



AMENDED WATER CONTROL PLAN

Pine Tree Water Control District



Prepared by:
Higgins Engineering, Inc.

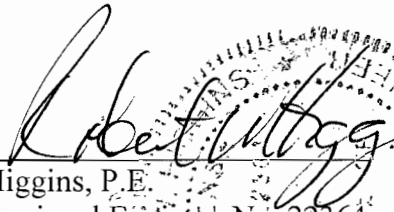
July, 2009

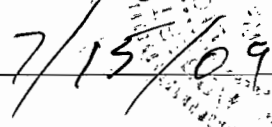
4623 Forest Hill Blvd., Suite 113
West Palm Beach, FL 33415
(561) 439-7807

07-21.4

Engineer's Certification

I hereby certify, as a Professional Engineer in the State of Florida, that the information in this Amended Water Control Plan for Pine Tree Water Control District was assembled under my direct responsible charge. The information provided herein was based in part on the information that was available and obtained from sources identified in this Amended Water Control Plan. This Plan is not intended or represented to be suitable for any reuse without specific verification or adoption by the Engineer. This Certification is provided in accordance with the Florida Board of Professional Engineers' Rule on Certification under Chapter 61G15-29, Florida Administrative Code.


Robert W. Higgins, P.E.
Florida Professional Engineer No. 22364


Date

Higgins Engineering, Inc.
4623 Forest Hill Blvd, Ste 113
West Palm Beach, FL 33415

(Reproductions are not valid unless signed,
Dated and embossed with an Engineer's Seal)

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- A. Legal Description

I. Introduction

A. General

The purpose of this report is to provide an amended water control plan for the Pine Tree Water Control District (PTWCD). This district was created by a circuit court decree dated May 17, 1971. The District statutory authority is derived from Chapter 298 of the Florida statutes. Pine Tree Water Control District is an independent special district and does not have ad valorem tax authority but rather uses a special assessment in order to execute its duties and related activities.

The Board of the Pine Tree Water Control District is comprised of three members elected by the landowners within the District on a one acre one vote basis. Currently, the Pine Tree Water Control District's Board has appointed staff of the Village of Wellington to provide engineering, operational and administrative services for the District. Meetings are usually held on a regular basis four times a year.

The Pine Tree Water Control District is comprised of approximately 4,022 acres of land in Sections 3, 4, 9, 10, 13, 14, 15, 23 and 24, Township 44 South, Range 40 East in Palm Beach County, Florida. Flying Cow Road serves as a boundary along the eastern portion of the District; a portion of the northern boundary of the district is Southern Boulevard. PTWCD lies directly east of the Loxahatchee National Wildlife Refuge. See **Exhibit 1 - "Pine Tree Water Control District Location Map"**. See Appendix "A" for a legal description of the District.

B. Authorization

The PTWCD's Board has authorized the preparation of this Amended Water Control Plan.

C. Acknowledgments

This Amended Water Control Plan is based in part on information and data contained in the Water Control Plan prepared by William G. Wallace transmitted January 23, 1976.

D. Purpose and Scope

The purpose of this Amended Water Control Plan is to document the existing facilities owned, operated, or maintained by the District and to accurately depict the status of the drainage system within the Pine Tree Water Control District. The drainage system for the Pine Tree District has changed since the initial formation and when its original Water Control Plan was formulated. At the request of the Board of Supervisors on February 12, 2009, the Engineer has also evaluated the option of installing a separate 18,000 gpm pump station for flood protection.

E. Lands Within Pine Tree Water Control District.

The lands within the Pine Tree Water Control District may be broken up into three major areas: 1) SFWMD STA-1E, 2) Rustic Ranches, 3) Section 24 impoundment area with the remainder

being agricultural. These areas are depicted on **Exhibit 2 - "Pine Tree Water Control District Major Areas."**

II. Existing Conditions in Pine Tree Water Control District

A. Topography and Soil Conditions

The District property elevations range from a low of 13 feet NGVD to a high of 16 feet NGVD. These elevations generally slope from a high in the northeast to a low in a southwesterly direction. See **Exhibit 3 - "Pine Tree Water Control District Topography"**. The soil conditions consist of sands and organic soils. These organics range from a depth of 1 foot to a depth of over 8 feet. See **Exhibit 3A - "Pine Tree Water Control District Soils Map"**.

B. Land Use

The majority of the PTWCD was at one time in agricultural production. However, much of the agriculture activity in the District has ceased. Approximately 2,800 acres of Pine Tree was purchased by SFWMD and has been included in the STA-1E project. The lands purchased are contained within Sections 3, 4, 9, 10, 14, 15 and 23.

