

PUBLIC SCHOOLS FACILITIES ELEMENT

Element Overview

The City of Boca Raton is home to five (5) public elementary schools, three (3) public middle schools, and two (2) public high schools. In addition, within the City there are fourteen private schools for kindergarten through middle school students and two (2) private high schools. All of the public schools within the City of Boca Raton are A rated as of this publication.

The Public School Facilities Element (PSFE) contains Goals, Objectives and Policies that ensure space is planned for students and existing deficiencies are corrected, as well as ensure that financially feasible capital improvements are planned adequately to achieve and maintain the adopted Level of Service standard (LOS). The PSFE directs public school siting to be coordinated with public facilities and infrastructure through a coordinated review of development proposals. The proposed amendments are intended to address the criteria for establishing school concurrency set forth in Rule 9J-5.025, Florida Administrative Code. These requirements include the following:

- Provide for adequate school capacity through a graduated (tiered) level of service for each type of public school, which includes elementary, middle and high schools, until such time as a standard LOS of 110% as determined by the Florida Inventory of School Houses (FISH) is achieved and maintained;
- Establish school Concurrency Service Areas (CSA) and/or ensuring adequate capacity in adjoining CSAs;
- Assure school facility requirements are met through a financially feasible 5-Year Work Plan;
- Establish mitigation measures for development proposals in order to ensure the adopted LOS is maintained;
- Provide intergovernmental coordination for siting schools to serve as focal points of residential development; the collocation of schools with other public facilities; and planning population projections;
- Coordinate emergency preparedness issues;
- Establish future conditions maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities and CSAs; and
- Provide definitions of public school terms.

The Public School Facilities Element defines the Public School Concurrency Service Areas (Concurrency Service Areas) within the County. A CSA is a specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis. There are a total of 23 CSAs. The City of Boca Raton is located within CSA 21.

The goals of the PSFE provide for the future availability of public school facilities consistent with the adopted LOS standard established under school concurrency and to maintain and enhance the joint planning processes and procedures for coordination of public education facilities.

Element Goals, Objectives and Policies

GOAL PSFE 1.1.1

It is a goal of the City of Boca Raton to provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.

9J-5.025(3)(a), F.A.C.

OBJECTIVE PSFE 1.1.0

Ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

POLICY PSFE.1.1.1

The LOS standard is the school's utilization, which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first FTE student count reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization. Upon determination by TAG, if a school is planned and under contract or construction which will relieve capacity of an existing school, the existing school shall be allowed to exceed the 120% maximum utilization for a period not to exceed 2 years. The former is intended to prevent the movement of students more than once.

9J-5.025(3)(c)7., F.A.C.

POLICY PSFE.1.1.2

If, as a result of a SCS, a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS standard through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

9J-5.025(3)(c)7., F.A.C.

POLICY PSFE.1.1.3

The SCS shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5 year planning period. The study shall include data which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government within whose jurisdiction the study takes place. At a minimum, the study shall consider:

1. Demographics in the school's Concurrency Service Area (CSA);
2. Student population trends;
3. Real estate trends (e.g. development and redevelopment);
4. Teacher/student ratios; and
5. Core facility capacity;

9J-5.025(3)(c)7., F.A.C.

POLICY PSFE.1.1.4

CSAs shall be established on a less than district-wide basis, as depicted on Map PS 1.1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

The criteria for CSAs shall be:

1. Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:
 - (a) School locations, student transporting times, and future land uses in the area.
 - (b) Section lines, major traffic-ways, natural barriers and county boundaries.
2. Each CSA shall demonstrate that:
 - (a) Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
 - (b) Utilization of school capacity is maximized to the greatest extent possible,
 - (c) Taking into account transportation costs, court approved desegregation plans and other relevant factors.
3. Consistent with s.163.3180(13)(c)2., F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments. Any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above are met.

9J-5.025(3)(c)1., F.A.C. and s.163.3180(13)(c)2., F.S.

POLICY PSFE.1.1.6

The City of Boca Raton shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five Year Plan, as reflected in Table 1 the School District of Palm Beach County Five Year Capital Improvement Schedule of the Capital

Improvement Element of the Boca Raton Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

s.163.3180(13)(e), F.S.

POLICY PSFE.1.1.7

The City of Boca Raton shall amend Table 1: the School District of Palm Beach County Five Year Capital Improvement Schedule of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five Year Plan.

Rule 9J-5.025(3)(c)2., F.A.C

POLICY PSFE.1.1.8

For purposes of urban infill and in recognition of the entitlement density provisions of the Boca Raton Comprehensive Plan Future Land Use Element, the permitting of a single-family residence on an existing single-family lot of record shall not be subject to school concurrency.

s.163.3177(6)(h). F.S.

