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CS/HB 1143

2014 Legislature

1
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

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

43 | PARCEL 1

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

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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°
 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"

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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
 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

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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 CORNER
 121 SAID TRACT P-2; THENCE NORTH 01° 19' 04" WEST ALONG THE
 122 EAST LINE OF TRACTS P-2 AND C-1, A DISTANCE OF 345.30 FEET
 123 TO THE SOUTH LINE OF SAID TRACT C-1; THENCE SOUTH 89° 10'
 124 35" EAST ALONG THE SOUTH LINE OF TRACT C-2, A DISTANCE OF
 125 725.10 FEET TO THE POINT OF BEGINNING.
 126 CONTAINING 209.53 ACRES, MORE OR LESS
 127 BEARINGS SHOWN HEREON ARE REFERENCED TO GRID BEARINGS BASED
 128 ON FLORIDA STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF
 129 1927, AS DETERMINED AND ACCORDING TO THE FLORIDA DEPARTMENT
 130 OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 7, (US

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131 441) SECTION 93210-2519, THE EAST LINE OF SECTION 12 BEARS
 132 NORTH 01° 30' 47" EAST AND ALL OTHER BEARING ARE RELATIVE
 133 THERE TO.
 134 TOGETHER WITH:
 135 PARCEL 2
 136 BEING ALL OF TRACT C-1, TRACT L-1, TRACT P-2 AND TRACT C-
 137 13, BLACK DIAMOND - PHASE 1, ACCORDING TO THE PLAT THEREOF,
 138 AS RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH 91, OF THE
 139 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 140 CONTAINING 5.82 ACRES, MORE OR LESS
 141 TOTAL SERVICE AREA OF PARCEL 1 AND PARCEL 2 CONTAIN 215.35
 142 ACRES, MORE OR LESS.
 143 ~~COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,~~
 144 ~~THENCE RUN ALONG THE NORTHERLY LINE OF SAID SECTION~~
 145 ~~12, N87°54'23"W A DISTANCE OF 235.29 FEET TO A POINT~~
 146 ~~ON THE WESTERLY LINE OF STATE ROAD NO. 7 (U.S. 441);~~
 147 ~~SAID LINE ALSO BEING THE EASTERLY LINE OF THE PLAT OF~~
 148 ~~BLACK DIAMOND PHASE 1 AS RECORDED IN PLAT BOOK 94,~~
 149 ~~PAGE 63; THENCE, ALONG SAID WESTERLY RIGHT OF WAY~~
 150 ~~LINE, S01°38'03"W A DISTANCE OF 329.81 FEET; THENCE~~
 151 ~~CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE,~~
 152 ~~S01°38'02"W A DISTANCE OF 7.18 FEET TO THE POINT OF~~
 153 ~~BEGINNING.~~
 154 ~~THENCE, CONTINUING ALONG WESTERLY RIGHT OF WAY LINE,~~
 155 ~~S01°38'03"W A DISTANCE OF 3012.52 FEET; THENCE~~
 156 ~~N88°51'26"E A DISTANCE OF 2.66 FEET; THENCE~~

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157 ~~S03°47'21"W A DISTANCE OF 896.86 FEET TO POINT ON A~~
 158 ~~CURVE CONCAVE TO THE NORTH, AND HAVING A RADIAL~~
 159 ~~BEARING OF N33°40'40"E, AND A RADIUS OF 5665.58 FEET~~
 160 ~~AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST~~
 161 ~~HILL BOULEVARD (VARYING WIDTH RIGHT-OF-WAY); THENCE~~
 162 ~~ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'00"~~
 163 ~~A DISTANCE OF 299.95 FEET TO THE POINT OF TANGENCY;~~
 164 ~~THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY~~
 165 ~~LINE, N82°09'24"W A DISTANCE OF 400.00 FEET; THENCE~~
 166 ~~LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N01°15'00"W~~
 167 ~~A DISTANCE OF 1125.81 FEET; THENCE S88°59'28"W A~~
 168 ~~DISTANCE OF 1583.23 FEET; THENCE N01°31'07"E A~~
 169 ~~DISTANCE OF 1371.99 FEET TO THE SOUTH LINE OF TRACT~~
 170 ~~10, SAID BLOCK 18, THENCE ALONG SAID SOUTHERLY LINE,~~
 171 ~~S88°59'11"W A DISTANCE OF 26.92 FEET TO THE~~
 172 ~~SOUTHWESTERLY CORNER OF SAID TRACT 10; THENCE ALONG~~
 173 ~~THE WESTERLY LINE OF SAID TRACT 10, N01°28'33"W A~~
 174 ~~DISTANCE OF 661.12 FEET TO THE NORTHWESTERLY CORNER OF~~
 175 ~~SAID TRACT 10; THENCE, ALONG THE NORTHERLY LINE OF~~
 176 ~~SAID TRACT 10, N88°59'36"E A DISTANCE OF 27.42 FEET;~~
 177 ~~THENCE N01°31'07"E A DISTANCE OF 1346.19 FEET TO A~~
 178 ~~POINT ON THE SOUTHERLY LINE OF THE PLAT OF BLACK~~
 179 ~~DIAMOND PHASE 1, AS RECORDED IN PLAT BOOK 94, PAGE 83,~~
 180 ~~THENCE ALONG THE BOUNDARY OF SAID PLAT OF BLACK~~
 181 ~~DIAMOND PHASE 1, THE FOLLOWING COURSES, N88°51'26"E A~~
 182 ~~DISTANCE OF 1709.24 FEET; THENCE N01°19'46"W A~~

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183 ~~DISTANCE OF 343.52 FEET; THENCE N89°12'13"W A DISTANCE~~
 184 ~~OF 725.10 FEET TO THE POINT OF BEGINNING.~~
 185 ~~WHICH INCLUDES THE TWO (2) 25 FEET LAKE WORTH DRAINAGE~~
 186 ~~DISTRICT RIGHTS-OF-WAYS AS RECORDED IN PLAT BOOK 2,~~
 187 ~~PAGES 45-54, AND SPECIFICALLY EXCLUDES THE LAKE WORTH~~
 188 ~~DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL~~
 189 ~~RECORD BOOK 9813, PAGE 1513.~~
 190 ~~CONTAINING 211.561 ACRES.~~
 191 ~~AND TRACTS: TRACT "C-1," TRACT "L-1," TRACT "P-2," AND~~
 192 ~~TRACT "C-13" OF THE BLACK DIAMOND PHASE 1 PLAT AS~~
 193 ~~RECORDED IN PLAT BOOK 83, PAGE 94 WITH SAID ADDITIONAL~~
 194 ~~ACREAGE OF 11.33 ACRES (MORE OR LESS).~~
 195 ~~PROVIDING FOR A TOTAL MEDICAL ARTS DISTRICT ACREAGE OF~~
 196 ~~222.891 ACRES (MORE OR LESS).~~
 197
 198 Section 2. This act shall take effect upon becoming a law.