The land-use for the STA-1E and Section 24 is **Water Management** (Palm Beach County designation of RR-10). Rustic Ranches land-use is **Rural Residential** (Village of Wellington designation Residential B). Other lands within the District are **Agricultural** in land use. See **Exhibit 4 - "Pine Tree Water Control District Land Use"** for land use.

C. History of Water Control for the Area

All of Pine Tree Water Control District originally drained northward into the SFWMD C-51 Canal which is located along and south of Southern Boulevard. This drainage is then conveyed eastward and discharges into the Lake Worth Lagoon. Prior to construction of the SFWMD Stormwater Treatment Area (STA-1E) project, Rustic Ranches, Section 24, and the agricultural lands further south drained westward to a north-south PTWCD canal which flowed north to a point at the northwest corner of Rustic Ranches (Section 13). Flow then went westward and then northward to a point at the north boundary of PTWCD where a PTWCD pump station with two 25,000 gallon per minute pumps discharge directly into the SFWMD C-51 Canal. Most of this system west of Rustic Ranches is now internal to the SFWMD STA-1 East project.

The design criterion for the water control system is outlined below. This criterion was enumerated in the "Pine Tree Water Control District Water Control Plan" prepared by William G. Wallace Inc. In addition, the Pine Tree Water Control District has been operating under a South Florida Water Management District Permit #50-00485-S as amended on June 15, 1978 and February 14, 1980. As per the Water Control Plan, all rural residential parcels require that 12 percent of the land area be used for flood detention storage. This percentage requirement is based upon a 2 foot depth of storage. This 12% requirement may be varied as it is dependent

upon the actual depth of storage provided. The finished floor elevation set forth for the rural residential area is 17.0 feet NGVD.

a. Channel Design Criteria

Based upon the design criteria contained in the William G. Wallace Inc. Water Control Plan, the canal cross-sections have been designed to accommodate a 1 inch per day of runoff/removal per rainfall event. Per the report, 1 inch per day removal for the 4,022 acres would equate to 74,626 gallons per minute or 166.28 cubic feet per second. The canal cross-sections vary from a depth of 3 feet to a depth of 8 feet. Side slopes vary from 4 to 1 above the control water elevation to 2 to 1 below the control water elevation. The bottom width of the canals varies from the minimum of 4 feet to 6 feet and greater.

b. Irrigation Water Supply

An irrigation permit was previously issued by the South Florida Water Management District for approximately 1,500 acres for the property previously known as Diamond C Sugar (SFWMD Permit # 50-00458-W). Because most of this land is now within the SFWMD STA-1E the Water Use Permit has expired. Therefore, individual landowners that use irrigation water will need to apply to the South Florida Water Management District for a Water Use Permit.

III. Water Control Plan Improvements

A. Surface Water Management System Improvements

1. Description of Improvements

At the present time the construction of the STA-1E project is complete. The runoff from Rustic Ranches continues to run west to the seepage canal and then north to a newly constructed pump station S-361 (50cfs capacity) and then into STA 1-East. Section 24 has been designed as a detention area which will receive water from the Acme Improvement District C-1 Canal during storm events via a proposed pump station, detain this water and return it to the Acme C-1 Canal via gravity and pump discharge during off-peak times.

The only other additional improvement to the existing surface water management system anticipated at this time is the possible addition of a pump station as an outfall for Rustic Ranches. The Section 24 project is scheduled to begin construction early in February 2008. After completion, the area will not drain into the PTWCD system. This construction is being funded by the South Florida Water Management District and not by the Pine Tree Water Control District.

a. Internal Canal System

The internal canal system consists of canals running east-west with an interceptor north south canal approximately 2,600 feet west of Flying Cow Road within Section 13 (Rustic Ranches). All drainage flows from east to west to the STA-1E seepage canal on the west boundary of Sections 24 and 13, then north to a pump station located in the northeast corner of Section 14. See **Exhibit 5 - "Pine Tree Water Control District Existing Canals and Culvert Facilities"**. In addition to the system of canals described above, Rustic Ranches also has a series of roadside swales. These swales convey runoff from the roadways as well as lot drainage to the internal canal system. The swales and associated driveway culverts are the subject of an ongoing maintenance program funded by the Pine Tree Water Control District. See **Exhibit 6 - "Pine Tree Water Control District Swale Maintenance Plan"**.

b. Water Supply Wells

There are no District owned or controlled water supply wells. The responsibility for permitting, if required, of any privately owned water supply wells lies with the private owner.

c. Outfall Canals and Discharge Control Structures

Section 13 (Rustic Ranches) outfalls into the STA-1E seepage canal at the west line of Section 13 via a 48 inch CMP culvert and flash board riser water control structure. The seepage canal then flows north where it meets with the SFWMD Pump Station S-361 and where excess runoff (and seepage) is pumped into the STA 1-E. As stated above, Section 24 will no longer discharge west to the seepage canal at the time when the Section 24 project is completed (approximately 18 months from the start of construction). The discharge water control structures for Section 24 will be constructed simultaneously with the development of the storage area and will outfall east to the Acme Improvement District C-1 Canal.

d. Proposed Pump Station

This plan includes an evaluation of a separate 18,000 gpm pump station to serve the Rustic Ranches subdivision. The proposed pump station, which is shown on **Exhibit 7**, will consist of two electrical pumps discharging into the STA-1E seepage canal with eventual discharge into STA-1E through the SFWMD S-361 pump station.

