



*ACME IMPROVEMENT DISTRICT
WATER CONTROL PLAN 2005*



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I. INTRODUCTION



The Acme Improvement District ("Acme" or the "District") was and continues to be a major factor in the creation of the Village of Wellington (the "Village"). The Charter for the Village was established by House Bill 1439 on May 11, 1995. Incorporation became effective on December 31, 1995 and municipal operations commenced on March 28, 1996.

Prior to incorporation, the Acme Improvement District, an independent special taxing district created in 1953, served as the local government providing the majority of community services and facilities for the area including water and sewer, storm water drainage, roadways, street lighting and parks and recreation. Additionally, Palm Beach County provided law enforcement, fire rescue, major roadways and planning, zoning and building functions. As a result of incorporation, the Village now provides these municipal services previously provided by the County (with the exception of fire rescue and library facilities) and the District has become a dependent district of the Village. Because of the breadth of the services it already provided to residents, the District formed the backbone of the Village.

The future needs of the residents in the area, defined both as the Village and the District, are well served by their unified purpose. The Village and the District strive to preserve the characteristics of the area's beautiful neighborhoods and distinctive lifestyles through controlled growth and ongoing citizen participation, and to ensure the continued success of responsible water resources management programs. Acme's relation to the surrounding County, Palm Beach County, is shown in Exhibit 1. In May of 1994, Acme submitted a Water Management Plan to the Palm Beach County Circuit Court that established a non-ad valorem assessment methodology for capital improvements and maintenance projects for the District's infrastructure and facilities (the "1994 Plan"). A subsequent plan was submitted in September 2000 (the "2000 Plan"). This Water Control Plan updates and restates the methodology and information provided in the 1994 Plan and the 2000 Plan.

II. SECTION 298.255(3) REQUIREMENTS

This Water Control Plan has been prepared pursuant to the requirements of Section 298.255, Florida Statutes. This section is arranged in the order of the subsection requirements of Section 298.255(3), which are listed at the top of each section.

A. DESCRIPTION OF THE STATUTORY RESPONSIBILITIES AND POWERS OF THE DISTRICT

The Acme Improvement District was initially established by petition to the Circuit Court and an order creating the "Acme Drainage District" pursuant to Chapter 298, Florida Statutes. The order was ratified in 1953 by enactment of a special act of the Florida Legislature, Chapter 28557, Laws of Florida, Special Acts of 1953, which authorized the District to reclaim and drain the lands therein and to construct and maintain canals, ditches and other drainage works and improvements for the purpose of making the lands within the District available and habitable for settlement and agriculture. The powers and authority of the District have been expanded several times since 1953. Most noteworthy are Chapter 70-856, Laws of Florida, which expanded the powers of the District to include the provision of water and sewer services, recreation areas and facilities, roads and street lighting, and Chapters 90-416 and 91-371, Laws of Florida, which expanded the powers of the District to include the provision of recreation areas and facilities through the District's maintenance taxes, user fees and other available revenues. In 1975, the Legislature changed the name of the District to the "Acme Improvement District" (Chapter 75-470, Laws of Florida).

In 1995, the Florida Legislature enacted Chapter 95-496, Laws of Florida, Special Acts of 1995, which established a Charter for the Village of Wellington. A copy of the Village Charter is attached as Exhibit 2 hereto. The charter became effective on December 31, 1995, incorporating the Village, after approval by referendum held in November 1994. While most of the property located within the District is also located within the Village, the boundaries are not coterminous. There is property located within the Village, but not the District, and some property located within the district, but not the Village, as referenced in Exhibit 3.

Section 1 D.G. of the Village Charter addresses the relationship between the Village and the District as follows:

The Acme Improvement District, an independent special district created by a special act of the Legislature, shall become a dependent district of the Village of Wellington on March 28, 1996. All special acts of the Acme Improvement District shall become Ordinances of the Village of Wellington on March 28, 1996.

This provision was supplemented by an Interlocal Agreement between the district and the Village, dated June 22, 1999 (the "Interlocal Agreement"), which formally authorizes the Village to act on behalf of the District and as agent for the District in exercising the following powers:

- A. Acceptance and dedications and approval of plats
- B. Acceptance of developer constructed improvements.
- C. Procurement of goods and services.
- D. Execution of contracts.
- E. Establishment of rates, charges and fees.
- F. Adoption and enforcement of policies and procedures
- G. Execution of utility services agreements.
- H. Execution of instruments to acquire and dispose of interests in real and personal property. To effectuate such transfers, the Mayor shall have the authority, upon authorization by the Council, to execute any such deeds of conveyance, easement agreements, releases, or such other instruments on behalf of Acme.
- H. Effectuation of compliance with regulatory requirements of the State of Florida, the County, SFWMD, and the Environmental Protection Agency.
- I. Defense and prosecution of court proceedings and administrative challenges.
- K. Expenditure of funds, maintenance of bank accounts, and performance of other fiscal functions, including but not limited to borrowing and incurring debt.
- L. Employment of personnel, including but not limited to compensation, discharge, and other matters incidental thereto.

A copy of the Interlocal Agreement between the Village and the District is attached as Exhibit 4 hereto. Chapter 2003-330 codified the Village Charter and all special acts relating to the district to provide a single comprehensive special act charter that details all of the legislative powers of the District. The Acme Improvement District, Village of Wellington is unique among water control districts, since it enjoys the broad home rule powers of a municipality in addition to the statutory powers of a water control district.

B. LEGAL BOUNDARIES OF THE DISTRICT AND THE UNITS OF DEVELOPMENT WITHIN THE DISTRICT

The District is located west of State Road 7, south of State Road 80, north of Lantana Road and east of Water Conservation Area #1 in unincorporated Palm Beach County. The boundary of the District includes those portions of Section 31,32,33,34 and 35, Township 43 South, Range 41 East, lying south of the SFWMD Canal C-51 right-of-way and all that part of the north half of Section 25, Township 44 South, Range 40 East, lying northeasterly of Levee L-40 right-of-way, and all of Sections 2 through 11, inclusive 14 through 23 inclusive, Sections 26,27,28,29,33,34, portions of Sections 12 and 13, and those parts of Sections 30,31 and 32 lying northeasterly of the Levee L-40 right-of-way, all in Township 44 South, Range 41 East. The Acme Boundary Map, shown in Exhibit 3, prepared by the Village of Wellington, is included in this section to identify the legal boundaries of the Acme Improvement District. Exhibit 5 shows the boundaries of the Village of Wellington.

Since the original creation of the "Acme Drainage District", four Units of Development within the District have been created by order of the Circuit Court. These are as follows:

- 1) Unit of Development No.1 created in 1973 (Wellington P.U.D.)-7,400 acres
- 2) Unit of Development No.2 created in 1978 (Palm Beach Point)-1,500 acres
- 3) Unit of Development No.5 created in 1979 (The Landings P.U.D.)-1,690 acres
- 4) Unit of Development No. 7 created in Wellington's Edge acres

Each of these Units of Development except for Unit No. 7 was constructed partially utilizing District improvement bonds for the construction of water control and other facilities. The Acme Units of Development Map, Exhibit 6, outlines the subdistrict Units of Development.

