

CHAPTER 2014-242

Committee Substitute for House Bill No. 1143

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

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

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

Section 1. Extension of Acme Improvement District boundaries.—The lands commonly known as the “Wellington Medical Arts District,” more particularly described below, shall be added to the territorial limits of the Acme Improvement District, a dependent district of the Village of Wellington, existing in Palm Beach County, as codified under chapter 2003-330, Laws of Florida, and shall be removed from the territorial limits of the Lake Worth Drainage District, a corporation under the drainage laws of the state, existing in Palm Beach County, as codified under chapter 98-525, Laws of Florida. The purpose of the transfer of property from the Lake Worth Drainage District to the Acme Improvement District is to facilitate the development of the Wellington Medical Arts District as a premiere wellness, health care treatment, medical education, and research destination. The achievement of this development will create local and regional jobs and greatly expand educational opportunities in the area. The inclusion of these lands within the Acme Improvement District will create the opportunity to enhance and expedite the delivery of infrastructure and services to the Wellington Medical Arts District. The Wellington Medical Arts District is more particularly described as follows:

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

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE NORTH 87° 53' 57" WEST ALONG THE NORTH LINE OF SECTION 12, A DISTANCE OF 235.27 FEET; THENCE SOUTH 01° 38' 27" WEST ALONG A LINE LYING 240.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE

BASELINE OF SURVEY FOR STATE ROAD 7 (US 441) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93210-2519, SAID PARALLEL LINE BEING THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7, AND THE EAST LINE OF BLACK DIAMOND PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 329.79 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01° 38' 26" WEST, A DISTANCE OF 7.18 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST CORNER OF TRACT C-1, OF SAID BLACK DIAMOND – PHASE 1; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 FOR THE FOLLOWING FIVE COURSES, SOUTH 01° 38' 26" WEST, A DISTANCE OF 1992.65 FEET; THENCE SOUTH 01° 38' 18" WEST, A DISTANCE OF 1015.08 FEET; THENCE NORTH 89° 01' 51" EAST ALONG THE NORTH LINE OF TRACT 20, BLOCK 18, OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 2.66 FEET TO A POINT ON A LINE LYING 240.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 01° 30' 47" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1026.20 FEET; THENCE SOUTH 03° 48' 15" WEST, A DISTANCE OF 896.51 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIAL BEARING OF NORTH 03° 41' 07" EAST, A RADIUS OF 5665.58 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'00", AN ARC DISTANCE OF 299.95 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD FOR THE NEXT TWO COURSES NORTH 82° 08' 55" WEST, A DISTANCE OF 400.07 FEET; THENCE NORTH 80° 52' 41" WEST, A DISTANCE OF 4.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF SAID PUBLIC RECORDS, SAID EAST RIGHT-OF-WAY LINE LYING 255.91 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF TRACTS 27 AND 22, BLOCK 18; THENCE NORTH 01° 19' 04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.11 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 22, BLOCK 18; THENCE SOUTH 89° 04' 17" WEST ALONG THE NORTH LINE OF TRACTS 22, 23 AND 24, BLOCK 18, SAID NORTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF SAID PUBLIC RECORDS, A DISTANCE OF 1561.60 FEET TO A POINT ON A LINE LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT ANGLES