2. South Florida Water Management District Permits

The South Florida Water Management District ("SFWMD") has issued permits for the facilities serving Pine Tree Water Control District. In July of 1977, SFWMD issued a Surface Water Management Permit (#50-00458-S) to Diamond C. Sugar Company for the

construction of a water management system serving 2,222 acres of agricultural lands. Discharge was through a series of canals and culverts, north to the C-51 Canal. In June of 1978, the SFWMD issued a permit modification for the construction and operation of ditches and culverts and a 14,500 GPM pump to serve Rustic Ranches. In February of 1980, the SFWMD issued a modification deleting the 14,500 GPM pump.

The proposed Rustic Ranches pump station will require a modification to the SFWMD ERP Permit.

3. Units of Development

Chapter 298 of the Florida Statutes provides that a water control district may designate areas or parts of the district as separate administrative and financial “units”. The size, location and type of work within each Unit of Development may be determined by the Board. If the Board finds it advisable to implement the District's infrastructure and service plans by Units, then the Water Control Plan must be amended in accordance with Chapter 298.301 F.S. Notice must be given to all landowners and municipalities within each Unit created. An engineer's report outlining the proposed services to be provided to the Unit of Development and the benefits and costs associated with such improvements must be adopted by the Board. Any taxes, assessments, or other obligations levied by the District upon a Unit of Development constitute a lien and charge solely upon the lands within that Unit of Development. Pine Tree Water Control District may in the future implement Units of Development.

B. Easements Dedicated to Pine Tree Water Control District

Numerous easements have been dedicated for ingress/egress, drainage and equestrian trails. These easements are primarily within the Rustic Ranches area. **See Exhibit 8 - “Pine Tree Water Control District Easements”.**

C. Cost of Improvements

The total estimated cost of improvements is \$684,000. An Engineers cost estimate for the Rustic Ranches pump station is included as **Exhibit 9.**

D. Method of Financing

The proposed pump station to serve Rustic Ranches shall be paid from either a single special assessment to lands located within Rustic Ranches, or through the sale of bonds to be repaid with annual assessments to the landowners in Rustic Ranches. Maintenance and operation costs will be covered with an annual assessment.

