

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 9

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 9 encompasses 2,630 acres, more or less, and is located in Sections 13, 14, 23, and 24, Township 41 South, Range 42 East. All Unit No. 9 lands are within the corporate limits of the Town of Jupiter. [Exhibits A](#) and [B](#) show the general location of Unit No. 9 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is bounded on the south by Donald Ross Road, to the east by Alternate A1A, on the west by the North Palm Beach Heights Water Control District, and on the north generally by Indian Creek Parkway. The north county Solid Waste Transfer Station, Jupiter Middle School, and portions of Unit No. 27B are also located within Unit No. 9 boundaries.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is routed to on-site lakes via inlets and stormwater piping systems. Each development project within the Unit has its own surface water management system that discharges excess runoff into Northern's EPB-2, 2A, and 2B Canals. These canals discharge through control structures (W-1 and W-2) and culverts east into tidal canals in Admiral's Cove East that flow into the Intracoastal Waterway. Structure W-1 has two operable gates for use in lowering water surface elevations prior to a significant storm event. The gates may also be used after a storm event to draw down water surface elevations more quickly than would otherwise occur. These structures and their operation have been approved by the South Florida Water Management District (SFWMD).

Section 3. Northern Facilities

Lands within Unit No. 9 that have been granted to Northern in fee simple are shown on [Exhibit 9](#). Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes chemical aquatic weed control in the canals and right-of-way mowing along the canals.

The service/demand area for the Unit is approximately 2,630 acres.

Unit No. 9 lies entirely within SFWMD's Intracoastal Drainage Basin. The allowable discharge rate from developed land within this Basin is restricted to the rate determined for the land in the pre-developed condition.

Computer modeling provides peak stage and peak flow information along the EPB-2, 2A, and 2B Canals for the design storm event. This data is provided in the tables below.

TABLE NO. 9.1: DESIGN INFORMATION FOR EPB – 2 CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
West of Alternate A-1-A (outflow of Intracoastal)	450	7.2
Confluence with EPB – 2A	450	7.3
Confluence with EPB – 2B	335	8.1

TABLE NO. 9.2: DESIGN INFORMATION FOR EPB – 2A CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
Confluence with EPB – 2	84	7.4
East of Military Trail	84	7.5

TABLE NO. 9.3: DESIGN INFORMATION FOR EPB – 2B CANAL		
Location	Design Discharge (CFS)	Design Stage (FT. NGVD)
Confluence with EPB – 2	84	8.2
East of Military Trail	84	8.4

There are two (2) surface water quality sampling stations in Unit No. 9. The locations of the stations are shown on [Exhibit 9](#). All records are maintained at Northern's office. The parameters tested area as follows:

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

- Alkalinity (phenyl and total)
- Ammonia (unionized)
- Calcium
- Chloride
- Coliform (total and fecal)

Conductivity, specific
Copper
Hardness
Nitrate
Nitrite
Phosphate (ortho and total)
Oxygen, Biochemical Demand
pH (laboratory or field)
Sodium
Suspended Solids
Total Kjeldahl Nitrogen
Total Organic Carbon
Turbidity (NTU)

Annual Parameters (2 samples 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

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