

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 3

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 3 encompasses 1402 acres, more or less, and is located in the City of Palm Beach Gardens. [Exhibits A](#) and [B](#) show the general location of Unit No. 3 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between Northlake Boulevard, Military Trail, Beeline Highway, Blue Heron Boulevard, and the Florida Turnpike in Sections 19, 22, 23, 24, 25, and 26, Township 42 South, Range 42 East. Some portions of Unit No. 3 are located east of Military Trail, West of I-95, north of Blue Heron Boulevard, and south of Northlake Boulevard. Lands within Unit No. 3 were developed as the Planned Unit Developments (PUD) known as Steeplechase, Hidden Hollow, Square Lake, Woodbine (Unit No. 3A), Horseshoe Acres, commercial areas along Military Trail, and Holiday Country Club Phase III.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by sheetflow, swales, and stormwater pipe collections to on-site lakes and canals that have outfall structures controlling their discharge. The two collector canals used by the Unit are Northern's EPB-6 Canal and the EPB-7 Canal. The EPB-7 Canal joins EPB-6 Canal just upstream of the culverts under I-95. The EPB-6 Canal then continues eastward to its termination at the South Florida Water Management District (SFWMD) C-17 Canal. A joint use agreement with the Florida Department of Transportation (FDOT) exists for the FDOT's use of the EPB-7 Canal for drainage needs of I-95.

2.2 Off-site lands

The off-site lands that drain into the EPB-6 Canal include approximately 34 acres of State Road 710 (Beeline Highway); 19 acres from the Cypress Hollow PUD (in Unit No. 12) north of Northlake Boulevard; 247 acres from the Gables at Northlake Residential Development, west of Steeplechase; 21 acres of City of

West Palm Beach property west of the Gables Development; 20 acres of CXS Railway right-of-way; and, 85 acres of the FDOT Florida Turnpike interchange lands. Cypress Hollow discharges to Canal 7 (within the Unit) via culverts under Northlake Boulevard. The remainder of the off-site lands enters the Unit via a Florida Turnpike canal that connects to the EPB-6 Canal.

Section 3. Northern Facilities

Lands within Unit No. 3 that have been granted to Northern in fee simple are shown on [Exhibits 3\(1\)](#) through [3\(3\)](#). 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 in the canals, right-of-way mowing, and limited tree removal along the canals.

Facilities in this Unit owned and maintained by Northern are shown on [Exhibits 3\(1\)](#) through [3\(3\)](#). There are three control structures on the EPB-6 Canal. The first structure, often referred to as the Woodbine structure, is shown as structure W-1 on [Exhibit 3\(2\)](#). This structure includes a fixed weir as well as an Emergency Structure designed to serve Horseshoe Acres, Steeplechase, and Square Lake. This emergency gate is operated in accordance with the SFWMD agreement for pre and post storm operation providing increased flood protection. The second structure (F-1) is the EPB-6 discharge structure to the C-17 Canal. Replaced within the past five (5) years, this structure has emergency gates and is operated consistent with the SFWMD agreement for pre and post storm events. The third, Structure ES-2 is located at the south side of the intersection of Northlake Boulevard and Canal No. 3, it is an Emergency Structure operated only under the conditions of the Agreement signed with SFWMD. Its purpose is to assist in managing surface waters in the Highland Pines development (Unit of Development No. 12) and Northlake Boulevard. For more information on this structure, reference the Public Facilities Report for Unit of Development No. 12

The service/demand area for the Unit is approximately 1,454 acres.

Unit No. 3 lies entirely within SFWMD's C-17 Intracoastal 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 that include the Gables of Northlake improvements provide peak stage and peak flow information along the EPB-6 and EPB-7 Canals for the design storm event. This data is provided in the table below. This modeling assumes the emergency structure is not in operation.

TABLE NO. 3.1: DESIGN INFORMATION FOR EPB – 6 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
West of Garden Road (Confluence with C-17 Canal)	517	14.5
East of I-95	548	14.5
Confluence with EPB-7	405	14.9
East of Military Trail	344	15.0
West of Military Trail	344	15.3
East of Confluence with Canal No. 3	347	16.5
Confluence with Canal No. 7	375	17.5

TABLE NO. 3.2: DESIGN INFORMATION FOR EPB – 7 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
South of Confluence with EPB-6	163	14.5

Section 4. Five – Year Improvement Plan

There are no improvements proposed for the next five years in this Unit, except for routine maintenance of canals.

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern’s facilities will be conducted to determine the need for future improvements. No plans for any replacements exist at this time.