

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 5

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5 encompasses 4,304 acres, more or less, and is located in an unincorporated area of Palm Beach County and the City of West Palm Beach. [Exhibits A](#) and [B](#) show the general location of Unit No. 5 in relation to Northern's boundaries and to the central region of Palm Beach County. The Unit is located on the west side of the Florida Turnpike, north of Okeechobee Boulevard, and to the east of the 41/42 Range Line (extension of State Road No. 1) in Sections 10, 15, 16, 19, 20, 21, and 22, Township 43 South, Range 42 East. Unit Nos. 5A, 5B, 5C, and 5D are located within the boundary of Unit No. 5.

Section 2. Water Management System

2.1 General

Unit No. 5 currently consists of underdeveloped lands without a formal stormwater management system. Runoff from the lands within the Unit sheetflows to the CPB-22 Canal, running along the west side of the Florida Turnpike. The canal makes its way south to the South Florida Management District (SFWMD) C-51 Canal.

Section 3. Northern Facilities

A joint use agreement was executed between Northern and the Florida Turnpike Authority for the use and maintenance of the CPB-22 canal from the south line of Section 10, Township 43 South, Range 42 East, downstream to the confluence with the SFWMD C-51 Canal.

Northern maintains the west 100 feet of the Turnpike right-of-way containing the CPB-22 canal, as per the agreement with the Turnpike Authority.

The service/demand area for the system is approximately 4,304 acres.

Unit No. 5 lies within SFWMD's C-51 Drainage Basin, which has an allowable discharge restriction of 27 csm (cubic feet per second per square mile) for the 10-year/3-day storm

event. Design discharge and stages at various locations along CPB-22 are given in Table 5.

TABLE NO. 5: DESIGN INFORMATION FOR CPB – 22 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
SFWMD C-51 Canal Confluence	216	15.4
Southern Boulevard	216	15.4
Belvedere Road	203	15.5
Jog Road	195	15.6
Okeechobee Boulevard	189	15.8
South Line of Section 15	54	15.8
South Line of Section 10	27	15.8

Responsibilities of Northern include routine inspection and maintenance of approximately 4.6 miles of the CPB-22 Canal.

There are three (3) surface water quality sampling stations in Unit No. 5. The locations of the stations are shown in [Exhibit 5](#). All records are maintained at Northern's office. The parameters are as follows:

Quarterly Parameters – Surface Water (8 samples per year):

- Alkalinity (total & phenyl)
- Oxygen, Chemical Demand
- Specific Conductance
- Ph (laboratory or field)
- Total Organic Carbon
- Turbidity (NTU)

Annual Parameters (2 samples per year):

- Arsenic
- Barium
- Cadmium
- Chromium
- Copper
- Iron
- Lead
- Manganese
- Mercury
- Nickel
- Selenium
- Silver
- Zinc

VOCs
Hardness

Section 4. Five – Year Improvement Plan

Although on-going, as this report is being filed, the CPB-22 Canal is being cleared from the portion of the canal adjacent to the Unit south to the C-51 Canal. This work is scheduled to be completed by 2007/2008.

Section 5. Ten – Year Replacement Plan

There are no Northern facilities within this Unit that are anticipated to require replacement within the next 10 years.