In addition, the Acme Improvement District Water Management System Map is attached as Exhibit 7 to describe the boundaries of two distinct areas: Basin A and Basin B. The Acme Improvement District Water Facilities Plan Map is attached to further diagram the District and its facilities, (Exhibit 8).



C. DESCRIPTIONS OF LAND USE WITHIN THE DISTRICT AND ALL DISTRICT FACILITIES AND THEIR PURPOSE AND FUNCTION

The Acme Improvement District has some common boundaries with the Village of Wellington as shown in Exhibit 3. The Village of Wellington and Acme Improvement District Future Land Use Map (as shown in Exhibit 9). For a detailed description of the District's/Village's land use, we have attached, on CD-ROM, the Village's current Comprehensive Plan, (Exhibit 10). Pursuant to the Interlocal Agreement (Exhibit 4), the Village has the authority to act on behalf of the District. As a result, information relating to the District is often found within information pertaining to the Village.

i. Summary of Land Uses

The lands that now comprise the Village of Wellington were formerly within unincorporated Palm Beach County. Over 54% of the land in the Village has a Planned Unit Development designation associated with it. The Palm Beach County Comprehensive Plan states that "the development order for Planned Development Districts was based on the average density in the overall development." Therefore, despite having existing land uses ranging from one unit per 10 acres to 21 units per acre the Future Land Use Map (Exhibit 9) designation under the Palm Beach County Comprehensive Plan was limited to four Land Use Plan categories.

These are predominantly residential land use categories. The Future Land Use Map (Exhibit 9) denotes residential land within one of nine categories. Commercial lands within the Village are placed into one of five future land use categories in Exhibit 9. The remaining lands are designated in the institutional and non-commercial (conservation/parks/water) categories. In 1953, when the District was created, Palm Beach County had not yet adopted its first Zoning Ordinance. When Palm Beach County established zoning, the property within the bounds of the Acme Drainage District was within the Agricultural Residential Zoning District, which permitted agricultural land uses and single family residential development on minimum 5-acre lots. Much of the land which supports an RR-10 Land Use Plan Designation retains the Agricultural Residential zoning designation.

Palm Beach County, as the local planning and zoning authority until March 28, 1996, issued a number of development orders within the bounds of the Village of Wellington. The most significant land use changes took place in the District after 1972 when a 7,400-acre property was rezoned to allow for the development of the County's first planned unit development -- Wellington. This development provided for a variety of housing types and a complete community including commercial areas, schools, churches and recreation facilities. The Village currently has approximately 56,000 full-time residents, and encompasses approximately 2,227 acres of public and private recreation land, nearly 96 miles of canals, 550 acres of lakes, and 179 miles of roadways.

60.5% of the existing land use in the District is residential. Other significant land uses are commercial at 2% and parks and recreation/community facilities at 8.8%. The industrial land use category comprises less than 1% of the land use for the District.

Residential Land Use

This category includes land used for residential purposes including: single-family, duplex, multiple-family, group homes, group quarters, apartments, mobile homes and condominium dwelling units. This category does not include RV and recreational campgrounds, hotels, motels or other transient housing. One hotel is currently under construction within the Village boundaries.

In analyzing the existing land use patterns, nine broad residential land use categories were identified. These categories represent both existing and approved developments as reflected on the various master plans that comprise the community. These sub-classifications range from low-density rural areas with a density of 1 unit per 10 acres to high-density areas with density approaching 22 dwelling units per acre.

Commercial Land Use

This category includes land used for retail, wholesale, office, restaurants, service and vehicle repair and service. The commercial uses on these sites consist of a variety of

office, retail, service and professional uses servicing the needs of the residents of the community.

Commercial development encompasses 430 acres or 1.61% of the total Village land area and provide over 3 million square feet of commercial/retail space. There are 2.32 acres of commercial/retail space per 1000 residents. This represents the projected build-out number for the community. It is anticipated that commercial development will be completed within the next 18 months. There are 12 commercial nodes within the Village. The regional mall is approaching build Out of the commercial parcels, the only undeveloped parcels within the regional mall are the ACLF site and the Cultural Arts site. There are only five fully developed neighborhood commercial sites, three partially developed neighborhood commercial sites which together total less than 15 acres, and three undeveloped commercial sites totaling less than 20 acres.

Industrial Land Use

This category includes land used for light manufacturing, warehousing, vehicle repair, contractor's storage, open storage, distribution and limited commercial uses. The businesses located within this area generally serve local needs. The Village of Wellington has two partially developed industrial parks. Wellington Park of Commerce was approved in 1979 as a Planned Industrial Park Development on 35 acres. Wellington Park of Commerce East was approved in 1986 and currently supports three buildings on an 83 acre site. The industrial parks are approaching build out and we anticipate build out within the next 36 months.

Rural Land Use

Rural properties are those properties that are outside the Urban Service Area boundary and are generally located in the southwest portion of the Village. This area comprises approximately 35% of the land area of the Village, yet only 5% of the potential housing stock exists there, and less than 2 % of the population resides there.

Conservation

With the annexation of Storm Water Treatment Area 1 East, 6700 acres of conservation lands have been added to the Village outside of the Urban Services Area. Additionally with the annexation of Rustic Ranches, McCarthy and Michelson properties, 880 acres of rural residential land with the potential for 176 dwelling units have been added to the outside of the USB.

This parcel requires active management to ensure that the encroachment of exotics is controlled so this valuable resource will not deteriorate. This parcel is in private ownership. There are also several sites located in the community which are smaller isolated wetlands occurring in Wellington's Edge, Bink's Forest, and Orange Point subdivisions. These parcels are also in private ownership.

Commercial Recreation

This category includes golf courses, equestrian facilities and clubhouses, which provide

spectator and participant recreation opportunities to the citizens of the community and its visitors. There are currently 1,262 acres utilized for commercial recreation purposes in the community. The four golf courses in the community consist of a variety of public and private courses offering over 100 holes of golf. There are two world class equestrian facilities located within the community. These facilities provide polo enthusiasts the opportunity to observe and compete against some of the finest polo players in the world.

Institutional Land Use

The Institutional Category supports public and private civic uses, which include schools, churches, fire stations and civic parcels. This category consists of a total of 327 acres. These uses are located with frontage on collector roadways to provide for convenient access and are generally well buffered from surrounding residential properties.

ii. Summary of District Facilities

Operational and Administration Facilities

The District's headquarters is located on a 12-acre parcel in the Saddle Trail Park area of Wellington, south of Greenbriar Boulevard. Within this area, facilities include a meeting hall and administration building, which houses the administrative offices, the District's financial staff, and the department heads for the operational and utilities divisions and temporary office housing the purchasing department together with warehouse storage facilities. Also on this site are the operation division warehouse and maintenance facilities.

Parks and Recreation Facilities

The Acme Improvement District has broad authority to provide parks and recreational facilities and recreational facilities and to maintain and improve those assets. Pursuant to a plain reading interpretation of the Acme Improvement District's special act authority, the Village may provide for parks and recreational facilities by invoking the Acme Improvement District's special act authority. Alternatively, the Village may also provide parks and recreational facilities pursuant to the Village's own home rule powers as conferred by Article VIII, section 2, Florida Constitution, and implemented in Chapter 166, Florida Statutes.

