

HB 1143

2014

1 A bill to be entitled

2 An act relating to the Acme Improvement District, Palm
3 Beach County; amending chapter 2012-256, Laws of
4 Florida; clarifying boundaries; providing an effective
5 date.

6
7 Be It Enacted by the Legislature of the State of Florida:

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

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:

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

36 Being more particularly described as follows:

37
 38 A PARCEL OF LAND BEING A PORTION OF BLOCK 18, PALM
 39 BEACH FARMS COMPANY PLAT NO.3 AS RECORDED IN PLAT BOOK
 40 2, PAGES 45 TO 54 AND LYING WITHIN SECTION 12,
 41 TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY,
 42 FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS
 43 FOLLOWS:
 44 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,
 45 THENCE RUN ALONG THE NORTHERLY LINE OF SAID SECTION
 46 12, N87°54'23"W A DISTANCE OF 235.29 FEET TO A POINT
 47 ON THE WESTERLY LINE OF STATE ROAD NO.7 (U.S. 441);
 48 SAID LINE ALSO BEING THE EASTERLY LINE OF THE PLAT OF
 49 BLACK DIAMOND PHASE 1 AS RECORDED IN PLAT BOOK 94,
 50 PAGE 83; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY
 51 LINE, S01°38'03"W A DISTANCE OF 329.81 FEET; THENCE
 52 CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

53 S01°38'02"W A DISTANCE OF 7.18 FEET TO THE POINT OF
 54 BEGINNING;
 55 THENCE, CONTINUING ALONG WESTERLY RIGHT-OF-WAY LINE,
 56 S01°38'03"W A DISTANCE OF 3012.52 FEET; THENCE
 57 N88°51'26"E A DISTANCE OF 2.66 FEET; THENCE
 58 S01°30'22"W A DISTANCE OF 1021.08 FEET; THENCE
 59 S03°47'21"W A DISTANCE OF 896.86 FEET TO POINT ON A
 60 CURVE CONCAVE TO THE NORTH, AND HAVING A RADIAL
 61 BEARING OF N03°40'40"E, AND A RADIUS OF 5665.58 FEET
 62 AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST
 63 HILL BOULEVARD (VARYING WIDTH RIGHT-OF-WAY); THENCE
 64 WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 65 03°02'00" A DISTANCE OF 299.95 FEET TO THE POINT OF
 66 TANGENCY; THENCE CONTINUING ALONG SAID NON-TANGENT
 67 NORTHERLY RIGHT-OF-WAY LINE, N82°09'24"W A DISTANCE OF
 68 400.00 FEET; THENCE N80°50'46"W A DISTANCE OF 15.45
 69 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF WAY LINE,
 70 N01°15'00"W A DISTANCE OF 1125.81 FEET; THENCE
 71 S88°59'28"W A DISTANCE OF 1583.23 FEET; THENCE
 72 N01°31'07"E A DISTANCE OF 1371.99 FEET TO THE SOUTH
 73 LINE OF TRACT 10, SAID BLOCK 18, THENCE ALONG SAID
 74 SOUTHERLY LINE, S88°59'11"W A DISTANCE OF 26.92 FEET
 75 TO THE SOUTHWESTERLY CORNER OF SAID TRACT 10; THENCE
 76 ALONG THE WESTERLY LINE OF SAID TRACT 10, N01°28'33"E
 77 A DISTANCE OF 661.12 FEET TO THE NORTHWESTERLY CORNER
 78 OF SAID TRACT 10; THENCE, ALONG THE NORTHERLY LINE OF

79 SAID TRACT 10, N88°59'36"E A DISTANCE OF 27.42 FEET;
 80 THENCE N01°31'07"E A DISTANCE OF 1346.19 FEET TO A
 81 POINT ON THE SOUTHERLY LINE OF THE PLAT OF BLACK
 82 DIAMOND PHASE 1, AS RECORDED IN PLAT BOOK 94, PAGE 83,
 83 THENCE ALONG THE BOUNDARY OF SAID PLAT OF BLACK
 84 DIAMOND PHASE 1, THE FOLLOWING COURSES, N88°51'26"E A
 85 DISTANCE OF 1680.81 FEET; THENCE N01°19'46"W A
 86 DISTANCE OF 343.52 FEET; THENCE S89°12'13"E A DISTANCE
 87 OF 725.10 FEET TO THE POINT OF BEGINNING.
 88 CONTAINING 211.561 ACRES

