



Indian Trail Improvement District  
Board of Supervisors Workshop Meeting  
Agenda  
Saturday, January 12, 2019 at 9:00 A.M.  
(as of 12/31/2018 at 3:30 P.M.)

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1. CALL TO ORDER
  2. PLEDGE OF ALLEGIANCE
  3. ROLL CALL
  4. PRESIDENT'S WELCOMING REMARKS
  5. PRESENTATION: R-3 Road Plan Overview – By: District Engineer
  6. PRESENTATION: Introduction to the Operations of the District – By: District Staff
  7. ADJOURNMENT
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Any person wishing to appeal any decision made by the Board of Supervisors with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made. Persons with disabilities requiring accommodations in order to participate should contact the District at 561-793-0874. If you are hearing or speech impaired, please contact The Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (ttd).

**Upcoming Important Dates:**

***January 16, 2019 – Regular BOS Meeting (6:30 P.M.)***

***January 31, 2019 – Public Hearing(6:00 P.M. to 8:00 P.M.) followed by a Special Meeting.***

***[All Meetings are Open to the Public and held at the District Admin office unless advertised otherwise.]***

NOTICE OF A WORKSHOP MEETING AND INSPECTION TOUR  
OF THE BOARD OF SUPERVISORS  
OF INDIAN TRAIL IMPROVEMENT DISTRICT

YOU ARE HEREBY NOTIFIED that a Workshop Meeting of the Board of Supervisors of INDIAN TRAIL IMPROVEMENT DISTRICT has been scheduled for Saturday, January 12, 2019 from 9:00 A.M. to 11:30 A.M. at the District Office located at 13476 61st Street North, West Palm Beach, Florida, followed by an Inspection Tour which will depart the District Office at 12:00 P.M. and continue to 4:00 P.M.

The purpose of this Workshop Meeting is to provide an Overview of the R-3 Road Plan, and an Introduction to the operations of the District.

The purpose of the Inspection Tour is to allow Residents, Supervisors and Staff to observe and further understand the workings of the District. Seat Reservations are mandatory. Please call District Office to reserve your seat. The Agenda for Inspection Tour is available on the District Website at [www.indiantrial.com](http://www.indiantrial.com).

If a person decides to appeal the decision of the Board of Supervisors with respect to any matter considered at the Inspection Tour herein referred, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this proceeding should contact the District at (561) 793-0874 at least five (5) days prior to the date of the proceeding.

DATED this 26<sup>th</sup> day of December, 2018.

INDIAN TRAIL IMPROVEMENT DISTRICT

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December 30, 2018

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**MEMORANDUM**

**SUBJECT:** Procedures to Form a Unit of Development, Approval of a Water Control Plan

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The District is required to comply with the following procedures to construct a Water Control Plan for the District. This would involve the creation of a separate Unit of Development. The District would be required to go through the Water Control Plan approval process in accordance with Section 298.301, F.S., to approve the Plan. This Section provides that “notice, hearing and final adoption of a proposed water control plan or plan amendment must comply with the provisions of this Chapter”.

The process for Unit Development and the Adoption of a Water Control Plan must be followed. This process includes the following:

- I. Unit of Development: Formal creation of Unit of Development.
  - a. Request to Form Unit of Development
  - b. Board Meeting
    - Adopt Resolution of Intent to form Unit
  - c. Advertise for Objections
  - d. Board Meeting
    - Receive objections to formation of Unit
    - Adopt Resolution Approving and Confirming Creation of Unit
    - Authorization to prepare water control plan
  
- II. Approval of Water Control Plan:
  - a. Engineer submits proposed Plan at Board of Supervisor’s Meeting at which time the Board adopts the Resolution to consider adoption of the Plan.

- b. Notice of Public Hearing on Proposed Plan is published following adoption of the Plan. (Once a week for three (3) consecutive weeks.)
- c. Plan is delivered to South Florida Water Management District for review and comment which has sixty (60) days to comment.
- d. Chapter 298.301 Notices are issued. Mail Notice to landowners, South Florida Water Management District, County Commission of County and any municipality in which District is located.
- e. Public Hearing on Plan is conducted by the Board of Supervisors. Following the Public Hearing on the Plan, the Board would direct the Engineer to prepare the Engineer's Report.
- f. Engineer prepares and circulates draft of the Engineer's Report.
- g. Following completion of the Engineer's Report it is filed with the Secretary of the District.
- h. Notice is published of the Public Hearing of Filing Engineer's Report and Plan. (Once a week for two (2) consecutive weeks with a twenty (20) day response period from date of last publication.)
- i. A Public Hearing is held by the Board of Supervisors on the Report and Plan. South Florida Water Management comments are considered, if applicable.
- j. Approval of Engineer's Report and Plan by Board of Supervisors.

We hope this information is helpful to you. Please let us know if you have any questions concerning the above.

# **ROAD PAVING AND IMPROVEMENT PLAN**

(Water Control Plan FKA Plan of Improvement/Plan of Reclamation)

## **INDIAN TRAIL IMPROVEMENT DISTRICT: Unit R-3**

### **INTRODUCTION**

The Indian Trail Improvement District (ITID or District) is a special taxing district of the State of Florida originally created by Chapter 57-646, Laws of Florida. Chapter 2002-330 Laws of Florida, subsequently codified the special laws relating to ITID. The title to Chapter 2002-330 provides:

“An act relating to Indian Trail Improvement District, Palm Beach County; providing for codification of special laws relating to the Indian Trail Improvement District, a special tax district of the state; providing legislative intent; codifying, reenacting, and amending chapters 57-646, 67-692, 80-89, 82-352, 83-491, 88-501, 89-465, 90-446, 92-261, 97-326, 99-473, Laws of Florida; providing for minimum charter requirements; amending the boundaries of the district to include additional lands; providing for supervisor qualifications, terms of office, election procedures, and compensation; providing for a referendum; providing for provisions of other laws made applicable; providing for ratification of prior actions; repealing chapters 57-646, 67-692, 80-569, 82-352, 83-491, 88-501, 89-465, 90-446, 92-261, 97-326, 99-473, Laws of Florida, relating to the Indian Trail Improvement District; providing for liberal construction; providing for severability; providing an effective date.”

ITID operates according to the provisions of Chapter 2002-330, as amended and supplemented, and the applicable provisions of Chapter 298, Florida Statutes. The District is empowered to construct and maintain public facilities including water and sanitary sewer, drainage, roadways, and parks and recreation.

Section “298.225, F.S. sets forth the requirements to be included in a Water Control Plan. These requirements are:

“(3) Each water control plan for a district or unit must contain, if applicable:

- (a) Narrative descriptions of the statutory responsibilities and powers of the water control district.
- (b) A map delineating the legal boundary of the water control district and identifying any sub-districts or units within the district.
- (c) Narrative descriptions of land use within the district and all existing district facilities and their purpose and function, and a map depicting their locations.

(d) Engineering drawings and narrative sufficient to describe each facility's capacity for the management and storage of surface waters and potable water supply, if applicable.

(e) A description of any environmental or water quality program that the water control district has implemented or plans to implement.

(f) A map and narrative description of any area outside the water control district's legal boundary for which the district provides services.

(g) Detailed descriptions of facilities and services that the water control district plans to provide within 5 years.

(h) A description of the administrative structure of the water control district.”

The District is governed by a five member Board of Supervisors. The Board of Supervisors employs a District Manager/Administrator who has charge of the day to day operations of the District. The Board of Supervisors also employs a District Attorney who is legal advisor to the Board and handles all legal matters for the District. In addition, the Board of Supervisors employs a District Engineer who has control over the engineering works in the District. The District has four officers; a President; a Vice-President; a Secretary; and a Treasurer.

Geographically, the ITID is broken up into units of development within Palm Beach County. ITID had two road paving Water Control Plans and amendments thereto in the past. The R1 Plan goal was to generally have a paved road within 1 mile of all residential lots. The R2 Plan goal was to generally have a paved road within 1/2 mile of all residential lots. The R1 Plan was initiated in 1980 with amendments through 2000 for the District's name change. The R2 Plan was initiated in 1996 with amendments through 2000 for the District's name change. This Water Control Plan (Road Paving and Improvement Plan) addresses a roadway plan for District wide access to schools, parks, ITID facilities, emergency facilities, high use shell/dirt roads, and road improvements needed for safety. On 6/20/18 the Board adopted a resolution to approve and confirm creating, fixing the geographical boundaries, and designating the M-1 and M-2 areas as "Indian Trail Improvement District, Unit of Development R-3". This Road Paving and Improvement Plan includes all of the active Units of Development in the M-1 and M-2 Basins less Unit M-1S plus Las Flores and Dellwood.