Historically, the Acme Improvement District has provided parks and recreational facilities to residents within the District prior to the formation of the Village of Wellington. For example, the 1994 Plan (Exhibit 2A) states that as part of the original Wellington PUD and the Acme Improvement District, "park sites, recreation parcels and other open space reserve areas were dedicated to the public or the Acme Improvement District." These original parcels have all since been developed for such use and maintained by the Acme Improvement District and then the Village of Wellington respectively.

The initial recreation and parks projects consisted of the 19 park sites, currently there are 31 park sites shown in the map in Exhibit 11. These projects included Village Park. Village Park consists of 2 gymnasiums, numerous sports fields, a playground, restrooms and concession buildings, basketball, racquetball and roller hockey courts. Site improvements included landscaping, signage, irrigation, lighting, sewer, parking, roadways, storm drainage and earthwork projects. The total cost (1994) of the original Village Park was approximately \$7.2 million, including a contingency amount and all associated professional fees.

The Village presently maintains approximately 562 acres of recreational and open space sites within its jurisdiction. Recreational elements as described in the Village's Comprehensive Plan are identified as neighborhood, community, or district facilities. Neighborhood facilities are generally less than 10 acres in size and provide improvements designed to service the localized needs of surrounding neighborhoods. Typical amenities in neighborhood parks may include a play structure, picnic shelter, or basketball court. Community parks range from 5 to 20 acres in size and serve more than one neighborhood. These parks may include ball fields in addition to the picnic shelters and play structures. District parks are classified in the 18 to 150 acre size, and include Wellington's 120-acre Wellington Village Park, Olympia Park and K-Park (future), which provides a variety of recreational opportunities for the entire Wellington Community. Overall, Wellington's recreational and open space lands consist of Wellington Village Park, 105 acres of Community Parks, 52 acres of Neighborhood Parks, and approximately 187 acres of Open Space Reserves.

Water Management Facilities

The Acme Improvement District is hydraulically divided into Basin "A" and Basin "B" (See Exhibit 7). Basin A is 16 square miles in area and is comprised generally of the geographic area south of Southern Boulevard and north of Pierson Road. The Wastewater Treatment Facility and Village Park are south of Pierson Road but are in Basin A. Basin B is 13.6 square miles in area and is generally comprised of the geographic area south of Pierson Road and north of 60th Street. The surface water management system serving Basin "A" (8,990 acres) consists of a series of roadside swales, gutters, storm drains, and inlets which convey runoff to a network of interconnecting lakes/canals and into SWFMD Canal C-51. The water management system in Basin "A" is controlled in the dry season at 12.0' NGVD and at 11.0' NGVD in the wet season. Water levels within Basin B are controlled at 12.0' NGVD during the wet season and 13.0 in the dry seasons.

The Acme Improvement District's Surface Water Facilities include six pumping stations, approximately 100 miles of canals and approximately 550 acres of lakes. The Acme Water Facilities Plan Map (Exhibit 8) highlights the facilities. The six main pump stations have the capacity to pump 19 billion gallons of water annually. Total pumping capacity discharge for Basin A is 120,000 gallons per minute with 50,000 gallons per minute back up. Total pumping capacity for Basin B is 220,000 gallons per minute with 125,000 gallons per minute back up. Exhibit 12 outlines the specifications and locations of the pump stations.

The divide between Basin "A" and Basin "B" is generally Pierson Road. Although the basins are not hydraulically connected during moderate storm events, during extreme events, six gated structures located under Pierson Road enable the two (2) basins to equalize and act as essentially one (1) unit.

Acme Improvement District currently has approvals from the South Florida Water Management District (SFWMD) to withdraw water from both the SFWMD C-51 Canal and Conservation Area No. 1 for maintaining water levels in its lake and canal system during dry periods for golf course, landscape and agricultural irrigation as well as recharge to wellfields. An allocation of 2.889 million gallons (Permit No. 50-00548.W) per year has been granted by SFWMD.

Under normal conditions Acme Improvement District receives water from seepage through the Conservation Area No.1 L-40 dike, rainfall, seepage from Lake Worth Drainage District canals and gravity inflow from Pump Station No. 2 along Conservation Area No.1. Currently, when water levels in Basin B fall below elevation 13.0 NGVD, the 60,000 gpm withdrawal pump may be activated. When water levels fall below 11.0 NGVD in Basin A or are approaching that level, the District may activate pump stations 3 and/or 4 intake pumps.

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PUMP STATION DESCRIPTIONS

Pump Station #1 5000 150th South

Engine 1: Cat- G 10 1, Couch Pump,
50,000 gallons per minute
Engine 2: 102, Couch Pump, Perkins Engine
50,000 gallons per minute
Engine 3: Rolls G-103, Farmers Pump,
50,000 gallons per minute

Pump Station #1-A – Not Used

Engine 1: Detroit G- 104, Couch Pump,
25,000 gallons per minute

Pump Station #2 5990 140th Avenue South

Engine 1: Rolls G-201, Couch Pump,
60,000 gallons per minute
Engine 2: Rolls G-202, Farmers Reversible Pump
60,000 gallons per minute
Engine 3: Rolls G-203
50,000 gallons per minute

Pump Station #3 12990 Quercus Court

Engine 1: 2-60,000 gallons per minute
Farmers Pump. 1 is backup
pump
Intake Pump: 2- Electric 200 hp motor with
backup generator per motor

Pump Station #4 10 Ouslev Farms Road – Under Construction

Engine 1: 2-60,000 gallons per minute
Farmers Pump. 1 is backup pump
Intake Pump: 2- Electric 200hp motor with
backup generator per motor

Pump Station #5 Birkdale Dr. & C-7 Canal

Engine 1: Electric 50 hp
10,000 gallons per minute
Engine 2: Electric 50 hp
10,000 gallons per minute

Pump Station #6 1163 Acme Road (C-8 Canal and C-51)

Permitted Capacity 62,000 gallons per minute
Maximum Capacity 124,000 gallons per minute

D. DESCRIPTION OF EACH FACILITY'S CAPACITY FOR THE MANAGEMENT AND STORAGE OF SURFACE WATERS AND POTABLE WATER SUPPLY

The District's water facilities are outlined on the Acme Improvement District Water Facilities Plan Map (Exhibit 8) prepared by the Village of Wellington and inventory of structures (Exhibit 8A). Pump stations, their design, capacity, and function within the surface water control system are described in the attached studies: Pump Station Nos. 1 and 2, Condition Assessment, for the Acme Improvement District, by Mock Roos, June 1996, (Exhibit 13) Pump Station Nos. 3 and 4, Preliminary Study for the Acme Improvement District, by Mock Roos, August 1996, (Exhibit 14A) and The Twelfth Fairway Drainage Study prepared for Acme Improvement District by Mock, Roos and Associates, Engineers for Acme Improvement District, 1995 (Exhibit 15).

FACILITIES DESCRIPTION

An overview and description of AID pump stations are included here for the reader's convenience.

PUMP STATION NOS. 1 & 2

The pump stations currently discharge stormwater from the southern half of Acme directly to Conservation Area No. 1 (CA 1) which is part of the historical Florida Everglades system. The Everglades Forever Act mandates that waters discharging to the Everglades meet certain water quality standards by the year 2006. In response, the South Florida Water Management District (SFWMD) is in the process of designing and constructing large Stormwater Treatment Areas (STAs) that will act as filters to reduce the nutrient loads discharged to the Everglades.