IV. Maintenance/Operational Responsibilities

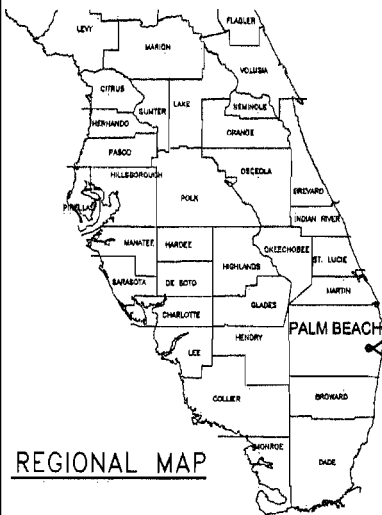
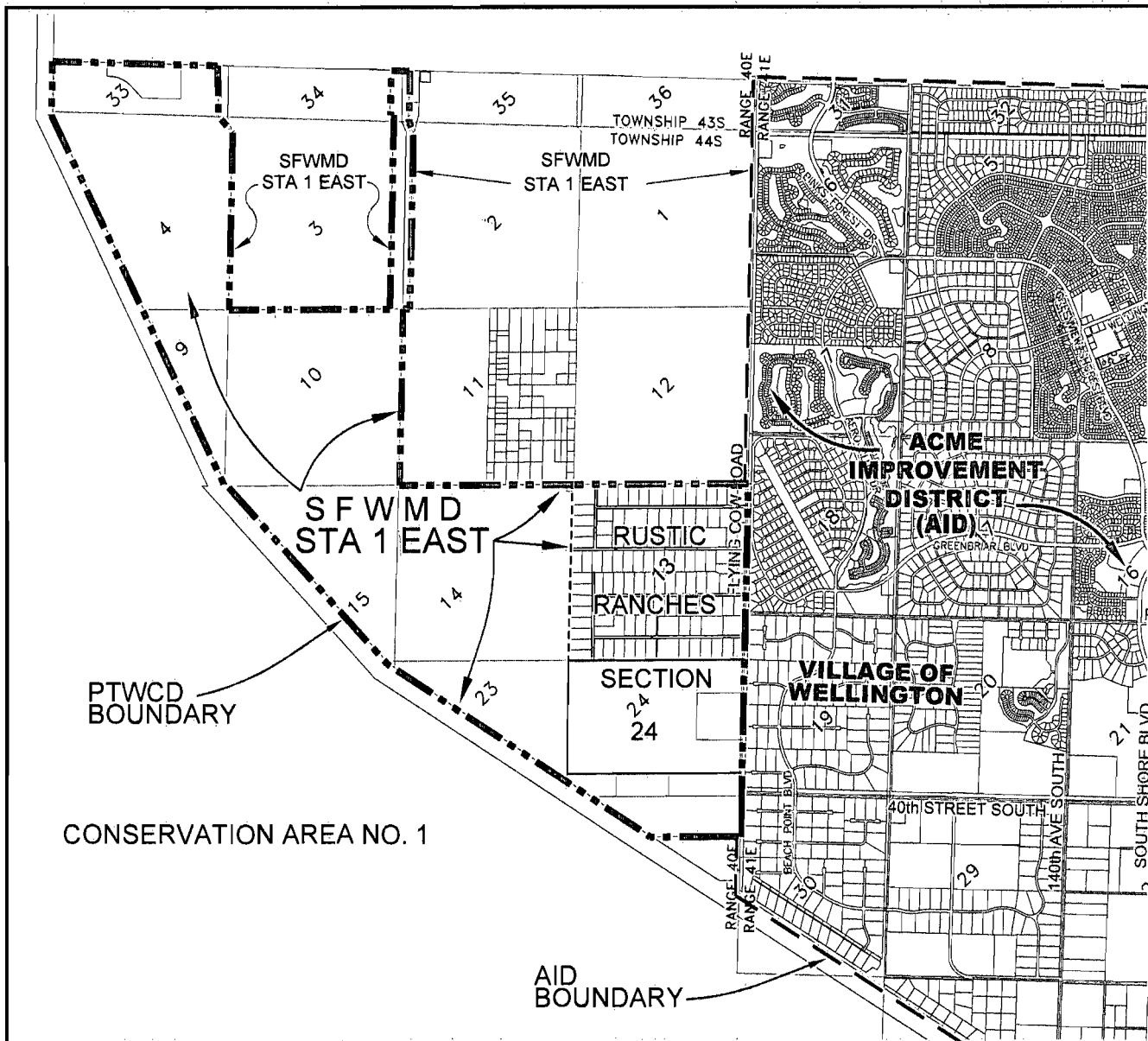
Maintenance and operational responsibilities of PTWCD includes cleaning and/or maintaining of canals, culverts and other water control structures, pumps and wells and the operation of pump stations and water control structures.

V. Recommendations

Based on the information presented in this Amended Water Control Plan, the following recommendations are made:

- A. The Amended Water Control Plan be submitted to the Supervisors at a PTWCD Board of Supervisor's Meeting, so the Board can adopt a Resolution to consider adoption of the Amended Water Control Plan.
- B. PTWCD shall take all the necessary procedural and legal steps required for the Amended Water Control Plan to be approved by the PTWCD Board of Supervisors.
- C. That all easements required by furnished to PTWCD in perpetual easements meeting the approval of PTWCD Attorney, the District Engineer, and the Board of Supervisors.
- D. PTWCD continue the maintenance and operation of the PTWCD facilities to the benefit of the lands within the District and in accordance with the applicable SFWMD permits.

Amended Water Control Plan Exhibits



REGIONAL MAP

VICINITY MAP

N.T.S.



0721-Rustic\LocMap-3C.dwg



HIGGINS ENGINEERING, INC.

4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
ENGINEERING BUSINESS NO.4209
561-439-7807

PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
LOCATION SKETCH
PALM BEACH COUNTY, FL

DESIGNED

DRAWN

CHECKED

JOB NO.

DATE

D.A.B.