## **Section I. Narrative descriptions of the statutory responsibilities and powers of the water control district.**

Indian Trail Improvement District is an independent special district and public corporation of the State of Florida as established and codified in Chapter 2002-330. Included in Chapter 2002-330 are the following sections:

Section 3. Provisions of chapter 298, Florida Statutes, made applicable.— The Indian Trail Improvement District shall be a public corporation of this state. The provisions of the general drainage and water control laws of Florida applicable to water control districts which are embodied in chapter 298, Florida Statutes, and all of the laws amendatory thereof, now existing or hereafter enacted, so far as not inconsistent with this act, are declared to be applicable to Indian Trail Improvement District. Indian Trail Improvement District shall have all of the powers and authority mentioned in or conferred by chapter 298, Florida Statutes, and acts amendatory thereof, except as otherwise provided in this act.

Section 4. Provisions of chapter 153, Florida Statutes, made applicable.— The provisions of the County Water System and Sanitary Sewer Financing Law which are embodied in chapter 153, Florida Statutes, and all the laws amendatory thereof, now existing or hereafter enacted, so far as not inconsistent with this act, are declared to be applicable to Indian Trail Improvement District. Indian Trail Improvement District shall have all of the powers and authority mentioned in or conferred by chapter 153, Florida Statutes, and acts amendatory thereof. Where referred to in chapter 153, Florida Statutes, “county” or “counties” shall mean this district; “county commission” or “commission” shall mean the board of supervisors of this district; “engineer” shall mean the engineer for this district; “county tax assessor” shall mean the county tax collector or the treasurer of the district, whoever is collecting the taxes of the district in the discretion of the board of supervisors; and all other words or terms in chapter 153, Florida Statutes, shall be construed so as to refer and be applicable to this district.

Section 5. Powers of the district.

(1) The district shall have the power to sue and be sued by its name in any court of law or in equity, to make contracts, to adopt and use a corporate seal and to alter the same at pleasure; to acquire by purchase, gift, or condemnation real and personal property, either or both, within or without the district, and to convey and dispose of such real and personal property, either or both, as may be necessary or convenient to carry out the purposes, or any of the purposes, of this act and chapters 298 and 153, Florida Statutes; to construct, operate, and maintain canals, ditches, drains, levees, and other works for drainage and water control purposes; to acquire, purchase, operate, and maintain pumps, plants, and pumping systems for drainage and water control purposes; to construct, operate, and maintain irrigation works, machinery, and plants; to construct, improve, pave, and maintain roadways and roads necessary and convenient for the exercise of the powers or duties or any of the powers or duties of the district or the supervisors; and, in furtherance of the purposes and intent of this act and chapter 298, Florida Statutes, to construct, improve, pave, and maintain roadways and roads necessary and convenient to provide access to and efficient development of areas made

suitable and available for cultivation, settlement, and other beneficial use and development as a result of the drainage and reclamation operations of the district; included as a component of roads in a water control plan parkways, bridges, landscaping, irrigation, bicycle and jogging paths, street lighting, traffic signals, road striping, and all other customary elements of a modern road system; however, as it relates to traffic signals, the district must obtain authorization from the appropriate state or local government prior to expending funds; to construct, operate, and maintain gas mains and facilities for the distribution of natural gas and to purchase natural gas for distribution in the district; to construct and maintain recreation areas and facilities, including the authority to provide for the construction, operation, and maintenance of such recreation areas and facilities; provide recreation and playground equipment; employ supervisory personnel; organize and sponsor community and athletic teams and events; provide liability insurance to cover such projects; lease recreation areas and facilities to nonprofit community corporations or groups; and provide any other programs and elements of recreation areas and facilities, including trails, the enumeration of the same not being exclusive; to borrow money and issue negotiable or other bonds of the district as provided in this act; to borrow money, from time to time, and issue negotiable or other notes of the district therefore, bearing interest at the rate as provided by law, in anticipation of the collection of taxes, levies, and assessments or revenues of the district, and to pledge or hypothecate such taxes, levies, assessments, and revenues to secure such bonds, notes, or obligations, and to sell, discount, negotiate, and dispose of the same; and to exercise all other powers necessary, convenient, or proper in connection with any of the powers or duties of the district stated in this act. The powers and duties of the district shall be exercised by its board of supervisors, which board shall have the authority to employ engineers, attorneys, agents, employees, and representatives as the board of supervisors from time to time determines, and to fix their compensation and duties.

## **Section II. A map delineating the legal boundary of the water control district and identifying any sub-districts or units within the district.**

Exhibit "A" is a map of ITID's legislative boundaries and all active unit boundaries. Also attached hereto is Exhibit "B", the R-3 Unit Boundaries. The R-3 Unit includes Units 1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 13, 14, 19A(Parcel 2), 19 Parcel 1, 19 Parcel 3, and Contractual Units Las Flores and Dellwood. This WCP excludes Unit M-1S (Bay Hill), Rustic Lakes, Units 11, 17, 18, and the other area of Unit 19.



### **Section III. Narrative descriptions of land use within the district and all existing district facilities and their purpose and function, and a map depicting their locations.**

There are two major basins in ITID: the M-1 Basin and the M-2 Basin. In addition, ITID has two Active Units of Development in the Village of Royal Palm Beach, serves outside areas by contract, and has an inactive Unit 11 that was purchased by Palm Beach County for environmental restoration purposes. Units 17 and 18 are in the Village of Royal Palm Beach with permitted water management facilities and limited ITID responsibilities but are not described in further detail herein as they are not included in the R-3 Unit. The M-1 Basin includes an ITID roadway network of paved and shellrock roads that serves approximately 28.4 square miles of land not including its Impoundment or the areas that drain through the M-1 Basin. The M-2 Basin is a separate area that includes an ITID roadway network of paved and shellrock roads with 11 small drainage basins each with swale drainage systems and flashboard riser water control structures and one large drainage basin of 2707 acres with the M-2 Impoundment, Pump Station #1, and two major outfall structures. The total area of the twelve M-2 Basins is approximately 4200 acres.

The M-1 Basin is low density single family residential zoned Agricultural Residential with lots from 1.25 acres and up and has a small commercial area of approximately 23 acres and about 10 acres of institutional uses. The M-2 Basin is entirely low density single family residential zoned Agricultural Residential with lots from 1.25 acres and up.

The M-1 Basin is comprised of numerous Activated Units of Development, Units 1, 2, 3, 4, 5, 7, 9, 10, 13, 14, 19, M-1S, and accepts the drainage outfall from Rustic Lakes (FKA Kramer). The M-2 Basin is comprised of Activated Units 6, 12, Dellwood, and Las Flores.

## **The M-1 Basin is further described as:**

### **M-1 BASIN LOCATION:**

The M-1 Basin is in north central Palm Beach County. It is north of the Village of Royal Palm Beach, west of the City of West Palm Beach's Grassy Waters Preserve (FKA the WPB Water Catchment Area); mostly south of the Northlake (Lake Park) Boulevard, and is four to five miles east of the L-8 Canal. The M-1 and M-2 Basins are often referred to as "The Acreage".

### **M-1 BASIN PHYSIOGRAPHIC FEATURES:**

The M-1 Basin is relatively flat, as is most of South Florida. The natural ground slope is approximately one foot per mile. The highest natural ground is just above 22' NGVD in the north central area and gently slopes down to approximately 19' NGVD to the southeast. There are, of course, local high and low spots above and below this generalization. Other than the coastal ridge, this is the highest area in Palm Beach County.

### **M-1 BASIN ROADWAYS:**

There are approximately 336 miles of roads in the M-1 Basin not including those maintained by PBC. Approximately 80 miles are paved, 13.6 miles are millings, and there are 242.9 miles of dirt/shellrock roads for a total of 336.4 miles of M-1 Basin Roadways. The roadway system is setup in a matrix fashion with most residents having a paved road within a 1/2 mile of their lot. See attached roadway map, Exhibit "C". PBC is responsible for traffic control such as stop sign locations and traffic signals throughout the District and ITID is responsible for road maintenance and traffic calming for all ITID roadways. ITID has installed rumble strips, roadway humps, medians, flashing warning lights on top of stop signs, and other signage to help protect the health, safety, and welfare of its residents. ITID also has an extensive system of asphalt pedestrian paths and some bridal paths.

Upon formation of the Units of Development all roads were shell/dirt. The first Unit developed Unit 1 funded paving some limited roadways in that Unit. In the early 1990's the first phase of paving roads to generally have all lots within 1 mile of a paved road began. These improvements are generally referred to as the R-1 Plan. In the mid 1990's the R-2 Plan was approved that generally resulted in all lots being within 1/2 mile of a paved road. The lots on the proposed paved roadways in the R-2 Plan were benefit assessed at a higher amount than those roads not on the paved roads. Paved roads were also added through several Municipal Special Taxing Units (MSTUs) and Interlocal Agreements.

