

Amendment No.

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	—	(Y/N)
ADOPTED AS AMENDED	—	(Y/N)
ADOPTED W/O OBJECTION	—	(Y/N)
FAILED TO ADOPT	—	(Y/N)
WITHDRAWN	—	(Y/N)
OTHER	—	

1 Committee/Subcommittee hearing bill: Local & Federal Affairs  
2 Committee

3 Representative Pafford offered the following:

4  
5 **Amendment**

6 Remove everything after the enacting clause and insert:

7 Section 1. Section 1 of chapter 2012-256, Laws of Florida,  
8 is amended to read:

9 Section 1. Extension of Acme Improvement District  
10 boundaries.—The lands commonly known as the "Wellington Medical  
11 Arts District," more particularly described below, shall be  
12 added to the territorial limits of the Acme Improvement  
13 District, a dependent district of the Village of Wellington,  
14 existing in Palm Beach County, as codified under chapter 2003-  
15 330, Laws of Florida, and shall be removed from the territorial  
16 limits of the Lake Worth Drainage District, a corporation under  
17 the drainage laws of the state, existing in Palm Beach County,

Amendment No.

18 as codified under chapter 98-525, Laws of Florida. The purpose  
19 of the transfer of property from the Lake Worth Drainage  
20 District to the Acme Improvement District is to facilitate the  
21 development of the Wellington Medical Arts District as a  
22 premiere wellness, health care treatment, medical education, and  
23 research destination. The achievement of this development will  
24 create local and regional jobs and greatly expand educational  
25 opportunities in the area. The inclusion of these lands within  
26 the Acme Improvement District will create the opportunity to  
27 enhance and expedite the delivery of infrastructure and services  
28 to the Wellington Medical Arts District. The Wellington Medical  
29 Arts District is more particularly described as follows:

30 A parcel of land being a portion of Block 18, The Palm Beach  
31 ~~County~~ Farms Company Plat No. 3 as recorded in Plat Book 2,  
32 Pages 45 through to 54, all of Venra Development, LLC, as  
33 recorded in Plat Book 97, Pages 179 and 180, all of Wellington  
34 MUPD, as recorded in Plat Book 101, pages 132 and 133, and all  
35 of Wellington Reserve Office Park, as recorded in Plat Book 103,  
36 Pages 178 through 180, all according to the plats thereof as  
37 recorded in the public records of Palm Beach County, Florida,  
38 ~~and lying within~~ Section 12, Township 44 South, Range 41 East,  
39 ~~Palm Beach County, Florida,~~ Being more particularly described as  
40 follows:

41  
42 PARCEL 1  
43

Amendment No.

44 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,  
45 THENCE NORTH 87° 53' 57" WEST ALONG THE NORTH LINE OF  
46 SECTION 12, A DISTANCE OF 235.27 FEET; THENCE SOUTH 01° 38'  
47 27" WEST ALONG A LINE LYING 240.00 FEET WEST OF (AS  
48 MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE BASELINE  
49 OF SURVEY FOR STATE ROAD 7 (US 441) ACCORDING TO THE  
50 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP  
51 SECTION 93210-2519, SAID PARALLEL LINE BEING THE WEST  
52 RIGHT-OF-WAY LINE OF SAID STATE ROAD 7, AND THE EAST LINE  
53 OF BLACK DIAMOND PHASE 1, ACCORDING TO THE PLAT THEREOF, AS  
54 RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH 91, PUBLIC  
55 RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 329.79  
56 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE  
57 SOUTH 01° 38' 26" WEST, A DISTANCE OF 7.18 FEET TO THE  
58 POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST CORNER  
59 OF TRACT C-1, OF SAID BLACK DIAMOND - PHASE 1; THENCE  
60 CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD  
61 7 FOR THE FOLLOWING FIVE COURSES, SOUTH 01° 38' 26" WEST, A  
62 DISTANCE OF 1992.65 FEET; THENCE SOUTH 01° 38' 18" WEST, A  
63 DISTANCE OF 1015.08 FEET; THENCE NORTH 89° 01' 51" EAST  
64 ALONG THE NORTH LINE OF TRACT 20, BLOCK 18, OF SAID PALM  
65 BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 2.66 FEET TO A  
66 POINT ON A LINE LYING 240.00 FEET WEST OF (AS MEASURED AT  
67 RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID  
68 SECTION 12; THENCE SOUTH 01° 30' 47" WEST ALONG SAID  
69 PARALLEL LINE, A DISTANCE OF 1026.20 FEET; THENCE SOUTH 03°

