

# District Notes & News



Established 1923

February 2009

## SUPERVISORS

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*Vice-President*

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## DISTRICT OFFICE

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### Office Hours:

8:00 a.m. - 4:30 p.m.

Monday-Friday

*The Board of Supervisors meets  
the third Thursday of each  
month at the Jupiter High  
School Guidance Office  
at 7:30 p.m.*

*Contact the District Office  
for an agenda.*



## District Engineer Invited to Present Information on Road Improvement Project to Palm Beach Country Estates Residents

South Indian River Water Control District's (SIRWCD) Engineer, Lennart J. Lindahl presented an overview of the Palm Beach Country Estates (PBCE) landowner-initiated roadway improvement project to over 100 residents on Tuesday, Feb. 3 at the request of the landowners' association.

A referendum was mailed on January 23 as a result of landowners' petitions requesting asphalt paving on all unimproved roadways in Palm Beach Country Estates - a total of approximately 34 miles. Landowners have until March 1 to return their ballots. *You must return your ballot in order to have your vote count, whether it is yes or no. Results are based on votes cast!*

Though the prerequisite petitions requesting paving were received some time ago, the Board of Supervisors held off on a referendum due to extremely high costs associated with asphalt paving at the time. Also, the PBCE potable water project was under construction and it would not have been practical to pave the roadways prior to completion of that project. While construction and material costs have decreased,

mostly due to the large reduction in construction in Palm Beach County and the rest of the state, District Treasurer Chuck Haas has noted that financing costs have increased and the market is currently experiencing volatility due to the national financial crisis.

The presentation included a review of the project description, hard and soft cost estimates, and financing information.

Lindahl explained that the benefited area defined in the project is 1269 parcels, which does not include parcels that will have no new pavement bordering their property. Currently, the project calls for constructing approximately 34 miles of 20-foot wide County Standard asphalt pavement on all unimproved dirt roadways in PBCE.

At the present time, project costs are estimated to be \$375,000 per mile for hard costs and \$75,000 per mile for soft costs.

Hard costs include:

- 1.5 inches of asphalt
- 6.5-8 inches of base rock

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## PBCE Road Project

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- 12 inches of subgrade
- Traffic mobilization and maintenance
- Driveway aprons
- Mailbox relocation
- Fine grading
- Excavation, hauling and disposal
- Sodding
- Seed and mulch
- Stop bars
- Testing

Soft costs include:

- Legal fees
- Engineering
- Administration
- Permitting
- Bidding
- Services during construction
- Contingency

These costs add up to approximately \$450,000 per mile or \$15,300,000 for the entire project. When financing costs are included, the total project cost is estimated at \$17,630,000. The average interest rate is estimated at 5.61% for the bond and the term is for up to 20 years. Based on 1269 parcels, the cost is estimated to be \$1,220.00 per parcel per year. If land-

owners wish to prepay, the estimated cost is \$12,076 per parcel.

Lindahl noted that due to statutory requirements and regulatory processes, a project of this size could take as long as two to four years for final completion. If the referendum passes with at least 51% of the votes cast in favor of paving, the following steps must be implemented:

- Plan of improvements
- Design
- Permitting
- Plan requirements and specifications
- Financing
- Bidding methods
- Contract negotiations
- Construction

In addition, two public hearings are held during the process.

When asked by landowners whether costs could be lower, Lindahl said that all costs presented were estimates and are based on bids from current road projects in the area, including the ongoing work on Donald Ross Road. Due to the longer timeline on a project of this scope and size, there are many unknown variables such as product volatility for asphalt and base rock, interest rate volatility due to instability in the financial markets, possible stormwater treatment requirements and permitting,

and the condition of the existing roadway subgrade materials.

Some landowners asked if roads could be narrower to save money and if federal funds could be secured from the proposed stimulus bill being debated by Congress. The District's Board of Supervisors has asked Lindahl and Haas to investigate the possibility of securing some of the federal funding for infrastructure projects.