One such STA, STA 1 E, is constructed adjacent to the western boundary of Acme and is designed to accept and treat runoff from the western C-51 Basin. The southern half of Acme's drainage system was not originally included in the design of this STA. The current plan has been revised by SFWMD for the inclusion of this area. Pump Station No. 1 is scheduled to be dismantled upon the completion of the Basin B project and Pump Station No. 2 will be rehabilitated and used as an inflow pump and backup emergency discharge pump for the District.

Pump Station No. 2 currently includes two stormwater pumps and one two-way pump that can be used for stormwater or irrigation depending on the position of two large steel gates located on the east and west sides of the pump. These will be renovated and kept in place as part of the Basin B project.

Pump Station No. 1 consists of three diesel engines with belt drive units that power three axial flow vertical lift pumps. The design capacity of each pump is 50,000 gpm. Each engine is rated at 275 hp. These will be removed as part of the Basin B project.

The belts extend from the engine pulleys in a vertical configuration and are twisted to match horizontal pulleys directly above the pumps. The pumps are located outside the building supported by a platform attached to the east face of the building. The pulleys drive lineshafts are connected to the pump propellers. The pumps create a vertical lift of water, forcing it through three 54-inch diameter steel discharge pipes located under the building and extending west for approximately 60 feet to the discharge canal. Each pipe outlet is equipped with a steel flap gate that prevents water from backflowing into Acme canals.

It should be noted that there is a fourth discharge pipe associated with this station that has been bolted shut with a steel plate. This was installed in anticipation of adding another pump to the station. Mechanical and structural (building) improvements, however, would be needed to accommodate a fourth pump.

Pump Station 1A includes one Detroit Diesel engine with a similar belt drive configuration that powers one 25,000 gpm axial flow pump and has been abandoned in place by the District and is no longer used. The belt extends from the engine pulley in a vertical configuration and is twisted to match a 45' pulley attached to a lineshaft and pump. The pump is located outside the building and is supported by a platform attached to the east face of the building. The lineshaft extends into the water at a 45' angle and is connected to the pump propeller which lifts the water, forcing it through a steel discharge pipe buried adjacent to the building and extending north for approximately 55 feet to the discharge canal. This pipe is also equipped with a steel flap gate that prevents water from backflowing into Acme canals.

A 10,000 gallon aboveground diesel fuel tank serves both Pump Stations 1 and 1A. This steel tank is located within a concrete containment area designed to meet DEP Rule 17-762 for secondary containment. Feed and return lines to and from the engines are located underground within a secondary containment pipe.

Pump Station No. 2 consists of three diesel engines with belt drive units, manufactured by Caterpillar. Two of the engines are used to power two axial flow vertical lift pumps that are arranged in a similar configuration as Pump Station No. 1. The design capacity of one pump is 50,000 gpm and the other is 60,000 gpm.

The third engine at Pump Station No. 2 is rated at 275 hp and includes a belt drive system to operate one 60,000 gpm box pump located in the center of the building. The box pump is capable of pumping water in both directions, depending on the position of two large steel gates located on the east and west sides of the pump. For stormwater discharge, the east gate would be raised and the west gate would be lowered. The opposite gate configuration allows water to be pumped back from CA1 into Acme's canals for irrigation.

Pump Station No. 1 includes a prefabricated metal building with a concrete substructure bay and foundation. The fore bay and the discharge bay are lined with structural steel sheet pile headwalls.

Pump Station 1A includes a small wooden building approximately ten feet by ten feet. An external metal catwalk provides access to the door of the building and the external pump. The building has significant water and dry rot damage. The roof members and framing appear to be undersized.

Pump Station No. 2 includes a reinforced masonry building with a wood roof truss system and a concrete substructure. The concrete substructure is protected by structural steel sheeting headwalls on the fore bay and the discharge bay sides of the building.

The function of the pump stations is to provide stormwater protection in the Southern 9,230 acres (Basin B) of Acme. The stations were designed to remove 1.27 inches of stormwater runoff per day and have a total discharge capacity of 220,000 gallons per minute (gpm). The pump schedule as permitted by SFWMD is to maintain a water level of 13.0 feet NGVD (National Geodetic Vertical Datum) in the canals.

The stations are permitted by SFWMD under two separate permits. Surface Water Management Permit No. 50-00548-S authorizes operation of the stations based on the pump schedule described above. Right-of-Way Permit No. 50-00548-R authorizes drainage connections through SFWMD's L-40 Levee to CA1. The pump stations are not actually located within SFWMD's right-of-way, however they are referenced in the permit and operation is dependent on the permit.

PUMP STATION NOS. 3 & 4

Pump Station No. 3 consists of one diesel engine with a belt drive unit that powers an axial flow vertical lift pump. The design capacity of the pump is 60,000 gpm. The engine is rated at 275 hp and is manufactured by Perkins.

The belts extend from the engine pulley in a vertical configuration and are twisted to match a horizontal pulley directly above the pump. The pump is located outside the building supported by a platform attached to the south face of the building. The pulley drives a lineshaft connected to the pump propeller. The pumps create a vertical lift of water forcing it through a 54 inch diameter steel discharge pipe located under the building and extending north for approximately 40 feet to the discharge canal. The pipe outlet is equipped with a steel flap gate that prevents water from backflowing into Acme's canals.

A 4,000 gallon aboveground diesel fuel tank serves the pump station's diesel engine. This steel tank is located within a concrete containment area designed to meet DEP Rule 17-762 for secondary containment. Feed and return lines are located above ground within a secondary containment pipe. These lines are connected to a 50 gallon day tank which, in

turn, has feed and return lines to and from the engines. The day tank is used to maintain fuel levels within a specified range. Most diesel engine manufacturers recommend that fuel levels be maintained below the fuel injection valves to prevent potential fuel bypass. The tank also includes feed and return pumps in combination with a solenoid valve, and check valves can maintain the appropriate level.

Pump Station No.4 consists of two diesel engines, one of which is connected to a belt drive unit and the other is connected to a right angle gear drive unit. Each drive unit transfers power to an axial flow vertical lift pump that is arranged in a similar configuration as Pump Station No.3. The design capacity of both pumps is 60,000 gpm and the engines are both rated at 275 hp.

Both pump stations were constructed utilizing reinforced masonry walls with a precast 03 double roof system. The fore bays and discharge bays on both pump stations include structural steel headwalls.

Pump Station No. 3 is served with 480 volt, three phase electrical power underground from a Florida Power and Light Company (FPL) pad-mounted transformer. The main panel is served through a 40 amp, 2 pole main breaker (at 480 volts), a 15 WA, single phase 480:240 volt, dry-type transformer, and a 100 amp, 2 pole manual transfer switch. The manual transfer switch was used in conjunction with an emergency generator that is no longer in place. Therefore, there is currently no backup for the FPL power source. The main panel is rated 100 amp, single phase, three-wire, 120/240 volt, with a 60 amp, 2 pole main breaker. This panel serves one 2 hp, 230 volt sump pump, a 230 volt welder receptacle, 120 volt lighting and receptacle circuits and other miscellaneous 120 volt loads including engine battery charges, telemetry system, etc.