261471 - h1143-strike.docx

Published On: 3/19/2014 4:54:13 PM

Amendment No.

70 48' 15" WEST, A DISTANCE OF 896.51 FEET TO A POINT OF  
71 INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST  
72 HILL BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE TO THE  
73 NORTH, HAVING A RADIAL BEARING OF NORTH 03° 41' 07" EAST, A  
74 RADIUS OF 5665.58 FEET; THENCE WESTERLY ALONG THE ARC OF  
75 SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'00", AN ARC  
76 DISTANCE OF 299.95 FEET TO A POINT OF TANGENCY; THENCE  
77 CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FOREST  
78 HILL BOULEVARD FOR THE NEXT TWO COURSES NORTH 82° 08' 55"  
79 WEST, A DISTANCE OF 400.07 FEET; THENCE NORTH 80° 52' 41"  
80 WEST, A DISTANCE OF 4.48 FEET TO THE EAST RIGHT-OF-WAY LINE  
81 OF LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN  
82 OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF SAID PUBLIC  
83 RECORDS, SAID EAST RIGHT-OF-WAY LINE LYING 255.91 FEET WEST  
84 OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE  
85 EAST LINE OF TRACTS 27 AND 22, BLOCK 18; THENCE NORTH 01°  
86 19' 04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE  
87 OF 1129.11 FEET TO A POINT LYING ON THE NORTH LINE OF SAID  
88 TRACT 22, BLOCK 18; THENCE SOUTH 89° 04' 17" WEST ALONG THE  
89 NORTH LINE OF TRACTS 22, 23 AND 24, BLOCK 18, SAID NORTH  
90 LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH  
91 DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL RECORD  
92 BOOK 6813 AT PAGE 1513 OF SAID PUBLIC RECORDS, A DISTANCE  
93 OF 1561.60 FEET TO A POINT ON A LINE LYING 26.36 FEET EAST  
94 OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE  
95 WEST LINE OF TRACTS 17 AND 16, BLOCK 18; THENCE ALONG SAID

261471 - h1143-strike.docx

Published On: 3/19/2014 4:54:13 PM

Amendment No.

96 PARALLEL LINE AND EAST RIGHT-OF-WAY LINE OF SAID S-5 CANAL  
97 FOR THE FOLLOWING SEVEN COURSES, NORTH 01° 27' 57" EAST, A  
98 DISTANCE OF 1344.77 FEET TO THE NORTH LINE OF SAID TRACT  
99 16, BLOCK 18; THENCE SOUTH 88° 59' 24" WEST ALONG SAID  
100 NORTH LINE AND WESTERLY EXTENSION THEREOF, A DISTANCE OF  
101 53.29 FEET TO THE WEST LINE OF SAID BLOCK 18; THENCE NORTH  
102 01° 25' 21" EAST ALONG SAID WEST LINE OF BLOCK 18, A  
103 DISTANCE OF 684.83 FEET; THENCE NORTH 88° 56' 58" EAST  
104 ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 9  
105 AND THE SOUTH LINE OF TRACT 9 , BLOCK 18, DISTANCE OF 42.44  
106 FEET; THENCE NORTH 01° 27' 57" EAST ALONG A LINE LYING  
107 15.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND  
108 PARALLEL WITH THE WEST LINE OF SAID TRACT 9, BLOCK 18, A  
109 DISTANCE OF 672.37 FEET TO THE CENTERLINE OF THE PLATTED 25  
110 FOOT ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN TRACTS  
111 4 AND 9, OF SAID BLOCK 18; THENCE NORTH 88° 54' 32" EAST  
112 ALONG SAID CENTERLINE, A DISTANCE OF 11.37 FEET; THENCE  
113 NORTH 01° 27' 57" EAST ALONG A LINE LYING 26.36 FEET EAST  
114 OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE  
115 WEST LINE OF TRACT 4, BLOCK 18, A DISTANCE OF 672.38 FEET  
116 TO THE NORTH LINE OF SAID TRACT 4, BLOCK 18, SAID NORTH  
117 LINE ALSO BEING THE SOUTH LINE OF TRACT C-1, OF SAID BLACK  
118 DIAMOND - PHASE 1; THENCE NORTH 88° 52' 06" EAST ALONG THE  
119 SOUTH LINE OF TRACTS C-1 AND P-2 OF SAID BLACK DIAMOND -  
120 PHASE 1 , A DISTANCE OF 1653.68 FEET TO THE SOUTHEAST  
121 CORNER SAID TRACT P-2; THENCE NORTH 01° 19' 04" WEST ALONG