ITID roadways are typically in 60' to 80' easements as indicated in unrecorded plats for the areas by Range, Township, and Section. Perimeter roadways are typically either 40' or 50' easements by the same unrecorded plats. Driveway access onto roadways are typically onto the east west roads but some driveways are existing onto north south roads. Various Plans of Reclamation/Water Management Plans/Water Control Plans have been developed that transformed a system of all shell/dirt roads into what exists today. In addition, some roadways were paved as a result of formation of MSTUs and Interlocal Agreements. The millings roads were developed as an alternate to shell/dirt roads in an attempt to reduce maintenance and increase the level of service to residents in higher traffic and complaint areas.

The roadways are rural sections with swale drainage, typically without the need for inlets and pipes, draining into the closest canal. There are very few curbs and gutters on ITID roadways. Except on perimeter roads the roads are typically flat or crowned in the center and drain to both sides of the road into the grassed swales. Residents are required to apply for and receive driveway permits for their driveways/culverts which cross ITID's swales. ITID has "drop culverts" where the roadway swales discharge the road runoff into the closest canal.

Traffic calming measures were also added in response to the general public's concern for safety and in response to accidents and speeding. Parks and schools have generally

been a focus of concern and have been placed by ITID and the County in proximity to roadway service, however there are roadway needs relative to these land uses.

### **M-1 DRAINAGE BASINS:**

As the this Plan is specifically for roadway improvements, this section is included but is at the end in Appendix "A".

### **The M-2 Basin is further described as:**

#### **M-2 BASIN LOCATION:**

The M-2 Basin is in north central Palm Beach County. It is west of the Town of Loxahatchee Groves, about 0.6 miles north of Southern Boulevard, just west of the City of Westlake, and is 2 miles east of the L-8 Canal. The M-1 and M-2 Basins are often referred to as "The Acreage".

#### **M-2 BASIN PHYSIOGRAPHIC FEATURES:**

The M-2 Basin is relatively flat, as is most of South Florida. The natural ground slope is approximately one foot per mile. The highest natural ground is just above 20' NGVD in the northeast area and gently slopes down to approximately 18' NGVD to the south. There are, of course, local high and low spots above and below this generalization.

#### **M-2 BASIN ROADWAYS:**

There are approximately 69.6 miles of roads in the M-1 Basin not including those maintained by PBC. Approximately 13.8 miles are paved, 3.2 miles are millings, and there are 52.7 miles of dirt/shellrock roads for a total of 69.6 miles of M-2 Basin Roadways. The roadway system is setup in a matrix fashion with most residents having a paved road within a 1/2 mile of their lot. See attached roadway map, Exhibit "C". PBC is responsible for traffic control such as stop sign locations and traffic signals throughout

the District and ITID is responsible for road maintenance and traffic calming for all ITID roadways. ITID has installed rumble strips, roadway humps, medians, flashing warning lights on top of stop signs, and other signage to help protect the health, safety, and welfare of its residents. ITID also has an extensive system of asphalt pedestrian paths and some bridal paths.

Upon formation of the Units of Development all roads were shell/dirt. In the early 1990's the first phase of paving roads to generally have all lots within 1 mile of a paved road began. These improvements are generally referred to as the R-1 Plan. In the mid 1990's the R-2 Plan was approved named M2-A and M2-B in the M-2 Basin that generally resulted in all lots being within 1/2 mile of a paved road. Paved roads were also added through several Municipal Special Taxing Units (MSTUs) and Interlocal Agreements.

ITID roadways are typically in 60' to 80' easements as indicated in unrecorded plats for the areas by Range, Township, and Section. Perimeter roadways are typically either 40' or 50' easements by the same unrecorded plats. Driveway access onto roadways are typically onto the east west roads but some driveways are existing onto north south roads. Various Plans of Reclamation/Water Management Plans/Water Control Plans have been developed that transformed a system of all shell/dirt roads into what exists today. In addition, some roadways were paved as a result of formation of MSTUs and Interlocal Agreements. The millings roads were developed as an alternate to shell/dirt roads in an attempt to reduce maintenance and increase the level of service to residents in higher traffic and complaint areas.

The roadways are rural sections with swale drainage, typically without the need for inlets and pipes, draining into the closest canal. There are very few curbs and gutters on ITID roadways. Except on perimeter roads the roads are typically flat or crowned in the center and drain to both sides of the road into the grassed swales. Residents are required to apply for and receive driveway permits for their driveways/culverts which cross ITID's swales. ITID has "drop culverts" where the roadway swales discharge the road runoff into the closest canal.

Traffic calming measures were also added in response to the general public's concern for safety and in response to accidents and speeding. Parks and schools have generally been a focus of concern and have been placed by ITID and the County in proximity to roadway service, however there are roadway needs relative to these land uses.

## **M-2 BASIN EXISTING SURFACE WATER MANAGEMENT FACILITIES:**

As the this Plan is specifically for roadway improvements, this section is included but is at the end in Appendix "B".

### **Section IV. Engineering drawings and narrative sufficient to describe each facility's capacity for the management and storage of surface waters and potable water supply, if applicable.**

Unit of Development R-3 was created for the purpose of supplementing the roadway transportation systems and does not affect the existing drainage capacity nor potable water supply.

### **Section V. A description of any environmental or water quality program that the water control district has implemented or plans to implement.**

The SFWMD review and governing agency rules and regulations resulted in identification and preservation, mitigation, or creation of onsite wetlands for all of ITID. The SFWMD includes the regulations that require Best Management Practices for water quality. These criteria resulted in the proposed design which include dry detention area pre-treatment, lakes, and a flow through created wetland.

In addition, the water quality condition of surface water discharge is checked pursuant to the National Pollutant Discharge Elimination System (NPDES) permit as issued by the Florida Department of Environmental Protection. All permits and annual reports applicable to the above conditions are incorporated herein by reference.

Unit of Development R-3 was created for the purpose of supplementing the roadway transportation systems and does not affect the existing environmental or water quality programs or plans of ITID.

## **Section VI. A map and narrative description of any area outside the water control district's legal boundary for which the district provides services.**

Unit R-3 does not have any facilities nor is it a conveyance for services to any areas outside of the unit. It is noted however that outside traffic is not monitored or prohibited from ITID roads but outside developments are required to apply for and receive a Special Permit for Connection to Works of the District.

ITID does provide a legal positive outfall to several areas outside of its activated Units of Development. A brief description of each follows:

### **A. J. W. Corbett Wildlife Management Area.**

There are two areas of inflow from the JW Corbett Area:

1. An area of approximately 3500 acres in the southeast corner of the JW Corbett Area. This area has control structures in the JW Corbett Area to attenuate flow. This discharge is to moderate water stages within the natural area. ITID also has a sluice gate that can be shut in rare cases of very high stages to reduce flooding in its active units. The JW Corbett Area discharge is into ITID's "M-O" Canal east of its "L" Canal
2. West of ITID's M-1 Impoundment. This is an overflow structure from the JW Corbett Area into ITID's outfall canal that discharges only in times of flooding conditions in the JW Corbett Area. Discharge from this overflow structure does not affect the residents in any activated unit of development.

These inflows into ITID's facilities are a result of government agency cooperation and are not governed by a contractual agreement.

### **B. Rustic Lakes AKA Kramer Property.**

This area is just to the east of Bay Hill Estates and is comprised of approximately 320 acres. ITID accepts this drainage as part of a contractual agreement with the Property Owners Association. Rustic Lakes pumps their discharge at a rate of 24.35 CFS into a drainage ditch that conveys excess runoff to a control structure owned and operated by ITID. This control structure and the pump can be shut off on an as needed basis.

**C. Northlake Boulevard.**

That portion of Northlake Boulevard that is east of Grapeview Boulevard and west of Bay Hill Estates drains into ITID's surface water management system via a series of conveyance culverts and a stormwater treatment pond with a control structure. This discharge is the result of a permit from ITID to Palm Beach County.

**D. Elmore Property.**

ITID has an Agreement with Mr. Elmore to accept the discharges from the four Elmore properties. The existing Pierce Hammock Elementary School is one of these four parcels and it currently discharges excess surface water runoff into ITID's facilities via a permit issued by ITID to the School Board of Palm Beach County. Unit 19A is also now an activated Unit of Development and discharges to ITID's M-1 Basin. Unit 19 Parcels 1 and 3 remain, are included in the Agreement, but are not Active Units as of this Water Control Plan.

**E. Acreage Pines Elementary School.**

ITID accepts the discharge of excess surface water runoff from this school after the runoff is attenuated and treated via Best Management Practices on school grounds.

**F. Acreage Community Park.**

ITID accepts the discharge of excess surface water runoff from this park via a stormwater collection system that was designed to include a series of stormwater exfiltration trenches and dry detention areas. This park is on land with a long term lease from Palm Beach County to ITID. ITID is responsible for the maintenance and upkeep of all park facilities including an expansion that is currently underway. The discharge from the park is routed through the PBC natural area to the west of the park prior to being discharged to ITID.

**G. Royal Pines Natural Area.**

ITID accepts the flood water overflow from this area. This occurs infrequently, but can occur for single large rainfall events or in extended periods of excess rainfall.

