

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NOS. 9A & 9B

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development Nos. 9A and 9B encompasses 2,054 acres, more or less, and are located in the Town of Jupiter. [Exhibits A](#) and [B](#) show the general location of Unit Nos. 9A and 9B in relation to Northern's boundaries and the northern region of Palm Beach County. The Units are essentially bounded on the north by Indian Creek Parkway, on the south by Donald Ross Road, on the east by Florida East Coast Railroad and Alternate A1A, and on the west by the eastern boundary of North Palm Beach Heights Water Control District. Unit Nos. 9A and 9B lands are located within portions of Sections 13, 14, 23, and 24, Township 41 South, Range 42 East. Unit No. 9A is generally located in the southern portion of Unit No. 9 and Unit No. 9B is generally located in the northern portion of Unit No. 9. Frederick Small Road is the approximate Unit divide between 9A and 9B. Unit Nos. 9A and 9B are being developed as a planned Unit of Development called Abacoa.

Section 2. Water Management System

2.1 General

The Surface Water Management System was designed to satisfy requirements of the South Florida Water Management District, the Treasure Coast Regional Planning Council, the Town of Jupiter, and other regulatory agencies. The Surface Water Management System for Unit Nos. 9A and 9B consists of seven drainage basins that cascade from west to east and discharge into Northern's EPB-2, 2A, and 2B Canals (in Unit of Development No. 9). Ultimate discharge is to the Intracoastal Waterway. The Surface Water Management System is shown on [Exhibit C](#) and includes greenways, upland preserve corridors containing wet and dry detention areas, culverts, and lakes.

The nine control structures within the Abacoa project maintain surface water levels in the seven drainage basins. Six are internal structures to the Abacoa project and three discharge into Unit No. 9 canals. All control structures have operable gates that are designed to lower the upstream basin approximately one foot in 24 hours for internal structures and two feet in 24 hours for outfall structures. All operable gates are operated in accordance with an approved Memorandum of Understanding with the South Florida Water Management District.

2.2 Off-site lands

The off-site lands that drain into Unit Nos. 9A and 9B encompass approximately 91 acres and include portions of Indian Creek Parkway, Military Trail, Donald Ross Road, and the Solid Waste Authority.

Section 3. Northern Facilities

Lands within Unit Nos. 9A and 9B that have been granted to Northern in fee simple are shown on [Exhibits 9A\(1-8\)](#) and [9B\(1\)](#). 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 and nuisance vegetation control for lakes, canals, greenways, and dry detention areas, right-of-way mowing, mowing of existing greenway trails, maintenance of the lake liner for the lined lakes and maintenance of the greenway including bridges, overlooks, crossings, entrance ways, uplands, wetlands and signage. Facilities in these Units owned and maintained by Northern are shown on [Exhibits 9A](#) and [9B](#).

The service/demand area for the Units is approximately 2,145 acres.

The South Florida Water Management District permit for the Abacoa project, 50-03651-P, specifies the minimum building pad elevation and minimum road crown elevations for the individual basins. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 10-year/1-day storm event (road crown). Design and permit stages are presented in Table No. 9A/9B. The total discharge for Unit Nos. 9A and 9B is 334 cfs.

Basin No.	1	2	3	4	5	6	7
Control Elevation (ft., NGVD)	10.00	9.00	8.50	6.00	11.00	6.00	6.00
Minimum Floor (ft., NGVD)	15.50	14.20	13.50	12.20	16.59	12.40	11.80
Minimum Road (ft., NGVD)	14.00	12.00	10.80	10.30	14.40	10.00	9.70
10-yr/1-day Peak Stage (ft., NGVD)	13.78	11.14	10.63	9.98	14.24	10.03	9.67
25-yr/3-day Peak Stage (ft., NGVD)	14.63	12.39	11.84	11.34	15.14	11.55	11.03
100-yr/3-day Peak Stage (ft., NGVD)	15.27	13.55	12.98	11.65	16.02	11.75	10.96

The Surface Water Quality monitoring station for Unit No. 9A is located in Unit No. 9. It is identified as **IQ** on [Exhibit 9](#). All records are maintained at Northern's office. The parameters are as follows:

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

Chlorophyll As
Total Dissolved Solids
Organic Phosphorus
Nitrogen (Ammonia)
Total Phosphorus
Total Residual Chlorine
Temperature

Section 4. Five – Year Improvement Plan

All of the following improvements will be funded by bonds and Palm Beach County Impact Fees.

<u>Improvement</u>	<u>Anticipated Completion Date</u>	<u>Estimated Cost</u>
Widening of Indian Creek Parkway West	2006/2007	\$5,200,000
Widening of Donald Ross Road	2007/2008	\$7,500,000
Landscaping of Indian Creek Parkway West	2007	\$400,000

Section 5. Ten – Year Replacement Plan

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