SCALE

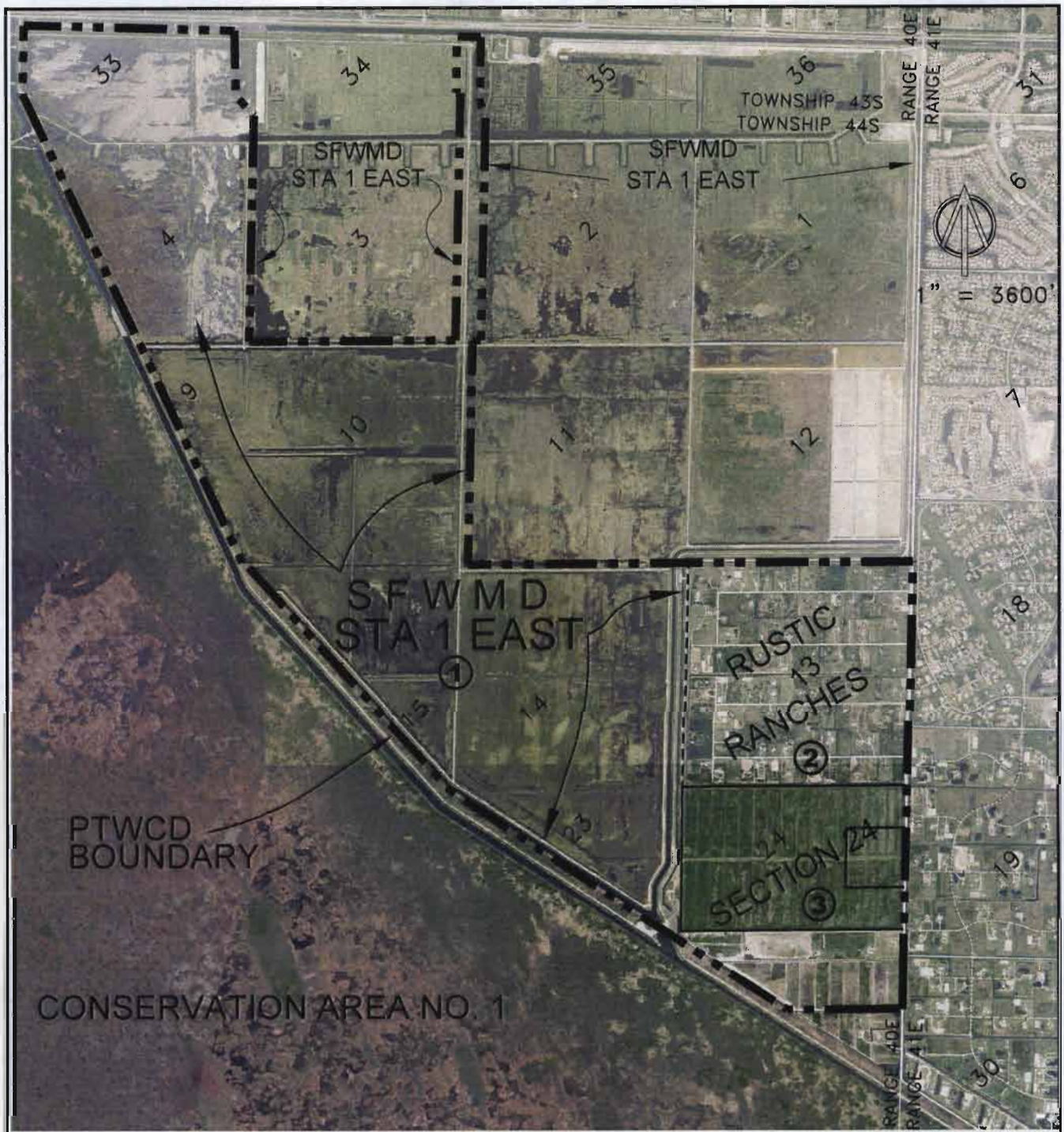
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11/08

1"=5000'