**H. Las Flores / Dellwood**

ITID accepts the discharge of excess surface water runoff from this area. This is adjacent to ITID's M-2 Basin as opposed to all of the above drainage connections that are in the M-1 Basin.



## **Section VII. Detailed descriptions of facilities and services that the water control district plans to provide within 5 years.**

The ITID Board directed the District Engineer to address several areas of concern regarding paving roads, turn lanes, and medians in the proposed Road Paving and Improvement for Unit R-3:

1. Access to schools.
2. Access to parks.
3. Access to ITID Facilities.
4. Services from emergency facilities.
5. Shell/dirt roads that receive a enough traffic that paving should be considered.
6. Traffic calming: note this is included for the R-3 WCP but is currently preliminary and outside of the 5 year horizon. Future plans will expand upon the current pilot programs and be District wide. Although an overall traffic calming plan has not been adopted by the Board, traffic calming plans to address the northwest and north central areas of the District have been presented to the Board and are part of public records.

All roadway improvements in this Water Control Plan except traffic calming are planned to be constructed within 5 years of funding. Exhibit "H" depicts the roads in the Plan that will be paved.

## **Section VIII. A description of the administrative structure of the water control district.**

The District is governed by a five member Board of Supervisors. The Board of Supervisors employs a District Manager/Administrator who has charge of the day to day operations of the District. The Board of Supervisors also employs a District Attorney who is legal advisor to the Board and handles all legal matters for the District. In addition, the Board of Supervisors employs a District Engineer who has control over the engineering works in the District. The District has four officers; a President; a Vice-President; a Secretary; and a Treasurer.

The District Manager/Administrator has the following divisions of personnel:

### **A. Director of Operations and Maintenance**

This person is responsible for all maintenance of District facilities and infrastructure. This includes roadways, drainage, and utilities. This person directs all in house construction projects that ITID staff complete.

## **B. Director of Parks and Recreation**

This person is responsible for directing the recreation programs and for day to day maintenance and scheduling of park facilities.

## **C. Administrative staff**

These people report directly to the District Manager to support the direction of the Governing Board via the District Manager. This staff supports the day to day administration and human resources needs of the District.

## **D. Director of Finance**

This person reports to the District Manager, but has specific functions outside of administration and is therefore listed separately.

## **METHOD OF FINANCING**

Several alternative methods of funding the proposed Water Control Plan improvements constructed on existing or Landowner provided public rights-of-way are available to ITID in accordance with District policy and applicable state statutes. These are as follows:

- A.** Donations by the Landowner of the proposed improvements provided such improvements are constructed in accordance with plans and specifications approved by the Engineer of ITID.
- B.** Funding to ITID by the Landowner for construction of required improvements.
- C.** Construction of required improvements utilizing the sale of ITID bonds, with the bonds being repaid from annual assessments to the benefited lands within the Unit until the indebtedness is retired.
- D.** Combination of A, B and C above with advanced funds reimbursed to the Landowner from a bond sale, assessments or loans.

# Appendix "A"

## M-1 DRAINAGE BASINS:

ITID's major surface water management facilities for the M-1 Basin are depicted in Exhibit "D". The drainage area is well defined with perimeter roads being built at elevations sufficient to serve as meeting the 100 year 3 day storm berm. The total on site basin area of the residential lands within this basin is 18,167.5 acres (28.39 square miles including 29.6 acres from Unit 19A). This area includes the internal canals and a roadway system but does not include the 720 acre M-1 Impoundment Area. The M-1 Basin is divided into two distinct drainage sub-basins: the Upper M-1 Basin which constitutes 10,928.8 acres (17.08 square miles) and the Lower M-1 Basin which is 7209.1 acres (11.26 square miles). Unit 19A adds 29.59 acres to the Lower Basin for a new total of 7,238.7 acres in the Lower Basin which equals 18,167.5 acres total.

In addition to the above drainage areas, ITID's M-1 Basin accepts offsite discharge from seven (7) areas:

1. Bay Hill (FKA Stonewal). This is a 973.0 acre golf course development to the east. Its conditional discharge is via a 42 cfs pump station into the Lower Basin, Unit of Development 9. This is Unit M-1S but as it is served by a pump station it is considered off site for the purposes of this report.
2. Rustic Lakes (AKA the Kramer Property). This is a 344.0 acre single family large lot subdivision just to the east of Bay Hill. Its conditional discharge is via a 24.35 cfs pump station into the Lower Basin, Unit of Development 2. This area is provided a drainage outfall via a contractual agreement.
3. Palm Beach County's Acreage Pines Elementary School Site "H". This is a 39.6 acre site with a gravity control structure discharge to the Upper Basin, Unit of Development 7.

4. ITID's Acreage Community Park and Maintenance Facility. This is a 25.25 acre drainage area with gravity control structure discharge to the Lower Basin, Unit of Development 2.
5. Northlake Boulevard East. This is a 37.1 acre area at ITID's northeast corner and discharges via a gravity control structure to the Lower Basin, Unit of Development 9.
6. Northlake Boulevard Central. This is a 26.6 acre area just west of #5 above. It discharges via a gravity control structure to the Upper Basin, Unit of Development 7.
7. Southeast Corbett Area. This area is ill defined because of the lack of drainage conveyance. This natural preserve area flows via the path of least resistance. It is estimated the drainage area is 3996.0 acres and discharges to the Upper Basin, Unit of Development 5. Its conditional discharge is via a gated 72 inch corrugated aluminum pipe into the M-O Canal, Unit of Development 5.

The sum total of all the above yields 24,329.1 acres (which includes the 720 acre M-1 Impoundment) or 38.01 square miles.

There are approximately 160 miles of canals in both the M-1 and M-2 Basins with the M-2 Basin having a little over 20 miles of canals.

#### **M-1 BASIN EXISTING SURFACE WATER MANAGEMENT FACILITIES:**

The surface water management/drainage conveyance facilities for the M-1 Basin includes the roadway swale system, dump culverts from the swales into the canals, a canal network, roadway culvert crossings, pump stations, and control structures. The major surface water management facilities for the M-1 Basin are depicted in Exhibit "D"

and the M-1 Basin canal network is shown in Exhibit "E". There are also thousands of dump culverts and hundreds of culvert road crossings.

The M-1 Basin is divided into two sub-basins: The Upper M-1 Basin and the Lower M-1 Basin. Each of these basins is discussed separately in the following sections.

### **THE LOWER M-1 BASIN FACILITIES:**

The Lower M-1 Basin is comprised of 7,238.7 acres (which includes 29.6 acres from Unit 19A) of onsite areas. The following offsite areas also discharge into the Lower M-1 Basin:

1. Bay Hill/Stonewal	=	973.0 Acres
2. Rustic Lakes/Kramer	=	344.0 Acres
3. Acreage Community Park	=	<u>25.3</u> Acres
Total Offsite		1,342.3 Acres

The total drainage area of the Lower M-1 Basin including these offsite areas is 8581.0 acres.

There are approximately 56 miles of canals in the Lower Basin and numerous culverts at road crossings. Road drainage is typically via swales with a "drop culvert" at canal connection points. These "drop culverts" are typically 15" to 24" diameter culverts mounded over with dirt to retard erosion. Some paved roads have inlets and pipes at the canal intersections.

Offsite discharges into the Lower Basin area are via a 42 cfs pump from Bay Hill, a 24.35 cfs pump from Rustic Lakes, and two gravity overflow structures from the Acreage Community Park. This park is owned and operated by ITID and is where its maintenance building and field staff are based. There is currently an Acreage Community Park expansion ongoing. Palm Beach County owns this property and is

leasing it to ITID. The drainage from this area discharges to the Upper M-1 Basin through two gravity water control structures.

Discharges from the Lower M-1 Basin are via three facilities:

1. Pump Station #2. This is a 132,000 gpm (294.12 cfs) pump station comprised of three 44,000 gpm pumps. The pumps run off electric power or generators in the pump house. This facility also has two gated bypass structures: an 84" CMP and a 7' x 9' concrete box culvert, both of which can be opened for gravity flow when appropriate (bypass flow is flow from the Upper Basin into the Lower Basin).
2. The 40<sup>th</sup> Street Structure. This is a gravity control structure which bleeds off water from the Lower Basin into the M-1 Canal. The M-1 Canal is owned and maintained by ITID. It traverses through the Village of Royal Palm Beach to ITID's Amil gate at the C-51 Canal. Again, see Figure 3 for an overall perspective of ITID's M-1 Basin drainage facilities. The 40<sup>th</sup> Street Structure has six operable gates. Each gate is independent of the other gates. Typically the four gates on the north face of the structure are the only ones used. The structures' capacity is limited by a 60" RCP pipe outfall. This structure is typically used as the gravity bleeder structure to control water at the permitted wet season control elevation. In the dry season the structure is typically closed. Normal operations are to use this structure for wet season bleed down after storms and pre-storm drawdown. During a major event and for about two days after a major event (as jointly determined by ITID and South Florida Water Management District [SFWMD] when conditions exceed their Memorandum of Agreement [MOA] dated July 10, 1997) this structure is closed.
3. The Roach Structure. This structure, that is named after the previous landowner, is comprised of gated twin 84 inch reinforced concrete pipes. The Roach Structure is normally closed. Its primary uses are pre-storm drawdown and post-storm flooding relief. Its capacity is about triple that of the 40<sup>th</sup> Street Structure. Due to the larger pipes, it is typically opened for post-storm relief after the 40<sup>th</sup>

Street Structure is opened. This delayed opening is due to restrictive tailwater in SFWMD's C-51 Canal.

