

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
PUBLIC FACILITIES REPORT  
UNIT OF DEVELOPMENT NO. 1

**Section 1.      Lands in Unit**

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 1 encompasses 1,727 acres, more or less, and is located in Palm Beach County. [Exhibits A](#) and [B](#) show the jurisdictional limits of Northern and the general location of Unit No. 1 in relation to Northern's boundaries and the northern region of Palm Beach County. Unit No. 1 is that area lying east of the West Palm Beach Water Catchment Area and west of I-95. It is bounded on the south by 45<sup>th</sup> Street and on the north by Unit No. 24 and the Seaboard Coastline Railroad (west of the Florida Turnpike) and the south lines of Sections 35 and 36, Township 42 South, Range 42 East and the south line of Section 31, Township 42 South, Range 43 East (east of the Florida Turnpike).

**Section 2.      Water Management System**

2.1      General

The EPB-10 Canal serves as the major collector of runoff for Unit No. 1. The eastern extension of EPB-10 carries flow from the EPB-9 (Unit No. 7) and EPB-10 Canals to South Florida Water Management District (SFWMD) C-17 Canal (see Exhibit 1).

2.2      Off-site lands

Canal EPB-10 conveys discharge from Unit No. 1 and approximately 2,273 acres of off-site land. The off-site land includes 1,825 acres of Unit No. 7 and Unit No. 24, and an additional 448 acres of land located east of the Florida Turnpike, west of I-95 and north of 45<sup>th</sup> Street.

**Section 3.      Northern Facilities**

Lands within Unit No. 1 that have been granted to Northern in fee simple are shown on [Exhibits 1\(1\)](#) through [1\(3\)](#). Easements, also shown on the Exhibits, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed control on the canal and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are shown on [Exhibits 1\(1\)](#) through [1\(3\)](#).

The service /demand area for Unit No. 1 is approximately 4000 acres.

Unit No. 1 lies entirely within SFWMD's C-17 Drainage Basin which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

Computer modeling efforts provide peak stage and peak flow information along the EPB-10 Canal for the design storm event. At certain crossings upstream and downstream (US/DS) stages are given. This data is published in the table below.

<b>TABLE NO. 1: DESIGN INFORMATION</b>		
<b>Location</b>	<b>Design Discharge (CFS)</b>	<b>Design Stage (US/DS) (FT. NGVD)</b>
East of Florida Turnpike	177	14.8
Haverhill Road	166	14.8
Military Trail	192	14.7/14.5
Confluence with EPB-9 Canal	216/462	14.0
I-95	445	14.0/13.8
West of Confluence with SFWMD C-17	444	12.6

**Section 4. Five – Year Improvement Plan**

There are no improvements anticipated within this Unit during the next five years.

**Section 5. Ten – Year Replacement Plan**

There are no Northern facilities within this Unit that are anticipated to require replacement within the next ten years.