

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 19A

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 19A encompasses 357.82 acres, more or less, and is located in the City of Palm Beach Gardens. [Exhibits A](#) and [B](#) show the general location of Unit No. 19A in relation to Northern's boundaries and the northern region of Palm Beach County. The northern boundary is Atlantic Road (Cabana Colony), the western boundary is Alternate A1A, the southern boundary is PGA Boulevard, and the eastern boundary is Prosperity Farms Road. The Unit is located in Sections 5 and 6, Township 42 South, Range 43 East with the drainage outfall located in Section 32, Township 41 South, Range 43 East. Lands within Unit No. 19A are developed as a Planned Unit Development (PUD), known as The Regional Center Irrigation, providing a mix of land use categories including commercial, office park, retail, and residential. The Palm Beach Gardens Mall is not located in the Unit of Development

Section 2. Irrigation System

Unit No. 19A is an Irrigation System, serving the irrigation needs of the residential, commercial, and retail parcels of land within the Unit as well as the landscaped medians in the right-of-ways, common areas, and lake banks. The irrigation system was designed to increase irrigation capacity and adequately serve the irrigation needs of all parcels of land within the Unit.

The Unit No. 19A master irrigation system has three (3) main components. The first component consists of two (2) pump stations that pull water directly out of the lake system and deliver it to the irrigation distribution system. The second component is the recharge pump that pumps water from Basin No. 1 located on the eastern portion of the Unit to the lakes located on the western portion of the Unit. Basin No. 1 that is controlled at a lower level (4.5' NGVD) supplies irrigation water to the western basin that is controlled at 8.5' NGVD. During the dry season the control elevation cannot be maintained and experiences extremely low lake levels for a significant length of time. The third component of the system is the distribution system, consisting of pipes, valves, controls, and an operating system with remote telemetry.

Section 3. Northern Facilities

Lands within Unit No. 19A that were granted to Northern in fee simple are shown on [Exhibit 19A](#). Easements, also shown on the Exhibit, have been provided for other Northern facilities. Northern's responsibilities in the unit include operation, inspection,

and maintenance of the facilities. Facilities in this Unit owned and maintained by Northern are shown on [Exhibit 19A](#).

The service area/demand area for this system is approximately 357 acres.

Section 4. Five – Year Improvement Plan

At this time, due to the fact the system was constructed and completed in 2006, there are no planned five (5) year improvements.

Section 5. Ten – Year Replacement Plan

Northern will conduct periodic inspections of these facilities to determine the need for future replacements. None are planned at this time.