OBJECTIVE PSFE 1.2.0

To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted LOS standard in each year of the five-year planning period.

9J-5.025(3)(b)3., F.A.C.

POLICY PSFE.1.2.1

Mitigation shall be allowed for those development proposals that cannot meet the adopted LOS standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted LOS standard for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Rule 9J-5.025(3)(c)9., F.A.C.

POLICY PSFE 1.2.2

A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

9J-5.025(3)(c)8., F.A.C.

OBJECTIVE PSFE 1.3.0

To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Rule 9J-5.025(3)(b)1. and 3., F.A.C.

POLICY PSFE.1.3.1

The Municipality, in coordination with the County and the School District, shall annually amend Table 17 of the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule) and shall transmit the adopted copies of these amendments to all signatories of this agreement within thirty (30) days of adoption, to maintain consistency with the School Board's adopted Five-Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five-year planning period.

9J-5.025(3)(c)2., F.A.C.

GOAL PFSE 2.0.0

It is the goal of the City of Boca Raton to maintain and enhance joint planning processes and procedures for coordinating public education facilities, for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.

OBJECTIVE PFSE 2.1.0

To establish a process of coordination and collaboration among the County, local governments, and the School District regarding the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Rule 9J-5.025(3)(b)5. and 6., F.A.C.

POLICY PSFE.2.1.1

The City shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

9J-5.025(3)(c)10., F.A.C.

POLICY PSFE.2.1.2

The siting of public educational facilities shall comply with the City of Boca Raton Code of Ordinances and the Comprehensive Plan.

9J-5.025(3)(c)10., F.A.C.

POLICY PSFE.2.1.3

There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

POLICY PSFE.2.1.4

The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or

officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

9J-5.025(3)(c)10., F.A.C.

POLICY PSFE.2.1.5

The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

9J-5.025(3)(c)10., F.A.C.

POLICY PSFE.2.1.6

The City shall encourage the location of schools proximate to urban residential areas by:

1. Assisting the School District in identifying funding and/or construction opportunities including developer participation or capital budget expenditures for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in Policy 2.1.1 above; and,
3. Considering schools as an allowable use within all urban residential land use categories.

9J-5.025(3)(c)5. and 10., F.A.C.

POLICY PSFE.2.1.7

The City shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Rule 9J-5.025(3)(c)4., F.A.C.

OBJECTIVE PFSE 2.2.0 Intergovernmental Coordination

To establish and maintain a cooperative relationship with the School District and municipalities in coordinating land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

9J-5.025(3)(b)4., F.A.C.

POLICY PSFE.2.2.1

The City shall abide by the "Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency", which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on January 25, 2001, consistent with s.163.3177(6)(h)1. and 2. F.S. and 163.3180 F.S. ss.163.3177(6)(h)1. and 2., F.S.

POLICY PSFE.2.2.2

The Technical Advisory Group (TAG) shall be established by the County, participating local governments, and the School District. The five member TAG will be comprised of a Certified Public Accountant, a General Contractor, a Demographer, a Business Person, and

a Planner, nominated by their respective associations as indicated in the Interlocal Agreement to establish Public School Concurrency mentioned in Policy 2.2.1 above. The TAG shall review and make recommendations including but not limited to the following:

1. The Capital Facilities Plan;
2. The Ten and Twenty Year work programs;
3. Schools that trigger a School Capacity Study;
4. Concurrency Service Areas boundaries;
5. School District Management Reports;
6. Operation and effectiveness of the Concurrency Program; and
7. Program Evaluation Reports.

POLICY PSFE.2.2.3

The City shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

1. School siting criteria;
2. Level of service update and maintenance;
3. Joint approval of the public school capital facilities program;
4. Concurrency service area criteria and standards; and
5. School utilization.

s.163.3177(6)(h)2., F.S.

POLICY PSFE.2.2.4

The City shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections, and shall annually update this information. The City shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long range facilities maps (Maps PS 3.3 and PS 3.4), to ensure consistency and compatibility with the provisions of this Element.

9J-5.025(3)(c)3. and 6., F.A.C

POLICY PSFE.2.2.5

The City shall advise the School District of a proposed public school site's consistency with the City's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

9J-5.025(3)(c)4., F.A.C.

POLICY PSFE.2.2.6

The City shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions which may be projected to impact on the public schools facilities plan.

POLICY PSFE.2.2.7

The City shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;
2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

9J-5.023(3)(c)11., F.A.C.