APPROVED

SHT. 1 OF 1



07211-Sect24/LocMap-3C.dwg

LEGEND

- PTWCD BOUNDARY
- INDICATES MAJOR AREA

REFERENCE: PALM BEACH COUNTY, FLORIDA 2007
DIGITAL AERIAL PHOTOGRAPHY



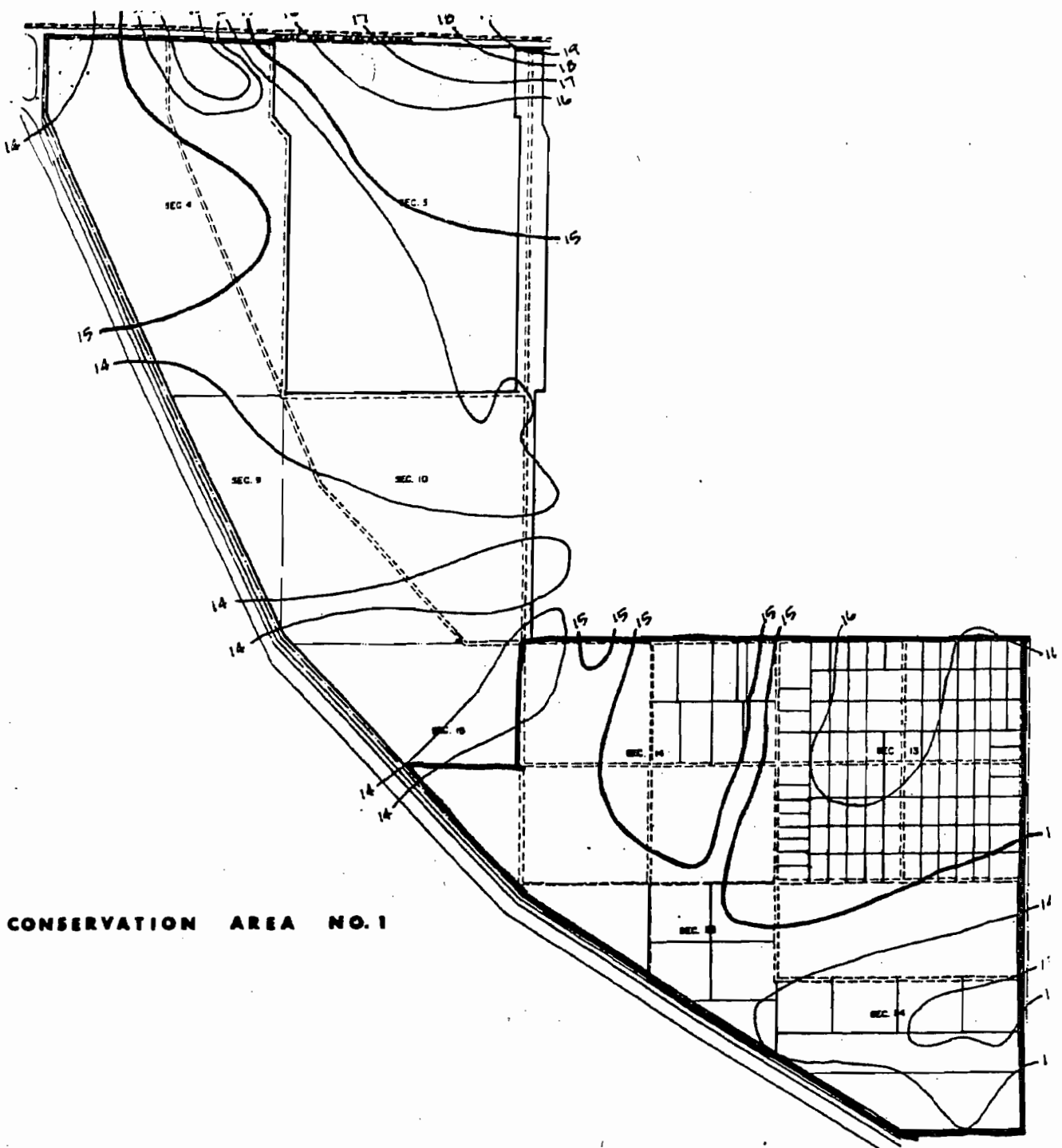
HIGGINS ENGINEERING, INC.

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WEST PALM BEACH, FLORIDA 33415
ENGINEERING BUSINESS NO.4209
561-439-7807

PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
MAJOR AREAS
PALM BEACH COUNTY, FL

DESIGNED —	DRAWN D.A.B.	CHECKED <i>[Signature]</i>	JOB NO. 07-21.4
DATE 11/08	SCALE 1"=3600'	APPROVED <i>[Signature]</i>	SHT. 1 OF 1