Pump Station Nos. 3 and 4 discharge stormwater from the northern half of Acme directly to the C-51 Canal. The function of the pumping stations is to provide stormwater protection in the northern 8,990 acres (Basin A) of Acme Improvement District. The stations were originally designed to remove 0.71 inches of stormwater runoff per day with a total discharge capacity of 120,000 gallons per minute. The pump schedule, as permitted by SFWMD, is to maintain a water level 11.0 feet NGVD (National Geodetic Vertical Datum) in the canals during the wet season (May through October) and 12.0 feet NGVD during the dry season (November through April).

The stations are permitted by SFWMD under two separate permits. Surface Water Management Permit No. 50-00548-S authorizes operation of the stations based on the pump schedule described above. Right-of-Way Permit No. 50-00548-R authorizes drainage connections to SFWMD's C-51 Canal. The pump stations are not actually located within SFWMD's right-of-way. However, they are referenced in the permit, and operation is dependent on the permit.

PUMP STATION NOS. 5 & 6

The South Shore 2A stormwater system, where the Twelfth Fairway area is located, consists of roadside swales, inlets, greenways and stormwater pipes discharging into three separate Acme Canals (C-14A, C-16 and C17B). Most of the area north of the Twelfth Fairway discharges into the C-16 Canal. The western half (approximately) of the area south of the Twelfth Fairway discharges west of Wellington Trace and is piped into the C-14A Canal. The eastern half (Greenbriar Circle, Briar Patch Trail, Windcliff Drive, Baltrusol Place, Inverness Circle and the Twelfth Fairway) drains into the C-17B Canal. All three of these canals ultimately drain north into the C-14 canal and discharge through Acme's Pump Station #3 into SFWMD's C-51 Canal.

Pump Station No. 6 is located on the C-8 Canal just south of the C-51 Canal. It consists of 2-62,000 gpm electric pumps manufactured by MWI. Each pump is powered by a 200hp electric motor with a back up diesel generator. A 2500 gallon above ground convalt diesel fuel tank serves the pump station's back-up diesel generator. The station is permitted by SFWMD permit number 50-00548-S.

E. DESCRIPTION OF ENVIRONMENTAL AND WATER QUALITY PROGRAMS THAT THE DISTRICT HAS IMPLEMENTED OR PLANS TO IMPLEMENT

The Basin B historical water quality data has been identified as exceeding the interim goal for long term, flow weighted mean total phosphorous concentrations for areas contributing to the Everglades Protection Area as defined in the Everglades Forever Act. In response to this problem, and in a desire to lead the community in addressing water quality issues, the Village of Wellington, together with the Acme Improvement District have established a Surface Water Action Team (SWAT), consisting of Attorney Dexter Lehtinen, Government Relations Specialist and Planner Jim Harvey, and Engineers Bob Higgins, Dan Shalloway, Mock-Roos and Associates, and staff members Charles H. Lynn, AICP, Gary R. Clough, PE and Paul Schofield, AICP. The SWAT team has established Best Management Practices as part of its immediate plans, and long-term plans that bring Wellington/Acme into compliance with the Comprehensive Everglades Restoration Plan. The District's Best Management Practices are outlined in Ordinance No. 2000-18 which took effect October 1, 2000 (Exhibit 16A). The Village adopted additional BMP's in Ordinance 2004-34 on June 8, 2004 (Exhibit 16B). On September 30, 2003 the Village entered into a Cooperative/Cost Share Agreement with the South Florida Water Management District for implementation of Best Management Practices to obtain funding for implementation of additional BMP's within Basin B. Pursuant to the Cooperative Agreement, the Village will fund a minimum of 50% matching funds compared to SFWMD's contribution.

Examples of Best Management Practices currently being implemented by the Village of Wellington:

- Cleaning of sediment from canals and creation of "sumps" in front of outfalls
- Changing the way the stormwater pumps are operated to create additional retention time
- Harvesting of weeds prior to the pump stations
- Implementation of a program to keep horse manure waste from entering the surface water
- Implementation of a program to reduce phosphorus from fertilizer.

Additional Measures:

- The Village has enacted an ordinance to ensure that horse manure is disposed of by a licensed hauler in an appropriate manner so that it does not become a source of phosphorus in the environment. Ordinance 2000-18 states that the Livestock Waste (Fertilization) Management Plan is "a comprehensive waste management plan covering all aspects of managing livestock manure, urine, and bedding waste and/or all aspects of managing fertilizer storage and application developed to prevent the uncontrolled release of pollutants from these wastes." A Commercial Livestock Waste Hauler is a: "person(s), firm(s), corporation(s), or other legal entity(ies) permitted by the Village to provide livestock waste removal services for a fee within the Village in accordance with terms and conditions established by this Ordinance."
- The ordinance limits the use of phosphorus in fertilizers, and establishes guidelines for fertilizer application. (Ordinance No. 2000-18 - See Exhibit 16A).
- Additionally, the Village has taken further measures to ensure a reduction in phosphorus levels. The Village laboratory prepares a water quality report (Exhibit 17). This report presents results of water quality sampling data as collected through June 2005 to measure total phosphorus, and is used to gauge effectiveness of implemented BMP's.
- The Village also completed a Pilot Advanced Stormwater Treatment Project, with the help of an appropriation from the State of Florida. This pilot project utilized advanced technologies to determine if they can help in removing phosphorus from the stormwater system. Results have been forwarded to SFWMD for use.
- Wellington has also entered into an agreement with the South Florida Water Management District to conduct an extensive stormwater quality monitoring program to help pinpoint areas that are of particularly high phosphorus concentrations (Resolution No. 2000-58, Exhibit 18).
- The Village has implemented a public educational program that includes an informative brochure that describes the steps the Village is taking to come into compliance with the Everglades Forever Act. The brochures were included in residents' utility bills. A copy of the brochures are attached as Exhibit 19. Residents were also invited to participate in a public hearing to discuss Best Management Practices.

- The Village is reconstructing ACME C-2 Canal to meander and will be installing plants and trees within the shallow confines of the canal to help reduce phosphorus as the water travels through the ACME system.



F. DESCRIPTION OF AREAS OUTSIDE THE DISTRICT'S BOUNDARY FOR WHICH THE DISTRICT PROVIDES SERVICES

The Acme Improvement District (AID) provides drainage services outside the boundaries of the District on a contractual basis. The service areas outside Acme District Boundary map is attached as Exhibit 20. These services are provided to developments that are adjacent and contiguous to the District. The District has constructed certain water control facilities to which numerous properties outside of the District have connected. This connection allows for the reclamation of the land and puts it under a system of water control for the purpose of disposing of surface waters at the time the property is developed. The provision of these services was accomplished via agreement with the land developer and the District. The landowner is responsible for the design, construction and maintenance of an on-site stormwater drainage system. The internal system must be designed in a manner acceptable to the District Engineer and meet any water quality standards imposed upon other properties located within the boundaries of the District. The SFWMD must approve all landowner applications prior to connection. The District can charge an annual fee against the property for the amount of the drainage assessment, taxes, fees and other duly adopted charges for drainage that would be applied against similarly situated property within the boundaries of the District.