Both the 40th Street and Roach Structures discharge into ITID's M-1 Canal south of the M-1 Basin. This section of the M-1 Canal transects the Village of Royal Palm Beach and accepts discharges from the Village through to ITID's Discharge structures at SFWMD's M-1 Canal. There is one D-710 Amil Gate and four operable ITID gates at this location.

### **THE UPPER M-1 BASIN FACILITIES:**

The Upper M-1 Basin is comprised of 10,909.5 acres of onsite areas. The following offsite areas also discharge into the Upper M-1 Basin:

1. The Lower M-1 Basin	=	8582.1 Acres
2. The Southeast Corbett Area	=	3996.0 Acres
3. Palm Beach County School "H"	=	39.6 Acres
4. Northlake Boulevard East	=	37.1 Acres
5. Northlake Boulevard Central	=	26.6 Acres

The total drainage area of the Upper M-1 Basin **without** the Lower Basin is 15,008.8 acres. The total drainage area of the Upper M-1 Basin **and** the Lower Basin is 23,549.8 acres. In addition to the above, a 720 acre impoundment receives the discharges from the M-1 Basin. The total drainage area of the M-1 Basin **with** the Upper Basin **and** the Lower Basin and **with** the M-1 Impoundment is 24,309.8 acres (37.98 square miles).

There are approximately 83 miles of canals in the Upper Basin and numerous road crossings with culverts. Road drainage is typically via swales with a "drop culvert" at canal connection points. These "drop culverts" are typically 15" to 24" diameter culverts mounded over with dirt to retard erosion. Some paved roads have inlets and pipes at the canal intersections.

Offsite discharges into the Upper Basin are via three 44,000 gpm (three 98.04 CFS) pumps from the Lower M-1 Basin, a 72" gated culvert from the Southeast Corbett Area, and gravity control structures from the two Northlake Boulevard sites and School "H" (Pierce Hammock Elementary).

Discharges from the Upper M-1 Basin are via two facilities:

1. Pump Station #3. This is a 500,000 gpm (1,114.08 CFS) pump station comprised of five 100,000 gpm pumps. There is no electric power source. The pumps are run off of five generators housed within the pump house. This facility pumps from the Upper M-1 Basin into the 720 acre M-1 Impoundment. The discharges from the M-1 Impoundment are conveyed via ITID's Outfall Canal to SFWMD's L-8 Canal.
2. Pump Station #2 Bypass. There are two gated bypasses: an 84" Corrugated Metal Pipe (CMP) and a 7' x 9' concrete box culvert which allow flow by gravity from the Upper Basin to the Lower Basin. These structures are normally closed. There are two operable gates on the 84" riser structure and one operable gate on the 7' x 9' box culvert.



## Appendix "B"

### **M-2 BASIN EXISTING SURFACE WATER MANAGEMENT FACILITIES:**

ITID's M-2 Drainage Basin and its major structures are depicted in Exhibit "F". The drainage area is well defined with perimeter roads being built at elevations sufficient to serve as meeting the 100 year 3 day storm berm. The total on site basin area of the residential lands within this basin is 4,200 acres (6.7 square miles including 333.11 acres from Las Flores and Dellwood). This area includes the internal canals and a roadway system as well as the 120 acre M-2 Impoundment Area. The surface water management/drainage conveyance facilities for the M-2 Basin includes the roadway swale system, dump culverts from the swales into the canals, a canal network, roadway culvert crossings, Pump Station #1, and control structures. See Exhibit "G" for ITID's M-2 Basin canal network. There are also hundreds of road and dump culverts.

The M-2 Basin is divided into eleven separate permitted drainage basins; the large NW Basin consisting of approximately 2707 acres which includes Las Flores and Dellwood as well as the other smaller 10 basins called nodes. Each of these basins is discussed separately in the following sections:

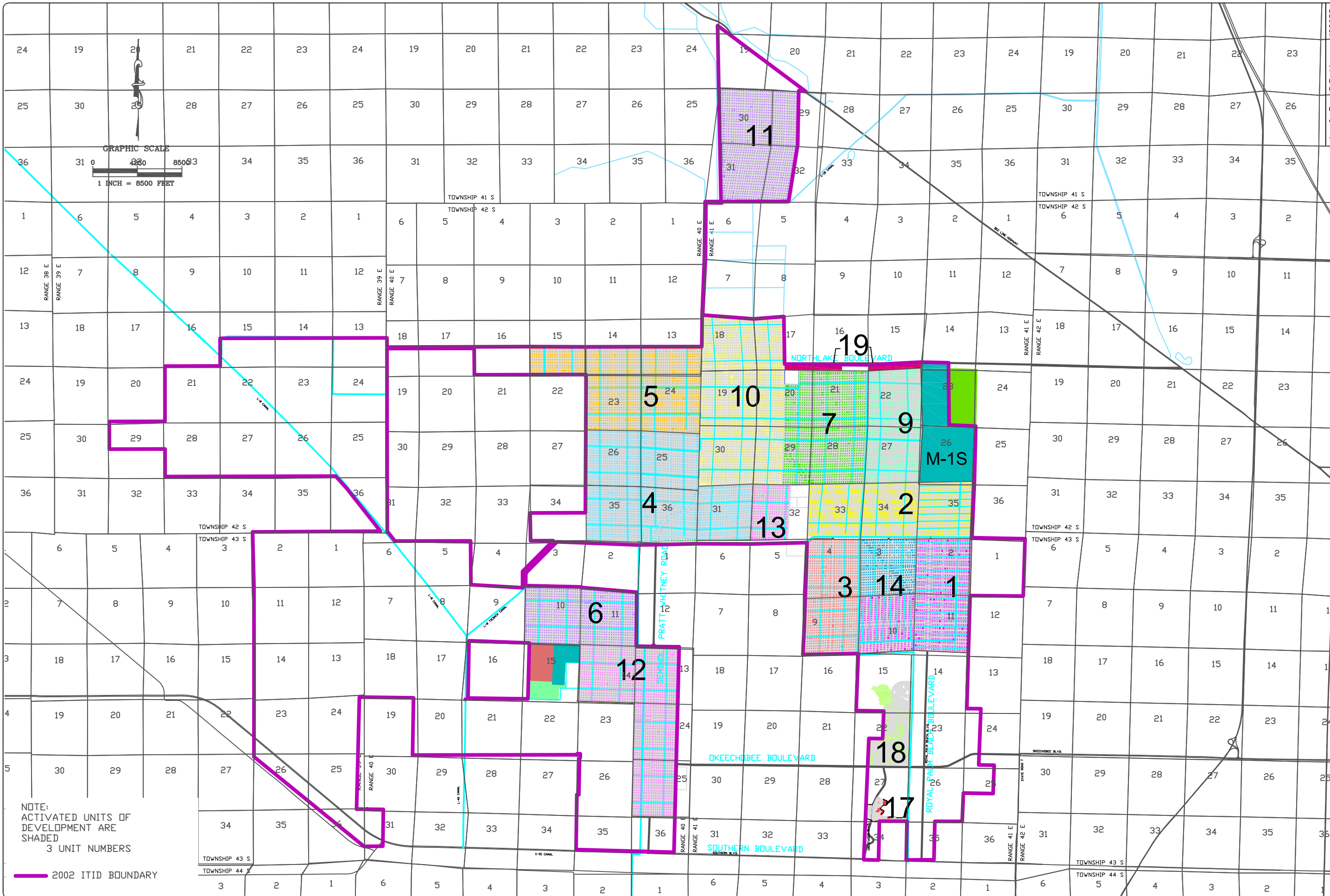
#### A. The Northwest Basin:

This is the largest of the Basins and is 2707 acres. It is served by a network of canals, a 120 acre Impoundment, Pump Station #1, and two major outfall control structures. The southerly control structure has an operable gate that is used to control water elevations at 17.5' NGVD in the dry season and 14.5' NGVD in the wet season. Telemetry is in place for stage recordation and PS#1 operations. There are approximately 13.6 miles of canals in the NW M-2 Basin. The M-2 Impoundment is "off-

line" meaning discharge normally occurs to the outfall (Seminole Improvement District's M-2 Canal) without passing through the M-2 Impoundment. When runoff exceeds the 1"/day discharge capacity the levels in the internal canals rise and Pump Station #1 can be turned on to lower canal levels until the water level in the Impoundment reaches 24.5' NGVD at which time the Impoundment is full and can no longer be allowed to increase in stage. After the storm event the water from the M-2 Impoundment must be drained back through the M-2 Basin Canals to discharge offsite to SID's M-2 Canal.