OBJECTIVE PFSE 2.3.0 Population Projections

To establish a joint process of coordination and collaboration between the City of Boca Raton, Palm Beach County and the School District in the planning and decision making on population projections.

ss.163.3177(6)(h)1. and 2., F.S.

Rule 9J-5.025(3)(c)3., F.A.C.

POLICY PSFE.2.3.1

The City commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic and economic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2010 Census. The responsibilities of local governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

Rule 9J-5.025(3)(c)3., F.A.C.

IMPLEMENTATION SECTION

Concurrency Service Area (CSA) Boundary Description

The Palm Beach County School District is divided into twenty one CSAs for school concurrency. The Palm Beach County School CSA boundaries are described in the following pages as bounded by Section lines, major traffic-ways, natural barriers and county boundaries consistent with s.163.3180(13)(c)2.,F.S. Changes to the CSA boundaries shall be made by plan amendment and exempt from the limitation on the frequency of plan amendments.

CONCURRENCY SERVICE AREA DESCRIPTIONS DESCRIBED AS BOUNDED BY:

#1

NORTH - The Martin/Palm Beach County Border

SOUTH - Donald Ross Rd.

EAST - The Atlantic Ocean

WEST - Florida's Turnpike

#2

NORTH - The Martin/Palm Beach County Border

SOUTH - Donald Ross Rd. and the South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the centerline of the C-18 canal to the Bee Line Hwy.

EAST - Florida's Turnpike

WEST - Bee Line Hwy.

#3

NORTH - Donald Ross Rd.

SOUTH - The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12, East of Military Trl., then South along Military Trl. to Northlake Blvd., then West along Northlake Blvd. to Florida's Turnpike

EAST - The Atlantic Ocean

WEST - Florida's Turnpike

#4

- NORTH** - The South Section Line of Sections (using T-R-S) 41-42-21, 41-42-20, 41-42-19, 41-41-24, and 41-41-23, then Southwest along the C-18 Canal to the Bee Line Hwy., then Northwest along the Bee Line Hwy. until the intersection of Bee Line Hwy. and the West Section Line of Section 41-41-18
- SOUTH** - Northlake Blvd. West to Grapeview Blvd., North along Grapeview Blvd. to the South Section Line of Section (using T-R-S) 42-41-08, then West along the South Section Line of Sections 42-41-08 and 42-41-07
- EAST** - Florida's Turnpike
- WEST** - The West Section Line of (using T-R-S) 41-41-18 South of the Bee Line Hwy., and the West Section Lines of Sections 41-41-19, 41-41-30, 41-41-31, 42-41-06, and 42-41-07

#5

- NORTH** - The South Section Line of Sections (using T-R-S) 42-43-10, 42-43-09, 42-43-08, 42-43-07, and 42-42-12 West to Military Trl.
- SOUTH** - The South Section Line of Sections (using T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trl.
- EAST** - The Atlantic Ocean
- WEST** - Military Trl.

#6

- NORTH** - Northlake Blvd.
- SOUTH** - The South Section Line of Sections (using T-R-S) 42-42-36 West of Military Trl., 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- EAST** - Military Trl.
- WEST** - The West Section Line of Sections (using T-R-S) 42-42-18, 42-42-19, 42-42-30, and 42-42-31

#7

- NORTH** - The South Section Line of Sections (using T-R-S) 42-43-34, 42-43-33, 42-43-32, 42-43-31, and 42-42-36 West to Military Trl.
- SOUTH** - The North Line of the South Half of Sections (using TRS) 43-43-23, 43-43-22, 43-43-21, 43-43-20, 43-43-19, and 43-42-24 East of Military Trl.
- EAST** - The Atlantic Ocean
- WEST** - Military Trl.

#8

- NORTH** - The South Section Line of Sections (using T-R-S) 42-42-36 (West of Military Trl.), 42-42-35, 42-42-34, 42-42-33, 42-42-32, and 42-42-31
- SOUTH** - The North Section Line of Sections

(using TRS) 43-42-24 West of Military Trl.,
43-42-23, 43-42-22, 43-42-21, 43-42-20,
and 43-42-19

EAST - Military Trl.