Several annexations have taken place over the past several years. The following properties have been included in the Village boundaries, but are not part of the District; Drexel (Exhibit 21A) and Kobosko Property (Exhibit 21B), Black Diamond Property (Exhibit 22), Ching Property (Exhibit 23), McCarthy Property (Exhibit 24), Michelson Property (Exhibit 25), Palomino Executive Park (Exhibit 26), Rustic Ranches (Exhibit 27), STA-IE (Exhibit 28), The Commons (Exhibit 29), Village Professional Center (Exhibit 30), Wellington Pointe (Exhibit 31), and Wellington Regional Medical Center (Exhibit 32).

Several properties have been included in the Village and District boundaries, these include: The Kahlert Property (Exhibit 33), Bangland Property (Exhibit 34), Lanier Property (Exhibit 35), and Versailles (Exhibit 36).

Additionally, the Village is in the process of working on an interlocal agreement with the Lake Worth Drainage District to de-annex from them, and annex into ACME, a parcel known as the Lanier property, which is located on SR 7, between the Wellington Green Mall and Farmingham Estates, as well as K- Park, New Community Church, and Bang Land (Oakland Estates). The agreement has been approved by both boards. In 2005 the legislature approved the annexation (Exhibit 37) subject to referendum approved by the registered voters within the annexed properties and the District. The referendum must occur prior to December 30, 2006.

In January 2004, the Village entered into a cooperative cost share agreement with SFWMD for the construction of a water system to serve the area known as Rustic Ranches. The subdivision is within the service area of Wellington's water utility system and there is capacity to provide water system services to the area. Resolution 2003-201 and the Cooperative Agreement are attached as Exhibit 38. This project has been completed.

G. FACILITIES AND SERVICES THE DISTRICT PLANS TO PROVIDE WITHIN FIVE YEARS (2005-2010)

The District's facilities and services will be expanded to meet the needs of projected growth within the next five years. The proposed improvements to the water facilities and system, parks and recreation facilities and roadway improvements are summarized below.

i. Summary of Master Water Control Plan Proposed Capital Improvements

ACME Basin B Discharge Project (Exhibit 39)

In February 2004, the Village entered into an interlocal agreement for construction of the Basin B project solutions with the South Florida Water Management District (SFWMD). The agreement acknowledges the need for improved water resource management facilities for the combined Basins A and B that will provide regional multi-purpose objectives including environmental restoration, flood protection, water quality enhancement and recreation. The key elements of the agreement are as follows:

- Project to be completed by 2006
- Wellington's cash contribution for the phosphorous solution is capped at \$3.0 million
- Wellington receives a credit of \$3,250,000 for in kind services

- SFWMD agrees that Section 24 recreation and open space benefits can be included in Wellington's Comprehensive Plan

As a result of the interlocal agreement, the Acme Basin B Discharge Project has been recommended. The project includes a constructed wetland and upland habitat area with temporary flood storage, canal conveyance improvements and structural improvements of culverts and pump stations as follows:

- On the western boundary of Basin B, a 410-acre wetland and upland habitat located in Section 24 where temporary flood storage is available
- The C-1 canal along the western boundary of Basin A and B will be improved
- At the northern end of the C-1 canal, a new pump station #7 will be constructed to discharge directly into the C-51 canal
- Culverts #40, #42, #43, #44 and #45 all located along Pierson Road (the dividing line between the two basins) and Culvert #23 will be removed and replaced with larger culverts with gate control
- At the C-2 and C-23 canals, a new pump station #8 will be constructed to discharge water from Basin B into Basin A in the C-2 canal
- Culvert #123 will be outfitted with a flap gate on the west side to prevent flow to the east that would occur when pump station is discharging into C-2
- Six culverts in Basin B will be replaced with one 72" diameter culvert at each location

Total costs of the proposed projects exceed \$20 million with the Village of Wellington cash contribution limited to \$3.0 million.

Planned Projects

The surface water management system must be designed, maintained and operated in compliance with the periodically changing requirements imposed by state and federal agencies. The Village prepared a legislative briefing outlining issues pertaining to surface water management (Exhibit 40). The [\$2.9] million cost of improvements (excluding Basin B projects) is expected to amount to about [3] percent of all capital improvements for the Village for FY 2005 through FY 2010.

Pump Stations 1 & 2

Pump Stations 1 and 2 discharge storm water from Basin B directly into Water Conservation Area Number 1. According to the current SFWMD/ACOE plan the Village will abandon Pump Station 1, and use Pump Station 2 as an emergency station.



Pump Stations 3 & 4

Changes to Pump Stations 1 and 2 have necessitated improvements to Pump Stations 3 and 4. Pump Station 3 has been rebuilt. Capacity remained the same at 60,000 gallons per minute. Pump Station 4 is currently being rebuilt. Capacity will remain the same at 60,000 gpm. Work on the project commenced in November 2004 with the completion projected for December 2005.

Pump Station 5

Pump station 5 will be upgraded, with work anticipated to start in year 2006. The upgrade will concentrate primarily on two areas. First, a remote startup and remote water level reading gauge will be installed. In the past, staff has been unable to physically gather important data regarding water levels during storm events. By installing the automated system, it will be ensured that the data is gathered. Second, an automated debris removal system will be beneficial, since debris removal is necessary whenever the pump stations are activated. Removing debris manually has been the technique in the past, however, due to timing and safety issues, automation of these functions is desirable and necessary.

Pump Station 6

Pump station 6 is located on the C-8 canal at its intersection with the C-51, and was constructed in 2003. This station has a permitted capacity of 60,000 gallons per minute, with a maximum capacity of 120,000 gallons per minute.

Pierson Road Operable Gates

The planned operable gates at the interface between Basin A and Basin B will allow more operational flexibility and control of storm water flows between the two basins. Final design of these is pending the final Basin B project design with SFWMD and ACOE.

Remote Electronic Water Elevation Readers

Nine remote electronic water elevation readers will be installed throughout the Village's surface water system. These readers will allow the District to continually monitor levels even during storm events that prohibit staff from being exposed to severe weather.

Additionally, the readers will save time collecting data as compared to manually collecting such information. Pump Stations 3 and 6 will have readers installed first, and the readers will be incorporated into the new pump stations when they are brought online. The budget for FY 2005 provides funding in the amount of \$131,500 for this project.

Lake Wellington Shoreline Erosion

Lake Wellington was excavated for fill in the mid 1970's. It is now a storm water retention component of the drainage system. In some areas its slopes exceed the 4:1 (horizontal: vertical) standard now applicable to such constructions. The lake banks are eroding landward by approximately one foot per year in some areas. A shoreline erosion study was prepared by Mock Roos in August 2005 which recommends certain measures to control erosion (Exhibit 41). No funds have been included in the Capital Improvements Plan for this project, however, the Village Council has directed staff to form a plan for the completion of this project. If a shoreline erosion control program is implemented, it is anticipated that it would be paid for through special assessments.

Maintenance

In addition to the above capital projects, the Village conducts significant on-going annual maintenance projects and programs to maintain its surface water management system. The two major programs are canal redredging and culvert replacement. The cost of these programs will average about \$250,000 per year over the next five years. Maintenance is conducted on an ongoing, annual basis.