Las Flores Ranchos is a subdivision of 188.77 acres comprised of mostly 5 acres "Agricultural Residential" lots. Las Flores has its own internal roadway conveyance and canal system that is not part of ITID's system but does discharge into ITID's M-2 Basin through a gated control structure.

Dellwood Estates East is a subdivision of 144.34 acres comprised of mostly 5 acre or more "Agricultural Residential" lots. Las Flores has its own internal roadway conveyance and canal system that is not part of ITID's system and discharges directly into ITID's M-2 Basin.



NOTE:  
ACTIVATED UNITS OF  
DEVELOPMENT ARE  
SHADED  
3 UNIT NUMBERS

— 2002 ITID BOUNDARY

Joy G. Foy, P.E. License #22053



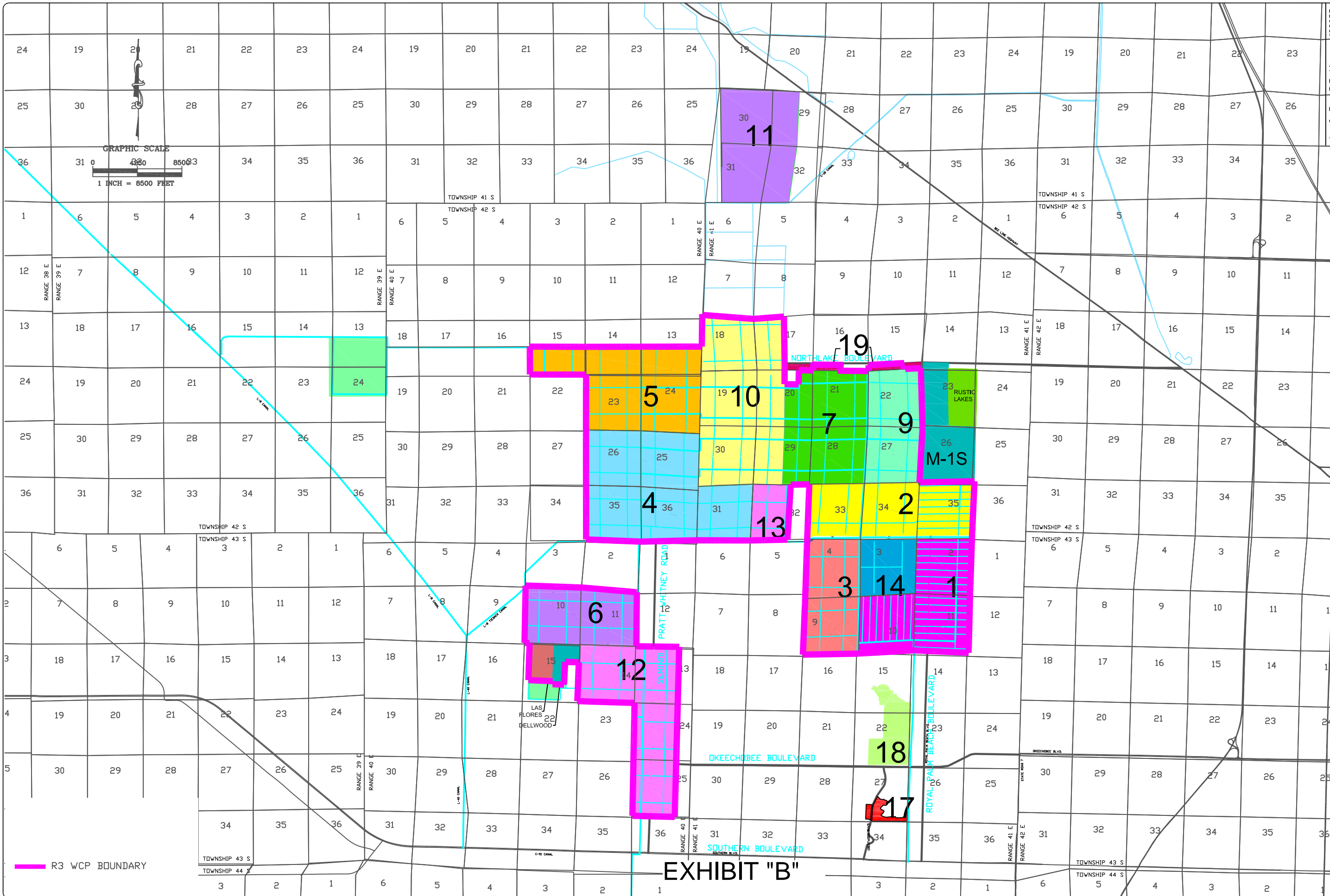
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Engineer Representing  
Stormwater Engineering, Inc.  
C.A. 00009484

**INDIAN TRAIL IMPROVEMENT DISTRICT  
2002 LEGISLATIVE BOUNDARIES**

SHEET NO.	1	DATE	5/3/15 added SID	DRAWN	MAW/JGF	CHECKED	JGF
JOB NO.							1
91084.000							

Joy G. Foy, Stormwater Engineering, Inc. 5/4/2015 3:14 PM A2 Leg Boundaries1957 & 2002.dwg

**EXHIBIT "A"**



Joy G. Foy, P.E. License #22053

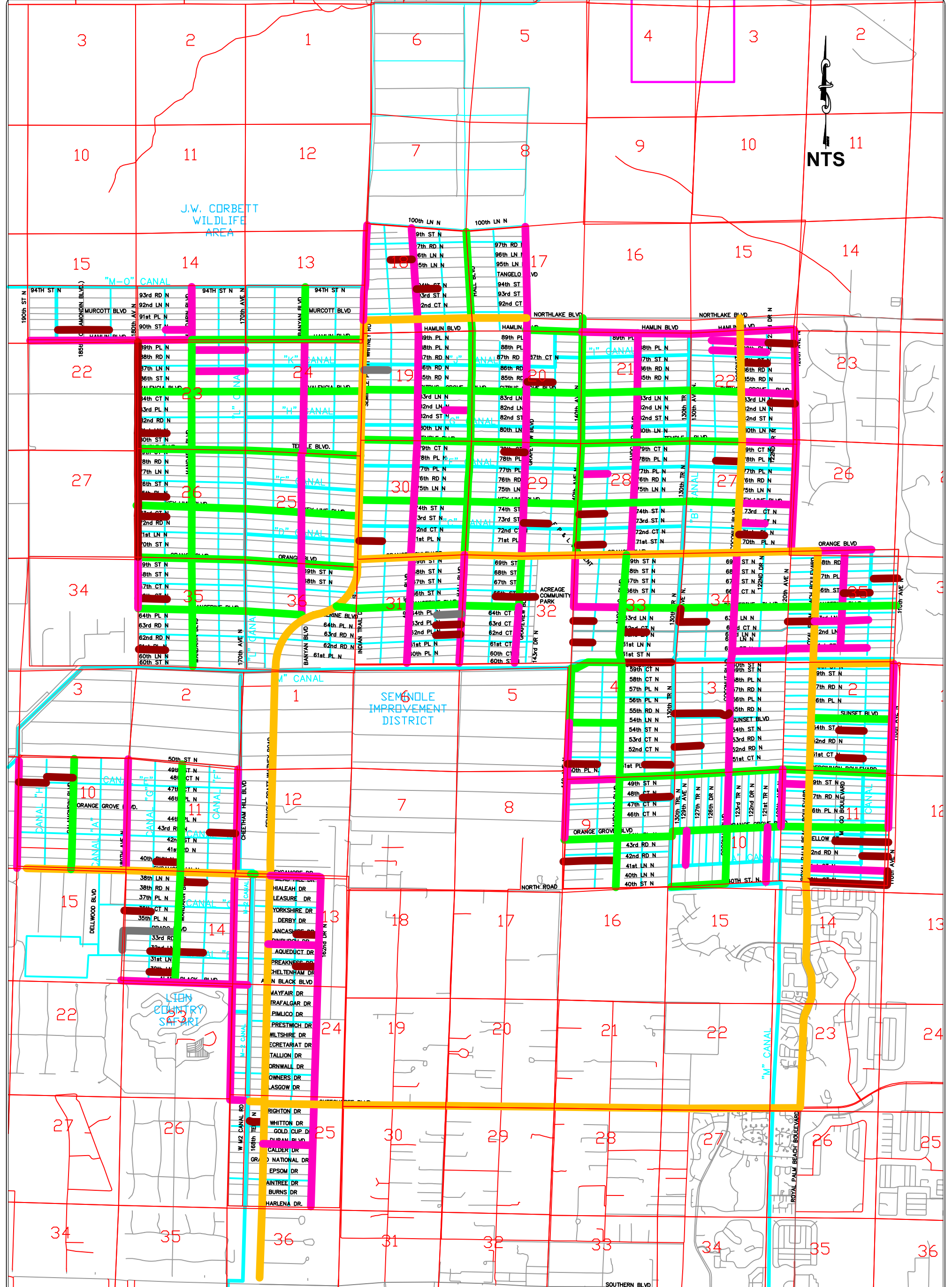
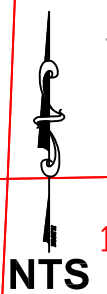