WEST - The West Section Line of Sections (using T-R-S)
43-42-06, 43-42-07, 43-42-18, and 43-42-19
North of the South Line of the North Half

#9

NORTH - Northlake Blvd. West to Grapeview Blvd., North along
Grapeview Blvd., then West along the South
Section Line of Sections (using T-R-S) 42-41-08,
and 42-41-07, then South along the West Section
Line of 42-41-18 until intersecting with the
Canal generally delimiting the Northern extent of
The Acreage and the Southern extent of the J. W.
Corbett preserve, West along the centerline of
the Canal through the center of Sections
42-40-13, 42-40-14, 42-40-15, 42-40-17, and
42-40-18, then North along the East Section Line
of Section 42-39-13 to the North Line of the
South Half of Section 42-39-13, then West along
the North Line of the South Half of Section
42-39-13 to the West Section Line of
Section 42-39-13

SOUTH - Southern Blvd. West of 441, West to the West
Section Line of Section (using T-R-S) 43-40-33

EAST - The East Section Line of Sections (using T-R-S)
43-41-01, 43-41-12, 43-41-13, 43-41-24, 43-41-25,
and 43-41-36 South to Southern Blvd.

WEST - The L-8 Canal South of the South Section Line
of Section (using T-R-S) 42-40-31 and West of the
West Section Line of Section 43-40-08, the
West Section Line of Section 43-40-08 South
of the L-8 Canal, the West Section Line of
Sections 43-40-16, 43-40-21, 43-40-28, and
43-40-33 South to Southern Blvd.

#10

NORTH - The North Line of the South Half of Sections
(using TRS) 43-43-23, 43-43-22, 43-43-21,
43-43-20, 43-43-19, and 43-42-24 East of
Military Trl.

SOUTH - The South Section Line of Sections (using T-R-S)
44-43-02, 44-43-03, 44-43-04, 44-43-05,
44-43-06, and 44-42-01 East of Military Trl.

EAST - The Atlantic Ocean

WEST - Military Trl.

#11

NORTH - The North Section Line of Sections
(using TRS) 43-42-24 West of Military Trl.,

43-42-23, 43-42-22, 43-42-21, 43-42-20,
and 43-42-19

SOUTH - The South Section Line of Sections (using T-R-S)
44-42-01 West of Military Trl., 44-42-02,
44-42-03, 44-42-04, 44-42-05, and 44-42-06

EAST - Military Trl.

WEST - The West Section Line of Section (using T-R-S)
43-42-19 South of the North Line of the South Half,
and State Rd. 7

#12

NORTH - The South Section Line of Sections (using T-R-S)
44-43-02, 44-43-03, 44-43-04, 44-43-05,
44-43-06, and 44-42-01 East of Military Trl.

SOUTH - The South Section Line of Sections (using T-R-S)
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,
and 44-42-25 East of Military Trl.

EAST - The Atlantic Ocean

WEST - Military Trl.

#13

NORTH - The South Section Line of Sections (using T-R-S)
44-42-01 West of Military Trl., 44-42-02,
44-42-03, 44-42-04, 44-42-05, and 44-42-06

SOUTH - The L-14 Canal

EAST - Military Trl.

WEST - State Rd. 7

#14

NORTH - Southern Blvd. West of 441, West to the West
Section Line of Section (using T-R-S) 43-40-33

SOUTH - The South Section Line of Sections (using T-R-S)
44-41-25, 44-41-26, 44-41-27, 44-41-28,
44-41-29, and 44-41-30 East of the L-40 Canal

EAST - U.S. Hwy. 441/State Rd. 7

WEST - The L-40 Canal and the West Section Line of
Section 43-40-33 South of Southern Blvd.

#15

NORTH - The South Section Line of Sections (using T-R-S)
44-43-26, 44-43-27, 44-43-28, 44-43-29, 44-43-30,
44-42-25, 44-42-26, and 44-42-27 East of Jog Rd.

SOUTH - The Boynton Canal

EAST - The Atlantic Ocean

WEST - Jog Rd.

#16

NORTH - The L-14 Canal West to the Florida Turnpike,
then North along the Turnpike to the South
Section Line of Section (using T-R-S)

44-41-29, then West along the South Section
Line of Sections 44-42-30, 44-41-25, 44-41-26,

44-41-27, 44-41-28, 44-41-29 and 44-41-30 East
of the L-40 Canal

SOUTH - The Boynton Canal

EAST - Jog Rd.