Best Management Practices Implementation

The Village adopted an ordinance outlining Best Management Practices (BMPs) in 2000 (Exhibit 16A) and 2004 (Exhibit 16B). Some funding for the BMPs are not included in this plan. Costs have yet to be determined but will most likely be funded through special assessments.

Water Conservation Programs

Staff is currently researching and implementing possible water conservation programs, which may delay the construction of the water treatment facility expansion. The programs include public awareness programs, xeriscape programs and shared community irrigation wells. The Toilet Leak Detection Program was designed to inform utility customers of the consequences of having a leaking toilet - water waste resulting in higher utility bills. An informational flier was distributed to 14,000 customers along with blue leak detection tablets as well as directions on their use.

Another program currently underway is a grant program called the Non-Potable Water Irrigation System Rebate Program. This program was offered to residents using the Village's potable water for lawn irrigation. It was designed to encourage and assist residents in the installation of irrigation systems that do not use potable water. The irrigation systems can be well or pump systems connected to a canal or lake. One hundred applications are drawn at random. After installation of their non-potable

irrigation systems, residents are given a rebate of 50% of the installation costs, up to a maximum of \$800 for a well system, and up to a maximum of \$400 for a canal/lake system.

ii. Summary of Parks and Recreation Master Plan

In June of 2001, the Village of Wellington's Parks & Recreation Advisory Board voted to adopt and implement the Village's Neighborhood Parks Improvement Plan. The Advisory Board recommended a timeline of eight years to complete the plan and acknowledged this plan's impact on the Village's overall Capital Improvements Plan ("CIP"). The Village Council also adopted the plan and incorporated the improvements into the Village-wide CIP. Table 1 identifies the annual budgeted amounts as specified in the Village's CIP for Fiscal Years 2005-2006 through 2009-2010.

Table 1

CIP Fiscal Year 2005 - 2006 through 2009 – 2010
Parks and Recreation Section
Neighborhood Park Program

Fiscal Year	Budgeted Amount
2005-06	\$378,000
2006-07	\$384,000
2007-08	\$324,000
2008-09	\$384,000
2009-10	<u>\$312,000</u>
<i>Total</i>	<i>\$1,782,000</i>

The Village has a set of 10 projects (9 are renovation/improvement projects) that are due to commence over the next five years. More specific information regarding the estimated cost to specific park sites and the fiscal year each is set to be built/renovated is shown in Table 2.

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Table 2

Fiscal Year	Park Name	Priority Ranking	Estimated Cost	CIP Fiscal Year Budget	Difference w/CIP
2004-05	Primrose	1	\$350,000		
<i>Total</i>	Field of Dreams		<i>\$350,000</i>	<i>\$350,000</i>	<i>\$0</i>
2005-06	Greenbriar	1	\$270,000		
		1	\$108,000		
<i>Total</i>			<i>\$378,000</i>	<i>\$378,000</i>	<i>\$0</i>
2006-07	Summerwood Circle	1	\$210,000		
	Block Island	1	\$174,000		
<i>Total</i>			<i>\$384,000</i>	<i>\$384,000</i>	<i>\$0</i>
2007 -08	Staimford	2	\$144,000		
	Berkshire	2	\$112,800		
	Forest Hill (boat ramp)	2	\$67,200		
<i>Total</i>			<i>\$324,000</i>	<i>\$324,000</i>	<i>\$0</i>
2008-09	Azure	2	\$228,000		
	Farmington	2	\$156,000		
<i>Total</i>			<i>\$384,000</i>	<i>\$384,000</i>	<i>\$0</i>
<i>Overall Total</i>			<i>\$1 820</i>	<i>\$1 820 000</i>	<i>1-0</i>

Exhibit 42 lists specific improvements by park.

iii. Summary of Roadway Improvements

The roadways within the Acme Improvement District fall into two distinct categories. These are:

Palm Beach County Owned Roadways

These are roadways constructed by developers in the various PUD's within the District under County subdivision regulations and are dedicated to the County. These are therefore operated and maintained by Palm Beach County.

Acme Improvement District Roadways

These are roadways which are constructed on Acme Improvement District right-of-way and, while some are paved roads, others are generally either shellrock roads or in some

cases only compacted dirt roads. These roadways are maintained and operated by the District.

Throughout the construction period of the Acme Improvement District, it has been the responsibility of the developers to construct the roadways in the subdivisions and turn them over to the County for operation and maintenance. The District has, on occasion, participated in the improvement of certain roadways both to improve traffic carrying capacity and to provide beautification of these facilities.

Table 3 identifies the annual budgeted amounts as specified in the Village's CIP for Fiscal Years 2005-2006 through 2009-2010.

Table 3

Village of Wellington
CIP Fiscal Year 2005 - 2006 through 2009 - 2010

Roadways

Fiscal Year	Budgeted Amount
2005-06	\$1,199,000
2006-07	\$1,190,000
2007-08	\$716,000
2008-09	\$2,841,000
2009-10	<u>\$774,000</u>
<i>Total</i>	<i>\$6,720,000</i>

H. DESCRIPTION OF THE ADMINISTRATIVE STRUCTURES OF THE DISTRICT

The Village of Wellington Charter (Exhibit 2) states that: *"Effective March 28, 1996, at 7 p.m. the terms of office of the Board of Supervisors of the Acme Improvement District shall terminate, and the village council members of the Village of Wellington shall assume the duties and responsibilities of the Board of Supervisors."* The Charter also states that *"all special acts of the Acme Improvement District shall become ordinances of the Village of Wellington on March 28, 1996"*.

Acme's responsibilities currently include the construction, operation and maintenance of administration and maintenance facilities, surface water management system facilities, park and recreation facilities, roads, and water and wastewater facilities. The Village of Wellington officials and staff perform the administration of these functions, and the

District's official headquarters is in the Village offices in Wellington, Florida. The Acme Improvement District has no employees.

According to the Interlocal Agreement (Exhibit 4), the Village of Wellington became responsible for the District, and was authorized to exercise certain governmental powers. These authorized responsibilities include the approval of plats, procurement of goods and services, execution of contracts, establishment of charges and fees, acquisition and disposal of property, and effectuation of regulatory compliance and defense and prosecution of court and administrative actions. Within the Village government, three departments oversee most areas of the Districts administration: the Village Manager, Finance, and Public Works. Exhibit 43 shows the organizational chart for the Village.

III. SUMMARY OF ESTIMATED COSTS AND DISCUSSION OF FINANCING OPTIONS

Both the Village and the District have ambitious projects planned for the future. A variety of funding sources and options are available to see the projects to completion. Exhibit 45 shows projects planned for Water Control, Parks and Recreation and Roadways, which have been incorporated into the Village's Governmental CIP. For informational purposes, the Village's Enterprise CIP is attached as Exhibit 44.

IV. RECOMMENDED ASSESSMENT OF BENEFITS

85-10-5 Assessment Methodology

For assessment calculation, the Acme Improvement District developed what is now called the "85-10-5" methodology to assess the costs of improvements to roadways, parks and recreation facilities, landscaping and administrative and operational facilities. Except with respect to the Neighborhood Parks Improvement Plan discussed further below, the following is a restatement of the methodology established in the 1994 plan. First, the Acme Improvement District divided all of its properties into three distinct Benefit Units on the basis of dwelling unit density and lot size, population density and its proximity to the proposed facilities. Then, a Benefit Unit ratio was calculated for each service area and a "relative benefit calculation" was determined. This was based on a ratio of benefit for each area in comparison to the relative overall benefit district wide.