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**INDIAN TRAIL IMPROVEMENT DISTRICT**  
 Road Paving & Improvement Plan Boundaries  
 Unit of Development R-3

SHEET NO.	1
DATE	12/14/18
DRAWN	JGF
CHECKED	JGF
JOB NO.	91084.025

**EXHIBIT "B"**



# EXHIBIT "C"

- LEGEND**
- R-2 ROADS
  - MSTU'S & OTHER ITID ROADS
  - PBC MAINTAINED
  - MILLING WITH TACK
  - MILLING W/O TACK

Joy G. Foy, P.E. License #22053

JOB NO. 91084.025	SHEET NO.	1	
	DATE	5/30/18	Mellow
	DRAWN	STAFF	
	CHECKED	JGF	

## INDIAN TRAIL IMPROVEMENT DISTRICT

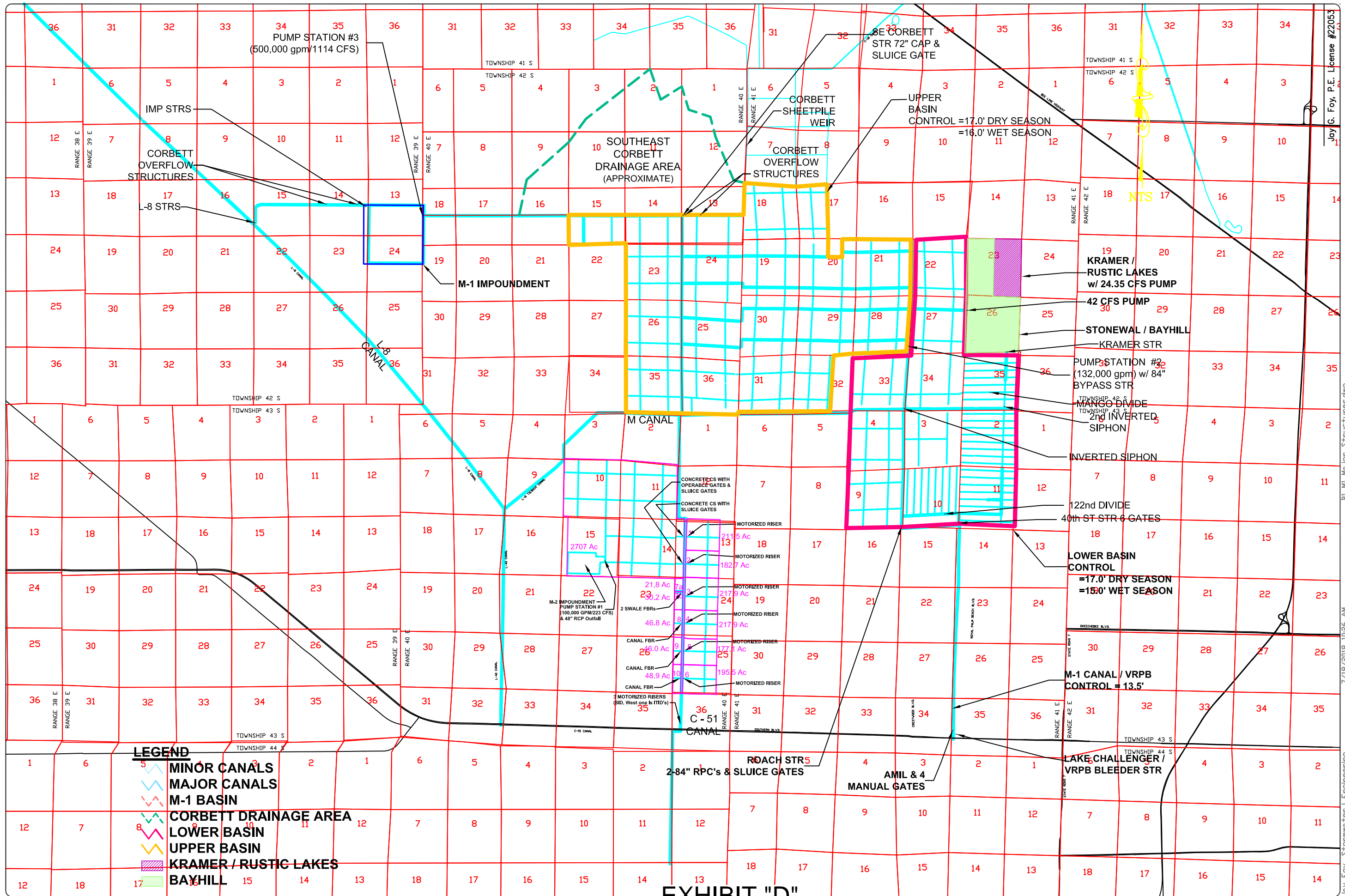
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**StormwaterJ ENGINEERING, INC.**

Civil, Hydrologic & Hydraulic Engineers  
1855 Indian Road, Suite 202, West Palm Beach, FL 33409  
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stormj@fdn.com



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**INDIAN TRAIL IMPROVEMENT DISTRICT  
M-1 BASIN WITH MAJOR STRUCTURES**

SHEET NO.	DATE		DRAWN	CHECKED
	9/18/17			
1	DATE		DRAWN	CHECKED
	9/18/17			
JOB NO.			HKF	JGF
91084.227				

**EXHIBIT "D"**



**LEGEND**

- PAVED ROADS
- MINOR CANALS
- MINOR CANALS
- M-1 CANAL BASIN

SCALE:  
1"=1500'



**EXHIBIT "E"**

NO.	DATE	REMARKS

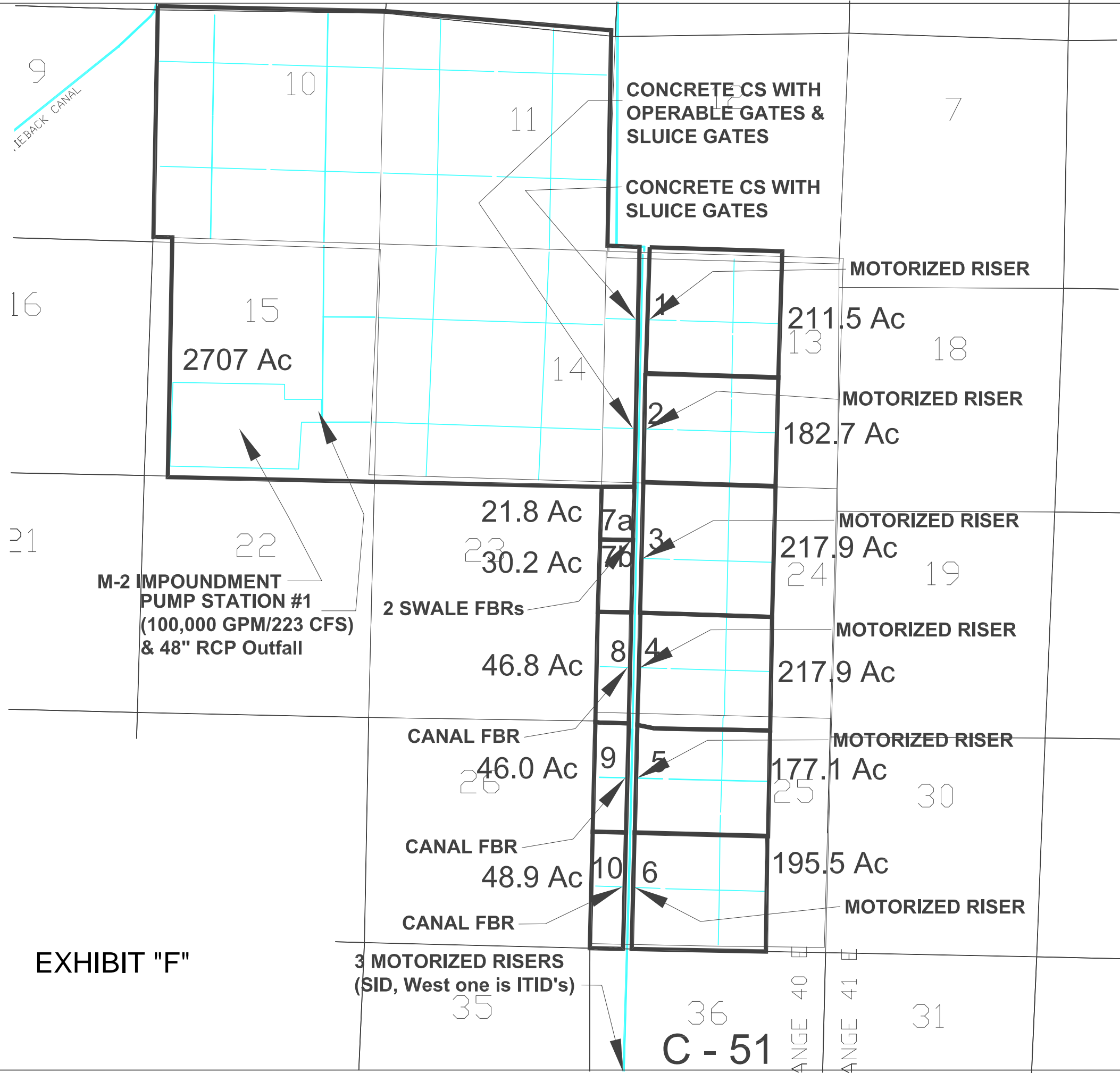
**STORMWATER ENGINEERING, INC.**  
**SJE**  
 Civil, Hydrologic & Hydraulic Engineers  
 1855 Indian Road, Suite 202, West Palm Beach, FL 33409  
 Ph: (561)242-0028 • Fax: (561)242-0109 • storm@seinc.com