Lindahl reiterated that project costs presented were estimates and all options would be considered during the design process, and the District would aggressively seek competitive bids from qualified contractors.

Another resident asked if a road could be paved privately and Lindahl replied that this can be done in Palm Beach Country Estates. However, in most cases, all owners of parcels on the affected roadway would have to agree to the project and its associated construction and maintenance costs, not just a majority. In addition, public liability and securing private financing for the project could be problematic.

*Landowners must return their ballots by March 1. The outcome of the referendum is determined by the votes cast. If you have lost your ballot or didn't receive one, call the District office.*

## PALM BEACH COUNTRY ESTATES POTABLE WATER UPDATE

On December 23, 2008 the Florida Department of Environmental Protection (FDEP) issued a memorandum regarding the proposed revisions to the Backflow Protection Requirements at Residential Premises with an Auxiliary Water System. This applies to the homes in Palm Beach Country Estates (PBCE) that are hooked up to or are planning to hook up to the Town of Jupiter water system and will keep their existing well in service for irrigation purposes.

The proposed rule amendments will allow one of the following three options for the homes of PBCE:

- 1) Install a Reduced Pressure Principal Assembly (RP - the most expensive device at approximately \$600.00), which must be tested annually at \$50.00-\$100.00 per year.
- 2) Install a Double Check Valve Assembly (DC - less expensive than the RP at about \$400.00), which must be tested annually at \$50.00-\$100.00 per year.
- 3) Install a Dual Check Device (the least expensive device at about \$100.00), which doesn't have to be checked annually, but must also be combined with one of the following:

a) Well water testing on an annual basis for E. Coli, and every five years for nitrates/nitrites.

b) Have the property inspected for potential cross-connections at maximum every five years.

c) Have meters that can detect a backflow event and provide notification of the event, or records the backflow event and is viewed on at least a monthly basis.

d) The Utility (in this case the Town of Jupiter) and customer sign an agreement that prohibits the customer from cross-connecting the customer's auxiliary or reclaimed water system to the customer's potable water system. This agreement shall stipulate penalties for a discovered cross-connection (such as monetary fines, discontinuation of service, and/or a requirement for installation of a more protective backflow preventer such as an RP or a DC).

The Town of Jupiter will be responsible for making a determination of what options to utilize in conjunction with the installation of the dual check valve, however, it can be assumed that they will choose option "c", as the meters the Town currently install have the ability to detect

backflow and the records are viewed on a monthly basis.

The FDEP will soon begin the formal process of amending the rules and plan to have a public workshop sometime this month.

During the week of December 15, 2008, the contractor for the water project, Felix Associates, made adjustments to the water main at Donald Ross Road and 67th Avenue N in order to resolve a conflict with the storm drainage currently being constructed by Palm Beach County. The contractor needed to raise the water main at this location in order to avoid a conflict with the storm drainage piping. The work was completed at no charge by Felix Associates.

Additionally, they have repaired two road depressions on 69th Drive in locations of service crossings. This work was completed as part of their one-year warranty for their work on the project.

District engineering staff also continues to respond to periodic resident inquiries regarding the PBCE potable water system project.

*South Indian River Water Control District  
cordially invites you to attend the*

# *18th Annual Landowners Family Day*



***Saturday, March 14, 2009***

***11:30 a.m. to 2:30 p.m. at the District Work Center***

***Jupiter Farms, Palm Beach Country Estates, Egret Landing and Jupiter Commerce Park***

***Meet the Supervisors & Staff • Enjoy Free Barbecue & Live Music***

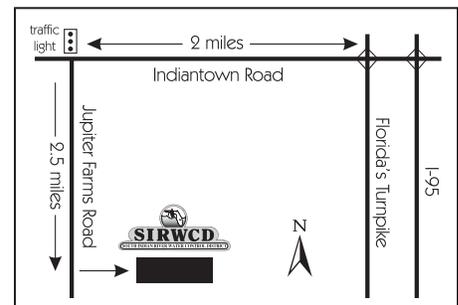
***Fun for the Whole Family!***

***Delicious Barbecue Lunch • Untold Riches Bluegrass Band  
Cock-A-Doodle-Do Petting Zoo, Pony Rides and Face Painting***



