
14   added to the territorial limits of the Acme Improvement  
15   District, a dependent district of the Village of Wellington,  
16   existing in Palm Beach County, as codified under chapter 2003-  
17   330, Laws of Florida, and shall be removed from the territorial  
18   limits of the Lake Worth Drainage District, a corporation under  
19   the drainage laws of the state, existing in Palm Beach County,  
20   as codified under chapter 98-525, Laws of Florida. The purpose  
21   of the transfer of property from the Lake Worth Drainage  
22   District to the Acme Improvement District is to facilitate the  
23   development of the Wellington Medical Arts District as a  
24   premiere wellness, health care treatment, medical education, and  
25   research destination. The achievement of this development will  
26   create local and regional jobs and greatly expand educational  
27   opportunities in the area. The inclusion of these lands within  
28   the Acme Improvement District will create the opportunity to

29 enhance and expedite the delivery of infrastructure and services  
 30 to the Wellington Medical Arts District. The Wellington Medical  
 31 Arts District is more particularly described as follows:

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 33 A parcel of land being a portion of Block 18, Palm  
 34 Beach County Farms Company Plat No. 3 as recorded in  
 35 Plat Book 2, Pages 45 to 54 and lying with Section 12,  
 36 Township 44 South, Range 41 East, Palm Beach County,  
 37 Florida,

38  
 39 Being more particularly described as follows:

40  
 41 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,  
 42 THENCE RUN ALONG THE NORTHERLY LINE OF SAID SECTION  
 43 12, N87°54'23"W A DISTANCE OF 235.29 FEET TO A POINT  
 44 ON THE WESTERLY LINE OF STATE ROAD NO. 7 (U.S. 441);  
 45 SAID LINE ALSO BEING THE EASTERLY LINE OF THE PLAT OF  
 46 BLACK DIAMOND PHASE 1 AS RECORDED IN PLAT BOOK 94,  
 47 PAGE 63; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY  
 48 LINE, S01°38'03"W A DISTANCE OF 329.81 FEET; THENCE  
 49 CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE,  
 50 S01°38'02"W A DISTANCE OF 7.18 FEET TO THE POINT OF  
 51 BEGINNING.

52  
 53 THENCE, CONTINUING ALONG WESTERLY RIGHT-OF-WAY LINE,  
 54 S01°38'03"W A DISTANCE OF 3012.52 FEET; THENCE  
 55 N88°51'26"E A DISTANCE OF 2.66 FEET; THENCE  
 56 S03°47'21"W A DISTANCE OF 896.86 FEET TO POINT ON A

57 CURVE CONCAVE TO THE NORTH, AND HAVING A RADIAL  
58 BEARING OF N33°40'40"E, AND A RADIUS OF 5665.58 FEET  
59 AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST  
60 HILL BOULEVARD (VARYING WIDTH RIGHT-OF-WAY); THENCE  
61 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'00"  
62 A DISTANCE OF 299.95 FEET TO THE POINT OF TANGENCY;  
63 THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY  
64 LINE, N82°09'24"W A DISTANCE OF 400.00 FEET; THENCE  
65 LEAVING SAID NORTHERLY RIGHT-OF WAY LINE, N01°15'00"W  
66 A DISTANCE OF 1125.81 FEET; THENCE S88°59'28"W A  
67 DISTANCE OF 1583.23 FEET; THENCE N01°31'07"E A  
68 DISTANCE OF 1371.99 FEET TO THE SOUTH LINE OF TRACT  
69 10, SAID BLOCK 18, THENCE ALONG SAID SOUTHERLY LINE,  
70 S88°59'11"W A DISTANCE OF 26.92 FEET TO THE  
71 SOUTHWESTERLY CORNER OF SAID TRACT 10; THENCE ALONG  
72 THE WESTERLY LINE OF SAID TRACT 10, N01°28'33"W A  
73 DISTANCE OF 661.12 FEET TO THE NORTHWESTERLY CORNER OF  
74 SAID TRACT 10; THENCE, ALONG THE NORTHERLY LINE OF  
75 SAID TRACT 10, N88°59'36"E A DISTANCE OF 27.42 FEET;  
76 THENCE N01°31'07"E A DISTANCE OF 1346.19 FEET TO A  
77 POINT ON THE SOUTHERLY LINE OF THE PLAT OF BLACK  
78 DIAMOND PHASE 1, AS RECORDED IN PLAT BOOK 94, PAGE 83,  
79 THENCE ALONG THE BOUNDARY OF SAID PLAT OF BLACK  
80 DIAMOND PHASE 1, THE FOLLOWING COURSES, N88°51'26"E A  
81 DISTANCE OF 1709.24 FEET; THENCE N01°19'46"W A  
82 DISTANCE OF 343.52 FEET; THENCE N89°12'13"W A DISTANCE  
83 OF 725.10 FEET TO THE POINT OF BEGINNING.  
84

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85 WHICH INCLUDES THE TWO (2) 25 FEET LAKE WORTH DRAINAGE  
86 DISTRICT RIGHTS-OF-WAYS AS RECORDED IN PLAT BOOK 2,  
87 PAGES 45-54, AND SPECIFICALLY EXCLUDES THE LAKE WORTH  
88 DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL  
89 RECORD BOOK 9813, PAGE 1513.

90  
91 CONTAINING 211.561 ACRES.

92  
93 AND TRACTS: TRACT "C-1," TRACT "L-1," TRACT "P-2," AND  
94 TRACT "C-13" OF THE BLACK DIAMOND PHASE 1 PLAT AS  
95 RECORDED IN PLAT BOOK 83, PAGE 94 WITH SAID ADDITIONAL  
96 ACREAGE OF 11.33 ACRES (MORE OR LESS).

97  
98 PROVIDING FOR A TOTAL MEDICAL ARTS DISTRICT ACREAGE OF  
99 222.891 ACRES (MORE OR LESS).

100  
101 Section 2. This act shall take effect upon becoming a law.