

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 7

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 7 encompasses 1,472 acres, more or less, and is located in Palm Beach County. Parts of the Unit are within the cities of West Palm Beach and Riviera Beach, [Exhibits A](#) and [B](#) show the jurisdictional limits of Northern and the general location of Unit No. 7 in relation to Northern's boundaries and the northern region of Palm Beach County. Unit No. 7 is that area lying east of the Florida Turnpike, west of the Seaboard Coastline Railroad and the South Florida Water Management District's (SFWMD) C-17 Canal, and bounded on the south by 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.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to the EPB-9 and EPB-9A Canals via sheet flow, swales, stormwater pipes, and individual developments' stormwater management systems. The EPB-9A Canal discharges into the EPB-9 Canal, which then discharges to the EPB-10 Canal (Unit No. 1). The EPB-10 Canal discharges through a control structure to the SFWMD C-17 Canal. A number of control structures within the Unit maintain lake and canal elevations.

2.2 Off-site lands

Approximately 354 acres of off-site land drains through Unit No. 7. The drainage is associated with Unit No. 24, the Ironhorse development.

Section 3. Northern Facilities

Lands within Unit No. 7 that have been granted to Northern in fee simple are shown on [Exhibits 7\(1\)](#) through [7\(3\)](#). 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 and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are shown on [Exhibits 7\(1\)](#) through [7\(3\)](#).

The service/demand area for the Unit is approximately 1826 acres.

Unit No. 7 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-9 Canal for the design storm event. At certain crossings upstream and downstream (US/DS) stages are presented in the table below.

TABLE NO. 7: DESIGN INFORMATION FOR EPB – 9 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
East of Florida Turnpike	207	15.7
Haverhill Road	209	15.5/15.3
Military Trail	204	15.2/15.0
FPL Crossing	256	14.6/14.3
Confluence with EPB-3C	284	14.1

There is one (1) surface water quality monitoring station within this Unit. The location is shown on [Exhibit 7](#). All records are maintained at Northern's office. Water quality testing occurs for the following parameters:

Quarterly Parameters – Surface Water (4 samples per year):

- Alkalinity (phenyl and total)
- Arsenic
- Barium
- Calcium
- Chlorides
- Corrosivity
- Oxygen, Chemical Demand
- Coliform Bacteria (total and fecal)
- Foaming Agents
- Lead
- Manganese
- Mercury
- pH (laboratory or field)
- Phosphate (ortho and total)
- Silver
- Selenium
- Sodium
- Total Dissolved Solids
- Total Kjeldahl Nitrogen
- Total Organic Carbon

Zinc
Hardness

Annual Parameters (1 sample per year):

Pesticide Scan
Herbicide Scan

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.