WEST - The L-40 Canal

#17

NORTH - The Boynton Canal

SOUTH - The South Section Line of Sections (using T-R-S)

46-43-03, 46-43-04, 46-43-05, 46-43-06,
46-42-01, 46-42-02, 46-42-03, 46-42-04,
46-42-05, 46-42-06, State Rd. 7 South to
the South Section Line of Section 46-41-01,
West along the South Section Line of Section
46-41-01 extended to the L-40 Canal

EAST - The Atlantic Ocean

WEST - The L-40 Canal

#18

NORTH - The South Section Line of Sections (using T-R-S)

46-43-03, 46-43-04, 46-43-05, 46-43-06,
46-42-01, 46-42-02, 46-42-03, 46-42-04,
46-42-05, 46-42-06, State Rd. 7 South to
the South Section Line of Section 46-41-01,
West along the South Section Line of Section
46-41-01 extended to the L-40 Canal

SOUTH - The South Section Line of Sections (using T-R-S)

46-43-28, 46-43-29, 46-43-30, 46-42-25,
46-42-26, 46-42-27, 46-42-28, 46-42-29,
46-42-30, 46-41-25, and 46-42-26 East
of the L-40 Canal, the portion of the line
formed by these Section Lines West of I-95
generally approximates the C-15 Canal

EAST - The Atlantic Ocean

WEST - The L-40 Canal

#19

NORTH - The South Section Line of Sections (using T-R-S)

46-43-28, 46-43-29, 46-43-30, 46-42-25,
46-42-26, 46-42-27, 46-42-28, 46-42-29,
46-42-30, 46-41-25, and 46-42-26 East
of the L-40 Canal, the portion of the line
formed by these Section Lines West of I-95
generally approximates the C-15 Canal

SOUTH - The Palm Beach/Broward County Border

EAST - The Atlantic Ocean

WEST - East boundary line of Loxahatchee Preservation Area

#20

NORTH - The Martin/Palm Beach County Border

SOUTH - The Palm Beach/Broward County Border

EAST - From the Martin/Palm Beach County Border,

the Bee Line Hwy. South to the West Section Line (using T-R-S) of 41-41-18, the West Section Lines of Sections 41-41-18, 41-41-19, 41-41-30, 41-41-31, 42-41-06, 42-41-07, and 42-41-18 until intersecting with the Canal generally delimiting the Northern extent of The Acreage and the Southern extent of the J. W. Corbett preserve, West along the centerline of the Canal through the center of Sections 42-40-13, 42-40-14, 42-40-15, 42-40-17, and 42-40-18, then North along the East Section Line of Section 42-39-13 to the North Line of the South Half of Section 42-39-13, then West along the North Line of the South Half of Section 42-39-13 to the West Section Line of Section 42-39-13, then South along The West Section Line of South Half of Section 42-39-13, The West Section Line of Sections 42-39-24, 42-39-25, and 42-39-36 North of the L-8 Canal, the L-8 Canal South to the West Section Line of Section 43-40-08, then South along the West Section Lines of Sections 43-40-08 South of the L-8 Canal, 43-40-16, 43-40-21, 443-40-28, and 43-40-33, then South along the L-40 Canal and the L-36 Canal to the Palm Beach/Broward County Border.

WEST - The Shoreline of Lake Okeechobee South to the South Section Line of Section (using T-R-S) 41-37-22, East along the South Section Line of Sections 43-37-22, and 41-37-23, then South along the East Section Line of Sections 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Line of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal, then West along the L-16 Canal and the L-21 Canals, also referenced as the Bolles Canal, to the West Section Line of Section 44-35-34, then North along the West Section Line of Sections 44-35-34, 44-35-27, 44-35-22, 44-35-15, 44-35-10, 44-35-03, 43-35-34, and 43-35-27 to the Shoreline of

Lake Okeechobee, then Westerly along the Shoreline of Lake Okeechobee to the Palm Beach/Hendry County Border, South along the Palm Beach/Hendry County Border to the Palm Beach/Broward County Border

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NORTH - The South Section Line of Sections (using T-R-S) 43-37-22 East of Lake Okeechobee, and 41-37-23

SOUTH - The L-16 and L-21 Canals, also referenced as the Bolles Canal

EAST - The East Section Line of Sections (using T-R-S) 41-37-26, 41-37-35, 42-37-02, 42-37-11, 42-37-14, 42-37-23, 42-37-26, and 42-37-35, then West along the South Section Line of Section 42-37-35 to the East Section Line of Section 43-37-02, then South along the East Section Lines of Sections 43-37-02, 43-37-11, 43-37-14, 43-37-23, 43-37-26, and 43-37-35, then in a Southerly direction to the East Section Line of Section 44-37-02, then South along the East Section Line of Sections 44-37-02, 44-37-11, 44-37-14, and 44-37-23 to the L-16 Canal

WEST - The West Section Line of Sections (using T-R-S) 43-35-27 South of the Shoreline of Lake Okeechobee, 43-35-34, 44-35-03, 44-35-10, 44-35-15, 44-35-22, 44-35-27, and 44-35-34 South to the L-21 or Bolles Canal