261471 - h1143-strike.docx

Published On: 3/19/2014 4:54:13 PM

Amendment No.

122 THE EAST LINE OF TRACTS P-2 AND C-1, A DISTANCE OF 345.30  
123 FEET TO THE SOUTH LINE OF SAID TRACT C-1; THENCE SOUTH 89°  
124 10' 35" EAST ALONG THE SOUTH LINE OF TRACT C-2, A DISTANCE  
125 OF 725.10 FEET TO THE POINT OF BEGINNING.

126  
127 CONTAINING 209.53 ACRES, MORE OR LESS

128  
129 BEARINGS SHOWN HEREON ARE REFERENCED TO GRID BEARINGS BASED  
130 ON FLORIDA STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF  
131 1927, AS DETERMINED AND ACCORDING TO THE FLORIDA  
132 DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE  
133 ROAD 7, (US 441) SECTION 93210-2519, THE EAST LINE OF  
134 SECTION 12 BEARS NORTH 01° 30' 47" EAST AND ALL OTHER  
135 BEARING ARE RELATIVE THERETO.

136  
137 TOGETHER WITH:

138  
139 PARCEL 2

140  
141 BEING ALL OF TRACT C-1, TRACT L-1, TRACT P-2 AND TRACT C-  
142 13, BLACK DIAMOND - PHASE 1, ACCORDING TO THE PLAT THEREOF,  
143 AS RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH 91, OF THE  
144 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

145  
146 CONTAINING 5.82 ACRES, MORE OR LESS

147

Amendment No.

148 TOTAL SERVICE AREA OF PARCEL 1 AND PARCEL 2 CONTAIN 215.35  
149 ACRES, MORE OR LESS.

150  
151 ~~COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,~~  
152 ~~THENCE RUN ALONG THE NORTHERLY LINE OF SAID SECTION~~  
153 ~~12, N87°54'23"W A DISTANCE OF 235.29 FEET TO A POINT~~  
154 ~~ON THE WESTERLY LINE OF STATE ROAD NO. 7 (U.S. 441);~~  
155 ~~SAID LINE ALSO BEING THE EASTERLY LINE OF THE PLAT OF~~  
156 ~~BLACK DIAMOND PHASE 1 AS RECORDED IN PLAT BOOK 94,~~  
157 ~~PAGE 63; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY~~  
158 ~~LINE, S01°38'03"W A DISTANCE OF 329.81 FEET; THENCE~~  
159 ~~CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE,~~  
160 ~~S01°38'02"W A DISTANCE OF 7.18 FEET TO THE POINT OF~~  
161 ~~BEGINNING.~~