EXHIBIT 2



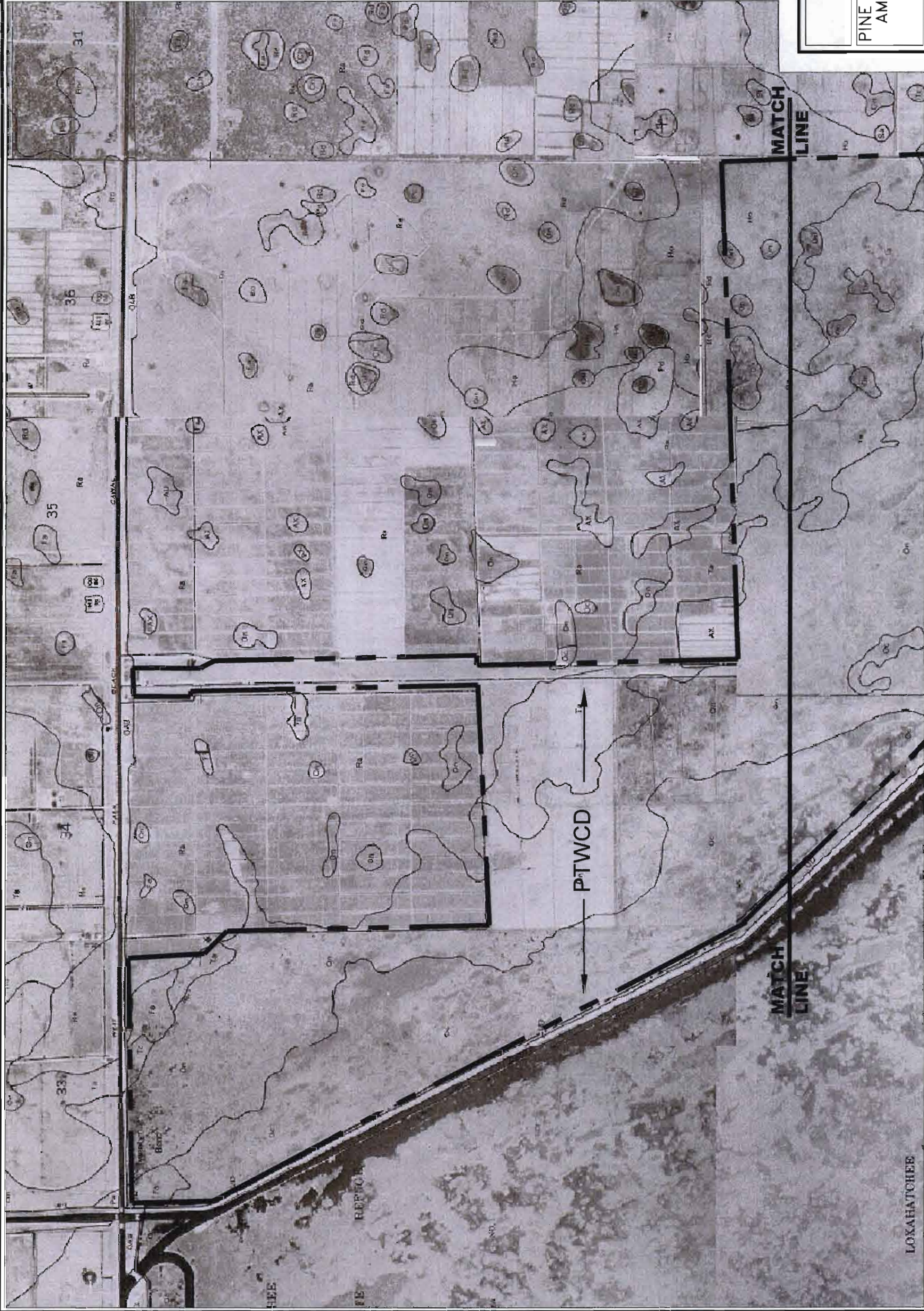
CONSERVATION AREA NO. 1

GROUND ELEVATIONS
N.T.S.

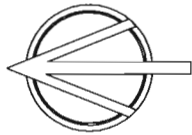


0721-Rustic\LocMap-3C.dwg

 HIGGINS ENGINEERING, INC. 4623 FOREST HILL BLVD. WEST PALM BEACH, FLORIDA 33415 ENGINEERING BUSINESS NO. 4209 561-439-7807			
PINE TREE WATER CONTROL DISTRICT AMENDED WATER CONTROL PLAN TOPOGRAPHY PALM BEACH COUNTY, FL			
DESIGNED	DRAWN	CHECKED	JOB NO.
	D.A.B.	<i>[Signature]</i>	07-21.4
DATE	SCALE	APPROVED	SHT. 1 OF 1
11/08	N.T.S.	<i>[Signature]</i>	



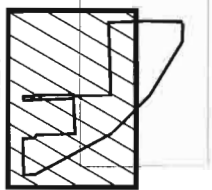
REFERENCE: SOIL SURVEY OF PALM BEACH COUNTY AREA, FLORIDA
UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE



N.T.S.

KEY MAP

THIS SHEET



SOIL LEGEND

- An - Anclothe fine sand
- AU - Arents-Urban land complex
- AX - Arents-Urban land complex, organic substratum
- Fa - Floridana fine sand
- Ho - Holopaw fine sand
- Oc - Okeechobee muck
- On - Okeelanta muck
- Os - Oldsmar sand
- Pa - Pahokee muck
- QAB - Quartzipsammments, shaped
- Ra - Riviera sand
- Rd - Riviera sand, depressional
- Ta - Tequesta muck
- UD - Udorthents
- Ur - Urban land
- w - Water