**INDIAN TRAIL IMPROVEMENT DISTRICT**  
**M-1 BASIN CANALS**





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 Jay G. Foy, P.E. License #22033 C.A. 00009484

Stormwater J. Engineering, Inc. 4/17/2008 10:27 AM B2 - M-1-M2 Basin Canals.dwg

DATE	12/20/07
DRAWN	RKL
CHECKED (1)	
CHECKED (2)	
PROJECT MANAGER	Jay G. Foy
JOB NO.	91084.000



**LEGEND**

-  MINOR CANALS
-  MAJOR CANALS
-  Node
-  M-2 Basins

**EXHIBIT "F"**

NO.	DATE	REVISIONS	REMARKS	BY

**SJE**  
**STORMWATER ENGINEERING, INC.**  
 Civil, Hydrologic & Hydraulic Engineers  
 1855 Indian Road, Suite 202, West Palm Beach, FL 33409  
 Ph: (561)242-0028 • Fax: (561)242-0109 • storm@sjen.com

**INDIAN TRAIL IMPROVEMENT DISTRICT  
 M-2 BASIN WITH MAJOR STRUCTURES**

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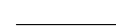



Joy G. Foy, P.E. License #22053

DATE	7/18/18	DRAWN	JGF
CHECKED (1)		CHECKED (2)	
PROJECT MANAGER	Joy G. Foy		
JOB NO.	91084.000		

Joy G. Foy, Stormwater Engineering 7/18/2018 10:26 AM B1.M1.Major Structures.dwg

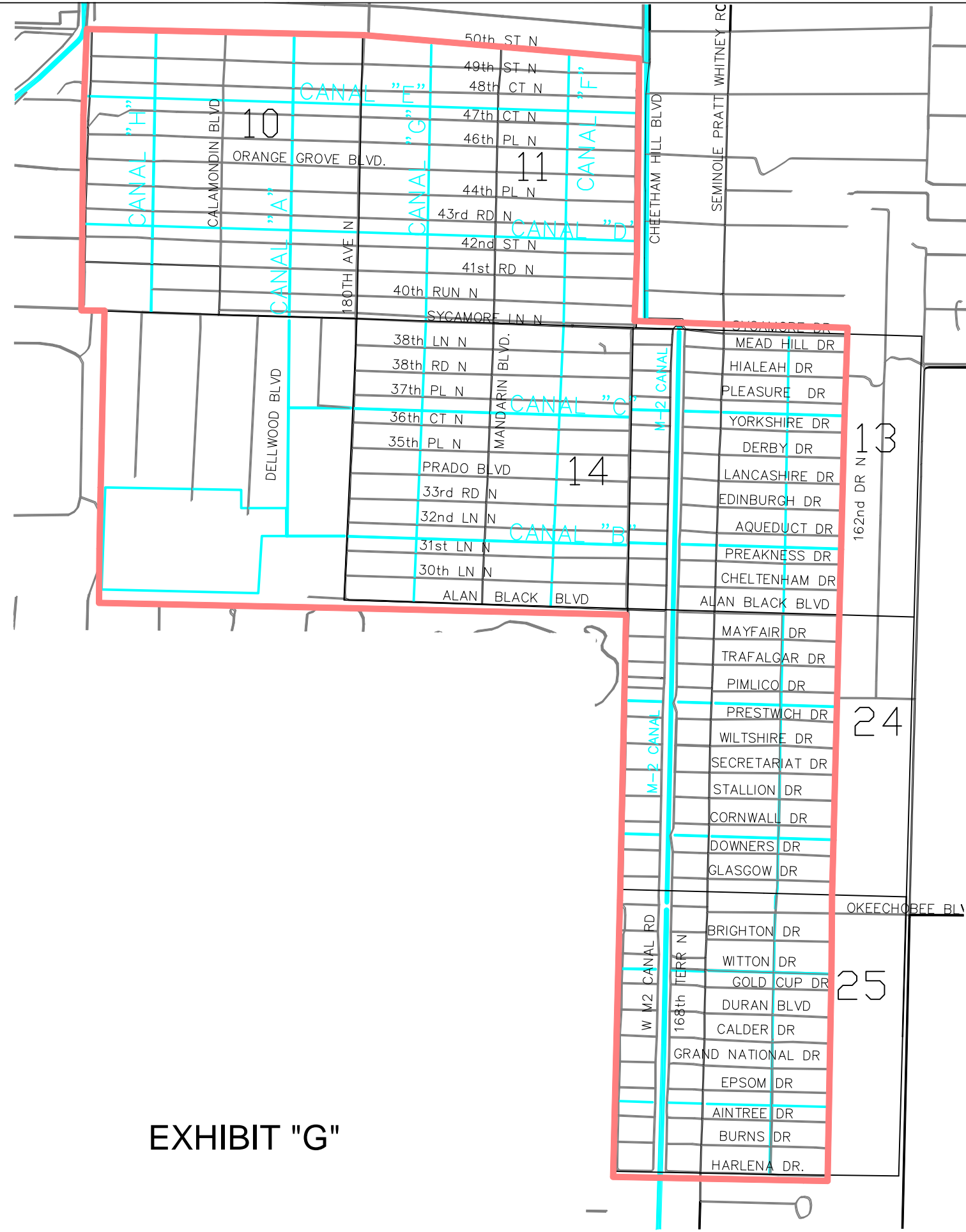


**LEGEND**

-  PAVED ROADS
-  MINOR CANALS
-  MINOR CANALS
-  M-1 CANAL BASIN



**EXHIBIT "G"**



Heather Foy, StormwaterJ Engineering 10/5/2015 1:52 PM B2\_M1-M2\_Basin\_Canals.dwg Jay G. Foy, P.E. License #22053

<b>SHEET NO.</b>	2	<b>DATE</b>	12/13/06	<b>CHECKED</b>	JGF
<b>JOB NO.</b>	91084.000				
<b>DRAWN</b>	HKF	<b>CHECKED</b>			

**INDIAN TRAIL IMPROVEMENT DISTRICT**  
**M-2 BASIN CANALS**

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NOTICE OF A WORKSHOP MEETING AND INSPECTION TOUR  
OF THE BOARD OF SUPERVISORS  
OF INDIAN TRAIL IMPROVEMENT DISTRICT

YOU ARE HEREBY NOTIFIED that a Workshop Meeting of the Board of Supervisors of INDIAN TRAIL IMPROVEMENT DISTRICT has been scheduled for Saturday, January 12, 2019 from 9:00 A.M. to 11:30 A.M. at the District Office located at 13476 61st Street North, West Palm Beach, Florida, followed by an Inspection Tour which will depart the District Office at 12:00 P.M. and continue to 4:00 P.M.

The purpose of this Workshop Meeting is to provide an Overview of the R-3 Road Plan, and an Introduction to the operations of the District.

The purpose of the Inspection Tour is to allow Residents, Supervisors and Staff to observe and further understand the workings of the District. Seat Reservations are mandatory. Please call District Office to reserve your seat. The Agenda for Inspection Tour is available on the District Website at [www.indiantrial.com](http://www.indiantrial.com).

If a person decides to appeal the decision of the Board of Supervisors with respect to any matter considered at the Inspection Tour herein referred, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this proceeding should contact the District at (561) 793-0874 at least five (5) days prior to the date of the proceeding.

DATED this 26<sup>th</sup> day of December, 2018.

INDIAN TRAIL IMPROVEMENT DISTRICT

PUBLISH: The Palm Beach Post  
December 30, 2018