## ***Community Exhibits - Free Information & Give-a-ways!***

Community Connection, Inc. • Jupiter Farms Citizens Observer Patrol  
CMH Swim School • Division of Forestry • Florida Blood Centers  
Jupiter Farmer • Jupiter Farms Residents • Jupiter Farms Environmental Council  
Palm Beach County Dept. of Environmental Resource Mgmt.  
Safety Council of Palm Beach County, Inc. • The Loxahatchee River Center  
Solid Waste Authority of Palm Beach County  
South Florida Water Management District • Palm Beach County Sheriff's Office  
Palm Beach County Fire Rescue • Palm Beach County Parks and Recreation  
FAU/Pine Jog Environmental Education Center



***RSVP to Greta Rayman 747-0550***



15600 Jupiter Farms Road  
Jupiter, FL 33478

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## In this Issue...

- *Family fun at the 18th Annual Landowners Day*
- *Palm Beach Country Estates Potable Water*
- *Ballots Due March 1 for the PBCE Roadway Improvement Project*

Visit [www.sirwcd.org](http://www.sirwcd.org)  
for news updates!

## Florida Stormwater Education Corner Protecting Florida's Water

What is stormwater runoff? It is more than you might think. When rain or snow falls on impervious surfaces such as streets, driveways or patios, it is prevented from its natural path of soaking into the earth. As water flows over these surfaces, it picks up chemicals, debris, sediment and other pollutants that can flow into storm sewers or directly into canals, streams, lakes, wetlands, or coastal waters.

Water entering storm sewers and from overland flow is not treated, discharging these pollutants directly into water bodies we use for fishing, swimming, and even drinking.

Sediment can cloud water, destroying the aquatic environment by making it difficult or impossible for aquatic plants to grow.

Excess nutrients (not a good thing in stormwater) can cause algae blooms, as we have seen numerous times over the last few years in our area. Algae blooms cause a process that removes oxygen from the water, causing fish and other aquatic organisms to die.

Bacteria and other pathogens in stormwater can flow into swimming areas causing potential health hazards and closure of beaches. This has happened just recently in our area.

Plastic bags, bottles and cigarette butts are the most obvious signs of pollutants in runoff. They are not only unsightly, but also cause problems for fish, turtles and birds.

Household hazardous wastes such as paints and solvents, pesticides, insecticides, and motor oil can poison both land animals and aquatic life.

To do your part in protecting Florida's water and environment please recycle or properly dispose of household products that contain these chemicals.

Excess pesticides or fertilizers applied to your lawns and gardens wash off and pollute nearby water bodies. Don't over-water your lawn, and use pesticides or fertilizers sparingly, or not at all.

Also, septic systems that are leaking or are not maintained can release nutrients, bacteria, and viruses into nearby water sources creating a threat to public health.

The EPA encourages the use of a number of practices around the home to reduce stormwater runoff including permeable pavement, rain gardens, and grassy swales that allow water to naturally infiltrate into the ground, and the use of rain barrels or cisterns to collect rainwater for watering your lawn or garden, especially during times of drought and water use restrictions.

SIRWCD will be updating their website over the next few months to include a new section on stormwater education. It will be geared to not only homeowners, but also schools and businesses in the area.

For more about stormwater runoff and its effects, view the video "After the Storm" at <http://www.epa.gov/weatherchannel/>.

### ILLICIT DISCHARGE

If landowners witness anyone dumping materials into the District swales or canal system, please report this to the District Office at 747-0550.