TO) AND PARALLEL WITH THE WEST LINE OF TRACTS 17 AND 16, BLOCK 18; THENCE ALONG SAID PARALLEL LINE AND EAST RIGHT-OF-WAY LINE OF SAID S-5 CANAL FOR THE FOLLOWING SEVEN COURSES, NORTH 01° 27' 57" EAST, A DISTANCE OF 1344.77 FEET TO THE NORTH LINE OF SAID TRACT 16, BLOCK 18; THENCE SOUTH 88° 59' 24" WEST ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF, A DISTANCE OF 53.29 FEET TO THE WEST LINE OF SAID BLOCK 18; THENCE NORTH 01° 25' 21" EAST ALONG SAID WEST LINE OF BLOCK 18, A DISTANCE OF 684.83 FEET; THENCE NORTH 88° 56' 58" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 9 AND THE SOUTH LINE OF TRACT 9, BLOCK 18, DISTANCE OF 42.44 FEET; THENCE NORTH 01° 27' 57" EAST ALONG A LINE LYING 15.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 9, BLOCK 18, A DISTANCE OF 672.37 FEET TO THE CENTERLINE OF THE PLATTED 25 FOOT ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN TRACTS 4 AND 9, OF SAID BLOCK 18; THENCE NORTH 88° 54' 32" EAST ALONG SAID CENTERLINE, A DISTANCE OF 11.37 FEET; THENCE NORTH 01° 27' 57" EAST ALONG A LINE LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACT 4, BLOCK 18, A DISTANCE OF 672.38 FEET TO THE NORTH LINE OF SAID TRACT 4, BLOCK 18, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF TRACT C-1, OF SAID BLACK DIAMOND - PHASE 1; THENCE NORTH 88° 52' 06" EAST ALONG THE SOUTH LINE OF TRACTS C-1 AND P-2 OF SAID BLACK DIAMOND - PHASE 1, A DISTANCE OF 1653.68 FEET TO THE SOUTHEAST CORNER SAID TRACT P-2; THENCE NORTH 01° 19' 04" WEST ALONG THE EAST LINE OF TRACTS P-2 AND C-1, A DISTANCE OF 345.30 FEET TO THE SOUTH LINE OF SAID TRACT C-1; THENCE SOUTH 89° 10' 35" EAST ALONG THE SOUTH LINE OF TRACT C-2, A DISTANCE OF 725.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 209.53 ACRES, MORE OR LESS

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

TOGETHER WITH:

PARCEL 2

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

CONTAINING 5.82 ACRES, MORE OR LESS

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

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

~~THENCE, CONTINUING ALONG WESTERLY RIGHT-OF-WAY LINE, S01°38'03"W A DISTANCE OF 3012.52 FEET; THENCE N88°51'26"E A DISTANCE OF 2.66 FEET; THENCE S03°47'21"W A DISTANCE OF 896.86 FEET TO POINT ON A CURVE CONCAVE TO THE NORTH, AND HAVING A RADIAL BEARING OF N33°40'40"E, AND A RADIUS OF 5665.58 FEET AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (VARYING WIDTH RIGHT-OF-WAY); THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'00" A DISTANCE OF 299.95 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N82°09'24"W A DISTANCE OF 400.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N01°15'00"W A DISTANCE OF 1125.81 FEET; THENCE S88°59'28"W A DISTANCE OF 1583.23 FEET; THENCE N01°31'07"E A DISTANCE OF 1371.99 FEET TO THE SOUTH LINE OF TRACT 10, SAID BLOCK 18, THENCE ALONG SAID SOUTHERLY LINE, S88°59'11"W A DISTANCE OF 26.92 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT 10; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 10, N01°28'33"W A DISTANCE OF 661.12 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 10; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT 10, N88°59'36"E A DISTANCE OF 27.42 FEET; THENCE N01°31'07"E A DISTANCE OF 1346.19 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF BLACK DIAMOND PHASE 1, AS RECORDED IN PLAT BOOK 94, PAGE 83, THENCE ALONG THE BOUNDARY OF SAID PLAT OF BLACK DIAMOND PHASE 1, THE FOLLOWING COURSES, N88°51'26"E A DISTANCE OF 1709.24~~

~~FEET; THENCE N01°19'46"W A DISTANCE OF 343.52 FEET; THENCE N89°12'13"W A DISTANCE OF 725.10 FEET TO THE POINT OF BEGINNING.~~

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

~~CONTAINING 211.561 ACRES.~~

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

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

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

Approved by the Governor May 12, 2014.

Filed in Office Secretary of State May 12, 2014.