

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 4

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 4 encompasses 2840 acres, more or less, and is located in the City of West Palm Beach. [Exhibits A](#) and [B](#) show the location of Unit No. 4 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located east of the Florida Turnpike, west of I-95, south of 45th Street, and north of Okeechobee Boulevard in Sections 1 and 12, Township 43 South, Range 42 East, and in Sections 11, 12, 13, 14, and 24, Township 43 South, Range 42 East. Lands within Unit No. 4 are developed as a residential planned community development, with office, institutional, commercial, residential, and recreational uses.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to the canals and on-site lakes via sheet flow, swales, and stormwater pipe collection systems. Individual surface water management systems within the Unit discharge into the EPB-11, EPB-11 North, and EPB-11 South Canals. The EPB-11 South Canal joins the EPB-11 Canal prior to its discharge into Unit of Development No. 15 to the east. EPB-11 North also discharges to Unit No. 15 further north along the Unit divide. Unit No. 15 discharges to the City of West Palm Beach's Congress Avenue Canal, which becomes the South Florida Water Management District (SFWMD) C-17 Canal further north. A number of control structures within the Unit maintain lake and canal elevations. An operable gate has been added to structures F-4 and F-3 to allow for emergency operation. The gates may be opened before a significant storm event to increase storage capacity during the storm. The structure and its operating schedule have been approved by SFWMD. Two control structures in Unit No. 15 control the discharge from Unit No. 4.

2.2 Off-site lands

The off-site lands that drain through Unit No. 4 include approximately 224 acres from the area located north of Okeechobee Boulevard between Military Trail and Haverhill Road in Section 24 and 96 acres from north of Unit No. 4 within Section 12 south of the City of West Palm Beach Water Supply Canal (M Canal). Also included in the off-site lands are approximately 374 acres west of the Florida Turnpike, the project is known as Hamilton Bay/Mallory Square. The City of

West Palm Beach, through an agreement with the landowners of Hamel Community Development District (Hamel CDD), allocated a maximum of 8 cfs to the project from the City's permitted discharge rate.

Section 3. Northern Facilities

Lands within Unit No. 4 that have been granted to Northern in fee simple are shown on [Exhibits 4\(1\)](#) through [4\(5\)](#). 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 and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibits.

The service/demand area for the Unit is approximately 3,160 acres.

Unit No. 4 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-11 Canals for the design storm event. This data is provided in the tables below.

TABLE NO. 4.1: DESIGN INFORMATION FOR EPB – 11 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
East of Haverhill Road	156	14.7
West of Military Trail	287	14.6
Confluence with EPB-11 South	340	14.6
Core Basin Unit No. 15	429	14.6

TABLE NO. 4.2: DESIGN INFORMATION FOR EPB – 11 SOUTH CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
South of 72" Culverts at Garden Lake	89	14.8
Confluence with EPB-11	92	14.6

TABLE NO. 4.3: DESIGN INFORMATION FOR EPB – 11 NORTH CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
West of F-1	155	14.2
East of W-2	156	14.2

Section 4. Five – Year Improvement Plan

The repair and refurbishment of the existing W-1 structure located west of Haverhill Road in the EPB-11 Canal.

Section 5. Ten – Year Replacement Plan

Periodic inspection of the facilities will be conducted to determine the need for future replacements. None are planned at this time.