This methodology, which is provided for in the District's original water control plan and Chapter 298, Florida Statutes, allowed the Acme Improvement District to take a project that benefits the entire district and determine how much of the project cost should be recovered from each specific benefit area. The District identified three Benefit Units - A, B, and C. For each Benefit Unit, the total number of acres, lots, population, and dwelling units was determined. The average lot size, population per acre (current and projected), and dwelling units per acre (current and projected) was determined for each. Since

Benefit Unit A contained the most acreage, population and dwelling units, the Benefit Unit ratio for Units Band C were calculated relative to the characteristics of Unit A. So, Unit A was assigned a "relative benefit" of 1: 1, B was assigned 1:5 and C was assigned 1:2. These "relative benefit" calculations are then converted into a ratio and "relative benefit ratio" is calculated. Table 4 contains all of the elements of the Relative Benefit Calculation.

Table 4

Benefit Unit	Relative Benefit	Ratio	Relative Benefit Ratio
A	1:1	1	0.59
B	1:5	0.2	0.12
C	1:2	0.5	0.29
TOTAL		1.7	1.00

The Relative Benefit Ratio was then applied to the number of "Tax Units" in each district to determine the number of weighted tax units for each district. The number of weighted units per district as a percentage of the total number of weighted tax units Village-wide was then used to assign an overall percentage that could then be applied to all future Village-wide projects to determine the amount of cost to be recovered from that specific benefit unit, referred to as the "weighted tax rate" for that geographic area. Table 5 contains these calculations.

Table 5

Benefit Unit	A	B	C	Total
Relative Benefit (from Table 4)	0.59	0.12	0.29	1.0
Tax Units (1994 Data)	14,139	8,071	1,644	23,854
Weighted Units	8,342	969	477	9,787
<i>% of Total Weighted Tax Units</i>	85%	10%	5%	100%

Based on the preceding information, rates for a District Village-wide project (cost = \$500,000) would be calculated as follows. First the cost of the project would be divided between the Benefit Units based on each Benefit Unit's percentage of "total weighted tax units." For the example of a \$500,000 project, Benefit Unit A would have to recover 85% of the cost (\$425,000), Benefit Unit B would have to recover 10% of the cost (\$50,000), and Benefit Unit C would have to recover 5% of the cost (\$25,000).

Next, for each Benefit Unit, the rate calculation would be based on the cost attributable to each Benefit Unit divided by the number of taxable units within each Benefit Unit. This amount would then be multiplied by the relative benefit for each Benefit Unit. For example, the rate for Benefit Unit B would be calculated as follows: $\$500,000 \times 10\% = \$50,000$. $\$50,000$ divided by 8,071 (# of Tax Units) = $\$6.20$ factored by the Relative Benefit ratio of 1:5 = $\$31.00$ rate per tax unit.

Neighborhood Parks Improvement Plan Assessments

In accordance with the District's charter and Chapter 298, Florida Statutes, in 1994 the Board of Supervisors for the Acme Improvement District proposed, and then recommended, a special assessment levy upon "each and every" assessable unit within the District up to \$20 per unit annually for the purpose of providing "staffing and administration for recreational programs for the landowners of the district." These assessments formed the initial basis of funding for the District's first recreation and parks programming and facilities. In June of 2001, the Village's Parks and Recreation Advisory Board voted to adopt and implement the Village's Neighborhood Parks Improvement Plan and incorporated the proposed park improvements into the Village-wide CIP. The Village of Wellington Neighborhood Parks Capital and Maintenance Costs Memorandum dated August 26, 2004 prepared by Nabors, Giblin & Nickerson, P.A. and Government Services Group, Inc. (Exhibit 46) analyzes the Village's options for funding the Neighborhood Parks Improvement Plan through the imposition of special assessments. The Village has the power to fund the Neighborhood Parks Improvement Plan through assessments imposed by the Acme Improvement District. The authority granted to the district in Chapter 2003-330, Laws of Florida, is broad enough to encompass the range of renovation, maintenance and improvement activities planned in the Neighborhood Parks Improvement Program over the next 5 years, as outlined above. Additionally, the Acme Improvement District has the statutory authority to levy assessments for both capital and maintenance needs pursuant to Chapter 298, Florida Statutes.

The 85-10-5 methodology as outlined above has been employed for assessments to fund the costs of Village or District-wide parks and recreation facilities in the past. Pursuant to the "85-10-5" methodology, all lands within the District would be assessed to fund the Neighborhood Parks Improvement Plan but, assessments should only be charged to properties which benefit from the renovations and improvements in that plan therefore the 85-10-5 methodology should not be employed to fund the Neighborhood Parks Improvement Plan.

In an alternate assessment to the 85-10-5 methodology, individual park improvement districts could be established to allocate the cost of the improvements to the residents of the neighborhood area that directly benefits from the improvement rather than allocating that cost District-wide. Geographic proximity to the proposed facility would serve as a valid proxy to tie the benefit of a park facility to individual properties within the Village. In order to apportion the costs among those properties within the established neighborhood benefit areas, the District will employ a per dwelling unit approach. Since there is insufficient data to demonstrate an adequate nexus between non-residential properties and the benefits accruing

from neighborhood parks, only residential properties will be charged the neighborhood parks improvement assessments. The total cost of the improvements at each neighborhood park will be pro-rated among all the dwelling units within the benefit area established for that neighborhood park and be collected over a multi year period. Any assessment program proposed would be subject to necessary public hearings, technical studies and formal approval processes required by law.



ACME Basin B Discharge Project Assessments

The District and later the Village through the District's special act authority has historically imposed assessments against the lands within the District to fund its drainage projects. The benefits of drainage projects within the district are enjoyed by all lands within the district uniformly therefore the costs of such projects are spread upon the entire District through the imposition of District-wide special

assessments.

The Village of Wellington Basin A and B Drainage Projects Memorandum dated August 26, 2004 prepared by Nabors, Giblin & Nickerson, P.A. and Government Services Group, Inc. (Exhibit 47) analyzes the Village's funding options for the Acme Basin B Discharge Project. The Village's portion of the cost of the Basin B Discharge Project (\$3 million) will be funded through a district-wide assessment. Although a majority of the improvements comprising the Basin B Discharge Project will be constructed within Basin B, the proposed improvements are designed to create a consolidated Basin A & B system, the plan provides temporary flood storage that will serve both basins in a flood event and proposed improvements to the C-1 canal will improve surface water flow in both basins. These benefits to properties in both basins support a District-wide assessment to fund the Village's portion of the Basin B Discharge Project.

V. CONCLUSION

Acme Improvement District has evolved in many ways since 1953, but continues to meet the challenges of its duties. The pressing issues of water quality improvement continue to be of prime priority for the district. The solutions for the District must be unique, and special challenges must be overcome before all goals are met. The District and the Village are aggressive in seeking solutions that benefit their respective entities, their residents, and the environment. As they look to the future they are committed to the continued pursuit of excellence in finding the best comprehensive solutions for protecting the environment through effective, responsible water resource management.