



1           **WHEREAS**, the District shall acquire or construct potable water and wastewater facilities  
2 in accordance with the County's Water Utilities Department's standards and procedures to  
3 **enable the County to provide potable water and wastewater services to the District; and**

4           **WHEREAS**, the District does not have any zoning or development permitting power and  
5 the establishment of the District is not a development order; and

6           **WHEREAS**, all applicable planning and permitting laws, rules, regulations and policies  
7 control the development of the land to be serviced by the District; and

8           **WHEREAS**, the Board has considered the record of the public hearing and has decided  
9 that the establishment of the District is the best alternative means to provide certain basic  
10 services to the community; and

11           **WHEREAS**, the Board finds that the District shall have the general powers described in  
12 Section 190.011, Florida Statutes; and

13           **WHEREAS**, the exercise by the District of any powers other than the powers set forth in  
14 Sections 190.011 and 190.012(1), Florida Statutes, shall require consent by the Board of  
15 County Commissioners of Palm Beach County by ordinance or resolution.

16           **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
17 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:**

18           **Section 1.** The Petition to establish the Palm Beach Plantation Community

1 special powers provided for in Section 190.012(1), Florida Statutes, Section 190.012(2)(a),  
2 Florida Statutes, and Section 190.012(2)(b), Florida Statutes, but only with respect to water  
3 mains and fire plugs.

4         **Section 7.** Notwithstanding Section 6 as set forth hereinabove, Petitioner, as the  
5 contract purchaser or the District, shall enter into a Standard Potable Water and Wastewater  
6 Development Agreement with the County for the provision of water and wastewater facilities.  
7 Petitioner shall pay all fees and charges as set forth in said Agreement and shall abide by all  
8 terms and conditions therein including, but not limited to, constructing or acquiring the water and  
9 wastewater facilities in accordance with the Water Utilities Department's Uniform Policies and  
10 Procedures; providing the County with appropriate easements for said facilities; and providing  
11 the County with a deed to said water and wastewater facilities at no cost to County. Palm  
12 Beach County's Water Utilities Department shall operate and maintain said water and  
13 wastewater facilities and provide water and wastewater service upon receipt of all fees and  
14 charges, upon completion of construction and upon receipt of said deed.

15         **Section 8.** Pursuant to Section 190.004(4), Florida Statutes, the charter for the District  
16 shall be Sections 190.006 through 190.041, Florida Statutes, including the special powers  
17 provided by Section 190.012(1), Florida Statutes, Section 190.012(2)(a), Florida Statutes, and  
18 Section 190.012(2)(b), Florida Statutes, but only with respect to water mains and fire plugs. The

1 special assessments by the grantee. The District shall record a notice of assessments in the  
2 Public Records after any bond sale setting forth the maximum annual special assessment to be  
3 **paid in connection with such bonds.**

4 **Section 11.** The Petitioner, its successors and assigns shall disclose the fact that the  
5 development is located in a special taxing district and that a special assessment will be  
6 assessed on the tax roll against all property owners within the District. This information shall be  
7 in **BOLD** type in any sales brochures, in any sales information, on the front page of the  
8 Declaration of Restrictive Covenants creating the Property Owner Association or Homeowner  
9 Association, and on a 24" by 36" sign which shall be posted at all times at the entrance to the  
10 sales office of the development providing the following disclosure:

11 "If you purchase a unit in this development you will be subject to additional costs. A  
12 special assessment and or taxes will be added to your tax bill. This non-advalem tax  
13 assessment will be in addition to all other property taxes and assessments. This cost (based on  
14 the assumption that the assessments will be paid in November of each year) is estimated at  
15 \$80.00 per month or \$960.00 per year and will be levied to pay debt service on the bonds  
16 issued by the District."

17 **Section 12.** The Petitioner, its successors and assigns shall provide all the disclosure  
18 statements required in Sections 10 and 11 above in a separate page as part of the contract for

1 **Section 16. EFFECTIVE DATE:**

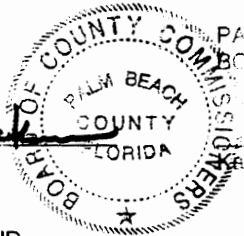
2 This ordinance shall take effect upon filing with the Department of State.