89
 90 ~~COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,~~
 91 ~~THENCE RUN ALONG THE NORTHERLY LINE OF SAID SECTION~~
 92 ~~12, N87°54'23"W A DISTANCE OF 235.29 FEET TO A POINT~~
 93 ~~ON THE WESTERLY LINE OF STATE ROAD NO. 7 (U.S. 441);~~
 94 ~~SAID LINE ALSO BEING THE EASTERLY LINE OF THE PLAT OF~~
 95 ~~BLACK DIAMOND PHASE 1 AS RECORDED IN PLAT BOOK 94,~~
 96 ~~PAGE 63; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY~~
 97 ~~LINE, S01°38'03"W A DISTANCE OF 329.81 FEET; THENCE~~
 98 ~~CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE,~~
 99 ~~S01°38'02"W A DISTANCE OF 7.18 FEET TO THE POINT OF~~
 100 ~~BEGINNING.~~
 101 ~~THENCE, CONTINUING ALONG WESTERLY RIGHT-OF-WAY LINE,~~
 102 ~~S01°38'03"W A DISTANCE OF 3012.52 FEET; THENCE~~
 103 ~~N88°51'26"E A DISTANCE OF 2.66 FEET; THENCE~~
 104 ~~S03°47'21"W A DISTANCE OF 896.86 FEET TO POINT ON A~~

105 ~~CURVE CONCAVE TO THE NORTH, AND HAVING A RADIAL~~
 106 ~~BEARING OF N33°40'40"E, AND A RADIUS OF 5665.58 FEET~~
 107 ~~AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST~~
 108 ~~HILL BOULEVARD (VARYING WIDTH RIGHT-OF-WAY); THENCE~~
 109 ~~ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'00"~~
 110 ~~A DISTANCE OF 299.95 FEET TO THE POINT OF TANGENCY;~~
 111 ~~THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY~~
 112 ~~LINE, N82°09'24"W A DISTANCE OF 400.00 FEET; THENCE~~
 113 ~~LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N01°15'00"W~~
 114 ~~A DISTANCE OF 1125.81 FEET; THENCE S88°59'28"W A~~
 115 ~~DISTANCE OF 1583.23 FEET; THENCE N01°31'07"E A~~
 116 ~~DISTANCE OF 1371.99 FEET TO THE SOUTH LINE OF TRACT~~
 117 ~~10, SAID BLOCK 18, THENCE ALONG SAID SOUTHERLY LINE,~~
 118 ~~S88°59'11"W A DISTANCE OF 26.92 FEET TO THE~~
 119 ~~SOUTHWESTERLY CORNER OF SAID TRACT 10; THENCE ALONG~~
 120 ~~THE WESTERLY LINE OF SAID TRACT 10, N01°28'33"W A~~
 121 ~~DISTANCE OF 661.12 FEET TO THE NORTHWESTERLY CORNER OF~~
 122 ~~SAID TRACT 10; THENCE, ALONG THE NORTHERLY LINE OF~~
 123 ~~SAID TRACT 10, N88°59'36"E A DISTANCE OF 27.42 FEET;~~
 124 ~~THENCE N01°31'07"E A DISTANCE OF 1346.19 FEET TO A~~
 125 ~~POINT ON THE SOUTHERLY LINE OF THE PLAT OF BLACK~~
 126 ~~DIAMOND PHASE 1, AS RECORDED IN PLAT BOOK 94, PAGE 83,~~
 127 ~~THENCE ALONG THE BOUNDARY OF SAID PLAT OF BLACK~~
 128 ~~DIAMOND PHASE 1, THE FOLLOWING COURSES, N88°51'26"E A~~
 129 ~~DISTANCE OF 1709.24 FEET; THENCE N01°19'46"W A~~

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130 ~~DISTANCE OF 343.52 FEET; THENCE N89°12'13"W A DISTANCE~~
131 ~~OF 725.10 FEET TO THE POINT OF BEGINNING.~~
132 ~~WHICH INCLUDES THE TWO (2) 25 FEET LAKE WORTH DRAINAGE~~
133 ~~DISTRICT RIGHTS OF WAYS AS RECORDED IN PLAT BOOK 2,~~
134 ~~PAGES 45-54, AND SPECIFICALLY EXCLUDES THE LAKE WORTH~~
135 ~~DRAINAGE DISTRICT S 5 CANAL AS RECORDED IN OFFICIAL~~
136 ~~RECORD BOOK 9813, PAGE 1513.~~
137 ~~CONTAINING 211.561 ACRES.~~
138 ~~AND TRACTS: TRACT "C 1," TRACT "L 1," TRACT "P 2," AND~~
139 ~~TRACT "C 13" OF THE BLACK DIAMOND PHASE 1 PLAT AS~~
140 ~~RECORDED IN PLAT BOOK 83, PAGE 94 WITH SAID ADDITIONAL~~
141 ~~ACREAGE OF 11.33 ACRES (MORE OR LESS).~~
142 ~~PROVIDING FOR A TOTAL MEDICAL ARTS DISTRICT ACREAGE OF~~
143 ~~222.891 ACRES (MORE OR LESS).~~
144
145 Section 2. This act shall take effect upon becoming a law.