

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 providing for annexation of specified areas into both
 5 districts; transferring land referred to as the
 6 "Wellington Medical Arts District" from the Lake Worth
 7 Drainage District to the Acme Improvement District;
 8 transferring land referred to as the "Strazzulla
 9 property" from the Acme Improvement District to the
 10 Lake Worth Drainage District; providing purposes;
 11 providing an effective date.

12
 13 Be It Enacted by the Legislature of the State of Florida:

14
 15 Section 1. Extension of Acme Improvement District
 16 boundaries.—The lands commonly known as the "Wellington Medical
 17 Arts District," more particularly described below, shall be
 18 added to the territorial limits of the Acme Improvement
 19 District, a dependent district of the Village of Wellington,
 20 existing in Palm Beach County, as codified under chapter 2003-
 21 330, Laws of Florida, and shall be removed from the territorial
 22 limits of the Lake Worth Drainage District, a corporation under
 23 the drainage laws of the state, existing in Palm Beach County,
 24 as codified under chapter 98-525, Laws of Florida. The purpose
 25 of the transfer of property from the Lake Worth Drainage
 26 District to the Acme Improvement District is to facilitate the
 27 development of the Wellington Medical Arts District as a
 28 premiere wellness, health care treatment, medical education, and

29 research destination. The achievement of this development will
 30 create local and regional jobs and greatly expand educational
 31 opportunities in the area. The inclusion of these lands within
 32 the Acme Improvement District will create the opportunity to
 33 enhance and expedite the delivery of infrastructure and services
 34 to the Wellington Medical Arts District. The Wellington Medical
 35 Arts District is more particularly described as follows:

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

42
 43 Being more particularly described as follows:

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

56

57 THENCE, CONTINUING ALONG WESTERLY RIGHT-OF-WAY LINE,
 58 S01°38'03"W A DISTANCE OF 3012.52 FEET; THENCE
 59 N88°51'26"E A DISTANCE OF 2.66 FEET; THENCE
 60 S03°47'21"W A DISTANCE OF 896.86 FEET TO POINT ON A
 61 CURVE CONCAVE TO THE NORTH, AND HAVING A RADIAL
 62 BEARING OF N33°40'40"E, AND A RADIUS OF 5665.58 FEET
 63 AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST
 64 HILL BOULEVARD (VARYING WIDTH RIGHT-OF-WAY); THENCE
 65 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°20'00"
 66 A DISTANCE OF 299.95 FEET TO THE POINT OF TANGENCY;
 67 THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY
 68 LINE, N82°09'24"W A DISTANCE OF 400.00 FEET; THENCE
 69 LEAVING SAID NORTHERLY RIGHT-OF WAY LINE, N01°15'00"W
 70 A DISTANCE OF 1125.81 FEET; THENCE S88°59'28"W A
 71 DISTANCE OF 1583.23 FEET; THENCE N01°31'07"E A
 72 DISTANCE OF 1371.99 FEET TO THE SOUTH LINE OF TRACT
 73 10, SAID BLOCK 18, THENCE ALONG SAID SOUTHERLY LINE,
 74 S88°59'11"W A DISTANCE OF 26.92 FEET TO THE
 75 SOUTHWESTERLY CORNER OF SAID TRACT 10; THENCE ALONG
 76 THE WESTERLY LINE OF SAID TRACT 10, N01°28'33"W A
 77 DISTANCE OF 661.12 FEET TO THE NORTHWESTERLY CORNER OF
 78 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 1709.24 FEET; THENCE N01°19'46"W A
 86 DISTANCE OF 343.52 FEET; THENCE N89°12'13"W A DISTANCE
 87 OF 725.10 FEET TO THE POINT OF BEGINNING.

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

94
 95 CONTAINING 211.561 ACRES.

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

101
 102 PROVIDING FOR A TOTAL MEDICAL ARTS DISTRICT ACREAGE OF
 103 222.891 ACRES (MORE OR LESS).

104
 105 Section 2. Extension of Lake Worth Drainage District
 106 boundaries.-The lands commonly known as the "Strazzulla
 107 property," more particularly described below, shall be added to
 108 the territorial limits of the Lake Worth Drainage District, a
 109 corporation under the drainage laws of the state, existing in
 110 Palm Beach County, as codified under chapter 98-525, Laws of
 111 Florida, and shall be removed from the territorial limits of the
 112 Acme Improvement District, a dependent district of the Village

113 of Wellington, existing in Palm Beach County, as codified under
 114 chapter 2003-330, Laws of Florida. The purpose of the transfer
 115 of property from the Acme Improvement District to the Lake Worth
 116 Drainage District is to remove lands lying outside of the
 117 municipal boundaries of the Village of Wellington from the Acme
 118 Improvement District. The Acme Improvement District is a
 119 dependent district of the Village of Wellington, and, as such,
 120 the governing bodies of the Village of Wellington and the Acme
 121 Improvement District are one and the same. Accordingly, the
 122 jurisdictional limits of the Acme Improvement District should
 123 not exceed the municipal boundaries of the Village of
 124 Wellington. The Strazzulla property is more particularly
 125 described as follows:

126
 127 A PARCEL OF LAND LYING AND SITUATE IN RANGE 41 EAST,
 128 TOWNSHIP 44 SOUTH, COMMENCING AT THE NORTHEASTERLY
 129 CORNER OF SECTION 39, TOWNSHIP 44 SOUTH, RANGE 41
 130 EAST, THENCE SOUTHERLY ALONG THE EASTERLY LIMIT OF
 131 AFORESAID SECTION 39 NORTHEASTERLY CORNER OF SECTION 3
 132 TOWNSHIP 45 SOUTH RANGE 41 EAST; THENCE FOLLOWING THE
 133 EASTERLY LIMIT OF AFORESAID SECTION 3 TO THE SOUTHEAST
 134 CORNER OF SECTION 3; THENCE WESTERLY ALONG THE
 135 SOUTHERLY LIMIT OF SAID SECTION 3 TO THE INTERSECTION
 136 OF THE NORTH RIGHT OF WAY LIMIT OF THE CENTRAL AND
 137 SOUTHERN FLOOD CONTROL DISTRICT'S LEVEE 40; THENCE
 138 NORTHERLY FOLLOWING THE NORTHERLY LIMIT OF SAID LEVEE
 139 40 TO THE SOUTHERLY LIMIT OF SECTION 40, TOWNSHIP 44
 140 SOUTH, RANGE 41 EAST; THENCE NORTHERLY ALONG THE

HB 1255

2012

141 NORTHERLY LIMIT OF SAID LEVEE 40 TO THE SOUTHERLY
142 LIMIT OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST;
143 THENCE EASTERLY ALONG THE SOUTHERLY LIMIT OF SECTION
144 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST TO THE SOUTHERLY
145 LIMIT OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST;
146 THENCE EASTERLY ALONG THE SOUTHERLY LIMIT OF SAID
147 SECTION 34 TO THE POINT OF BEGINNING AT THE NORTHEAST
148 CORNER OF SECTION 39, TOWNSHIP 44 SOUTH, RANGE 41
149 EAST.

150

151 Section 3. This act shall take effect upon becoming a law.