3 APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach  
4 County, Florida, on this 21<sup>st</sup> day of October, 2003.

5 ATTEST:

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11

By: Sinda C. Hick  
Deputy Clerk



PALM BEACH COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

[Signature]  
T. Marcus, Chair

12  
13 APPROVED AS TO FORM AND  
14 LEGAL SUFFICIENCY

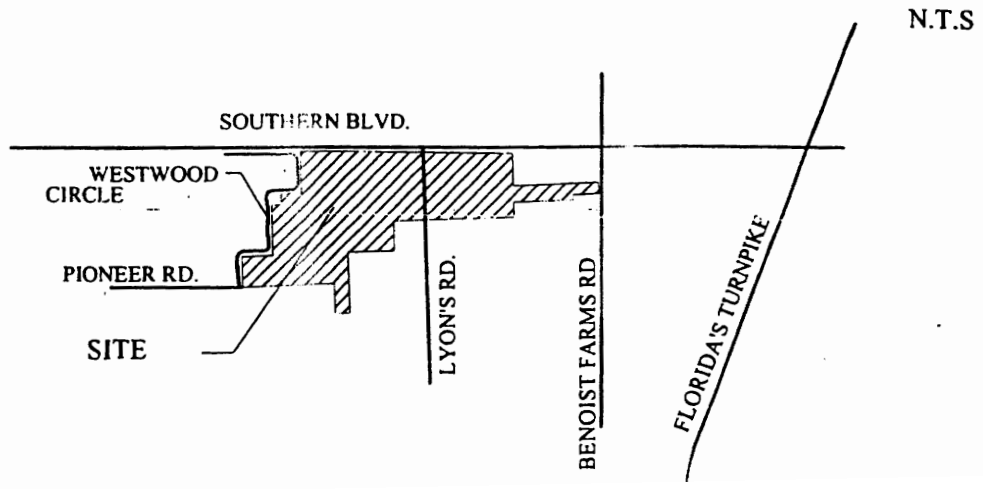
15  
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17

By: [Signature]  
County Attorney

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22 EFFECTIVE DATE: Filed with the Department of State, State of Florida, on the 18 day of  
23 November, 2003 at \_\_\_\_\_ m.

Exhibit A

LOCATION MAP



## Exhibit B

### DESCRIPTION: (PROPERTY SURVEYED)

ALL THAT PART OF TRACTS 39, 40, 41, AND 42, LYING SOUTH OF THE WEST PALM BEACH CANAL RIGHT-OF-WAY AND ALL OF TRACTS 43 THROUGH 46, INCLUSIVE, IN BLOCK 7; ALL THAT PART OF TRACT 19 LYING SOUTH OF WEST PALM BEACH CANAL RIGHT-OF-WAY AND ALL OF TRACT 24 IN BLOCK 8; ALL OF TRACTS 1, 2, 3, 10, 11, 12, THE WEST ONE-HALF OF TRACT 13, AND ALL OF TRACTS 14, 15, 16 AND THE WEST ONE-HALF OF TRACT 24 IN BLOCK 10; ALL OF TRACTS 4, 5, 6, 7, 8, 9, THE NORTH ONE-HALF OF TRACTS 2 AND 3, AND THE NORTH ONE-THIRD OF TRACT 1 IN BLOCK 11, ALL LYING AND BEING IN PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; EXCEPTING, HOWEVER, THE NORTH 208.71 FEET OF THE WEST 208.71 FEET OF TRACT 3, BLOCK 10 OF SAID PLAT; ALSO EXCEPTING THE EAST 40 FEET OF THE NORTH ONE-THIRD OF TRACT 1, BLOCK 11, OF SAID PLAT; ALSO EXCEPTING THE EASTERLY PORTION OF TRACT 1, BLOCK 11, LYING EASTERLY OF A LINE WHOSE SOUTHERLY TERMINUS LIES 100 FEET WEST OF, AS MEASURED ALONG THE SOUTH TRACT LINE, FROM THE SOUTHEAST CORNER OF TRACT 16, BLOCK 11, AND WHOSE NORTHERLY TERMINUS LIES 110.70 FEET WEST OF, AS MEASURED ALONG THE NORTH TRACT LINE, FROM THE NORTHEAST CORNER OF TRACT 48, BLOCK 7, OF SAID PLAT.

