

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 10

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 10, as amended in July 1993, encompasses 1,611 acres, more or less, and is located in an unincorporated area of Palm Beach County. [Exhibits A](#) and [B](#) show the general location of Unit No. 10 in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located on the north side of Beeline Highway (S.R. 710) and on the east side of S.R. 711 in a portion of Sections 20, 21, 27, 28, and 29, Township 41 South, Range 41 East. Lands within Unit No. 10 are developed as a Planned Unit Development (PUD) known as Caloosa, a rural community of five-acre homesites.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by sheet flow, swales, and secondary canals to the main outfall canal. Discharge from the system is through a control structure (W-1) to the South Florida Water Management District (SFWMD) C-18 Canal. A flashboard riser structure (F-1) serves to maintain normal water surface elevations in the Unit at 16.0' NGVD.

A weir structure (W-2) along the western boundary of the Unit maintains the water level of off-site lands and restricts runoff into Unit No. 10 from off-site lands.

2.2 Off-site Lands

The off-site lands that drain through Unit No. 10 consist of approximately 7000 acres located northwest of the Unit. Approximately 1250 acres is Palm Beach Park of Commerce (Unit of Development No. 16) located in Sections 17, 18 and 19, Township 41 South, Range 41 East. The remaining off-site acreage is underdeveloped and is located in Sections 1 through 4 and 11 through 13, Township 41 South, Range 40 East, and Sections 5 through 9, Township 41 South, Range 41 East.

Section 3. Northern Facilities

Lands within Unit No. 10 that have been granted to Northern in fee simple are shown on [Exhibit 10\(1\)](#) through [10\(4\)](#). Easements, also shown on these Exhibits, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibits.

Northern’s responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes cleaning of the carp barriers, a biological and chemical aquatic weed control for the canals, and right-of-way mowing for the main outfall canal. At this time the Caloosa Property Owners Association maintains the water management system consisting of the canals, weirs, and control structures.

The service/demand area for the Unit is approximately 8,611 acres.

Unit No. 10 lies entirely within SFWMD’s C-18 Drainage Basin, which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year /3-day storm event.

The SFWMD permits for Caloosa (#50-00474-S and 50-00467-S) specify the minimum building pad elevation and minimum road crown elevation for the developed area as 22.2’ NGVD and 20.2’ NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event (building pad) and the 5-year/1-day storm event (road crown). Design information for the Unit is presented in Table No. 10.

TABLE NO. 10: DESIGN INFORMATION	
5-Yr/1-Day Peak Stage	19.7’ NGVD
25-Yr/3-Day Peak Stage	21.2’ NGVD
25-Yr/3-Day Peak Discharge	1,182 CFS
100-Yr/3-Day Peak Stage	22.3’ NGVD

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 improvements anticipated within this Unit during the next ten years.