162 ~~THENCE, CONTINUING ALONG WESTERLY RIGHT-OF-WAY LINE,~~  
163 ~~S01°38'03"W A DISTANCE OF 3012.52 FEET; THENCE~~  
164 ~~N88°51'26"E A DISTANCE OF 2.66 FEET; THENCE~~  
165 ~~S03°47'21"W A DISTANCE OF 896.86 FEET TO POINT ON A~~  
166 ~~CURVE CONCAVE TO THE NORTH, AND HAVING A RADIAL~~  
167 ~~BEARING OF N33°40'40"E, AND A RADIUS OF 5665.58 FEET~~  
168 ~~AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST~~  
169 ~~HILL BOULEVARD (VARYING WIDTH RIGHT-OF-WAY); THENCE~~  
170 ~~ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'00"~~  
171 ~~A DISTANCE OF 299.95 FEET TO THE POINT OF TANGENCY;~~  
172 ~~THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY~~  
173 ~~LINE, N82°09'24"W A DISTANCE OF 400.00 FEET; THENCE~~

261471 - h1143-strike.docx

Published On: 3/19/2014 4:54:13 PM

Amendment No.

174 ~~LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N01°15'00"W~~  
175 ~~A DISTANCE OF 1125.81 FEET; THENCE S88°59'28"W A~~  
176 ~~DISTANCE OF 1583.23 FEET; THENCE N01°31'07"E A~~  
177 ~~DISTANCE OF 1371.99 FEET TO THE SOUTH LINE OF TRACT~~  
178 ~~10, SAID BLOCK 18, THENCE ALONG SAID SOUTHERLY LINE,~~  
179 ~~S88°59'11"W A DISTANCE OF 26.92 FEET TO THE~~  
180 ~~SOUTHWESTERLY CORNER OF SAID TRACT 10; THENCE ALONG~~  
181 ~~THE WESTERLY LINE OF SAID TRACT 10, N01°28'33"W A~~  
182 ~~DISTANCE OF 661.12 FEET TO THE NORTHWESTERLY CORNER OF~~  
183 ~~SAID TRACT 10; THENCE, ALONG THE NORTHERLY LINE OF~~  
184 ~~SAID TRACT 10, N88°59'36"E A DISTANCE OF 27.42 FEET;~~  
185 ~~THENCE N01°31'07"E A DISTANCE OF 1346.19 FEET TO A~~  
186 ~~POINT ON THE SOUTHERLY LINE OF THE PLAT OF BLACK~~  
187 ~~DIAMOND PHASE 1, AS RECORDED IN PLAT BOOK 94, PAGE 83,~~  
188 ~~THENCE ALONG THE BOUNDARY OF SAID PLAT OF BLACK~~  
189 ~~DIAMOND PHASE 1, THE FOLLOWING COURSES, N88°51'26"E A~~  
190 ~~DISTANCE OF 1709.24 FEET; THENCE N01°19'46"W A~~  
191 ~~DISTANCE OF 343.52 FEET; THENCE N89°12'13"W A DISTANCE~~  
192 ~~OF 725.10 FEET TO THE POINT OF BEGINNING.~~  
193 ~~WHICH INCLUDES THE TWO (2) 25 FEET LAKE WORTH DRAINAGE~~  
194 ~~DISTRICT RIGHTS-OF-WAYS AS RECORDED IN PLAT BOOK 2,~~  
195 ~~PAGES 45-54, AND SPECIFICALLY EXCLUDES THE LAKE WORTH~~  
196 ~~DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL~~  
197 ~~RECORD BOOK 9813, PAGE 1513.~~  
198 ~~CONTAINING 211.561 ACRES.~~

261471 - h1143-strike.docx

Published On: 3/19/2014 4:54:13 PM



COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. HB 1143 (2014)

Amendment No.

199 ~~AND TRACTS: TRACT "C-1," TRACT "L-1," TRACT "P-2," AND~~  
200 ~~TRACT "C-13" OF THE BLACK DIAMOND PHASE 1 PLAT AS~~  
201 ~~RECORDED IN PLAT BOOK 83, PAGE 94 WITH SAID ADDITIONAL~~  
202 ~~ACREAGE OF 11.33 ACRES (MORE OR LESS).~~  
203 ~~PROVIDING FOR A TOTAL MEDICAL ARTS DISTRICT ACREAGE OF~~  
204 ~~222.891 ACRES (MORE OR LESS).~~

205

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