TOGETHER WITH THE FOLLOWING DESCRIBED PLATTED RIGHTS-OF-WAY LYING IN BLOCKS 7, 8, 10 AND 11, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA:

ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTIGUOUS TO THE SOUTH AND WEST BLOCK LINE OF SAID BLOCK 7, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE WEST

FLORIDA WATER MANAGEMENT DISTRICT C-51 CANAL; ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTIGUOUS TO THE NORTH AND EAST BLOCK LINES OF SAID BLOCK 10, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE EASTERLY PROLONGATION OF A LINE 15 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF TRACT 12 OF SAID BLOCK 10; BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 208.71 FEET OF TRACT 3 OF SAID BLOCK 10; ALL THAT PART OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING NORTH OF AND CONTIGUOUS TO TRACTS 13, 14 AND 15, OF SAID BLOCK 10. EXCEPTING, HOWEVER ALL THAT PART LYING WITHIN 15 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE EAST ONE-HALF OF SAID TRACT 13; ALL THAT PART OF THE SOUTH ONE-HALF OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING NORTH OF AND CONTIGUOUS TO TRACT 16, OF SAID BLOCK 10; ALL THAT PART OF THE EAST ONE-HALF OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LINE WEST OF, AND CONTIGUOUS TO TRACT 16, OF SAID BLOCK 10, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 16; BOUNDED ON THE NORTH BY THE WESTERLY PROLONGATION OF A LINE LYING 15 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 16; ALL THAT PART OF THAT CERTAIN 25 FOOT RIGHT-OF-WAY LYING CONTIGUOUS TO THE NORTH AND WEST BLOCK LINES OF SAID BLOCK 11, BEING BOUNDED AS FOLLOWS: BOUNDED IN THE EAST BY THE WEST RIGHT-OF-WAY LINE OF BENOIST FARMS ROAD; BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF A LINE 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF TRACT 9 OF SAID BLOCK 11; ALL THAT PART OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING BETWEEN TRACTS 4 AND 5, OF SAID BLOCK 11; ALL THAT PART OF THE NORTH ONE-HALF OF THAT CERTAIN 30 FOOT RIGHT-OF-WAY LYING SOUTH OF AND CONTIGUOUS TO TRACT 9, SAID BLOCK 11.

LESS THE FOLLOWING PROPERTY



TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT,  
OF WHICH THE RADIUS POINT LIES S19°29'34"E, A RADIAL  
DISTANCE OF 500.00 FEET; THENCE EASTERLY ALONG THE ARC,  
THROUGH A CENTRAL ANGLE OF 08°57'50", A DISTANCE OF 78.22  
FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A  
RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 42°39'04";  
THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 48.39  
FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A  
RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 14°28'18";  
THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 126.29  
FEET; THENCE N51°17'30"E, A DISTANCE OF 396.93 FEET; THENCE  
S83°40'22"E, A DISTANCE OF 36.15 FEET TO THE POINT OF CURVE  
OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS  
POINT LIES N51°45'44"E, A RADIAL DISTANCE OF 1,580.00 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE  
OF 00°19'17", A DISTANCE OF 8.86 FEET; THENCE S38°33'34"E,  
A DISTANCE OF 141.20 FEET TO A POINT OF CURVE TO THE RIGHT  
HAVING A RADIUS OF 1,640.00 FEET AND A CENTRAL ANGLE OF  
15°08'38"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF  
433.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.  
CONTAINING 261.18 ACRES, MORE OR LESS.