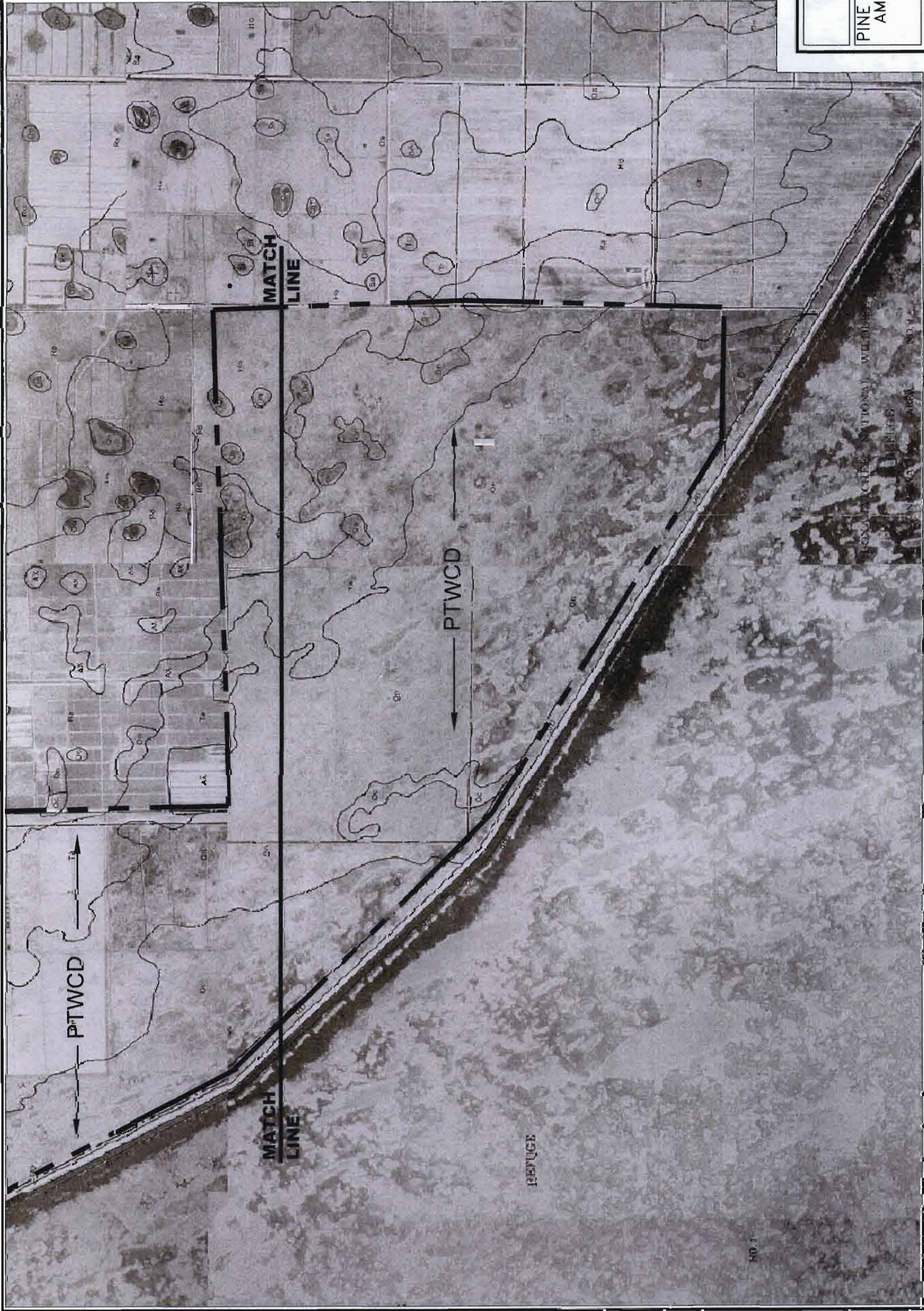
1/ The composition of these units is apt to be more variable than the other units in the survey area. Mapping has been controlled well enough, however, to be interpreted for the anticipated use of the soils.

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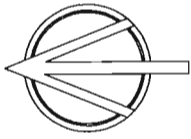
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4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
ENGINEERING BUSINESS NO.4209
561-439-7807

PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
SOILS MAP
PALM BEACH COUNTY, FLORIDA

DESIGNED	DRAWN	CHECKED	JOB NO.
...	D.A.B.	...	07-21.4
DATE	SCALE	APPROVED	SHT. 1 OF 2
11/08	N.T.S.	...	

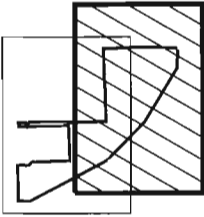


REFERENCE: SOIL SURVEY OF PALM BEACH COUNTY AREA, FLORIDA
UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE



N.T.S.

KEY MAP



THIS SHEET

SOIL LEGEND

- An - Anclothe fine sand
- AU - Arents-Urban land complex
- AX - Arents-Urban land complex, organic substratum
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- On - Okeelanta muck
- Os - Oldsmar sand
- Pa - Pahokee muck
- QAB - Quartzipsammments, shaped
- Ra - Riviera sand
- Rd - Riviera sand, depressional
- Ta - Tequesta muck
- UD - Udorthents
- Ur - Urban land
- w - Water

1/ The composition of these units is apt to be more variable than the other units in the survey area. Mapping has been controlled well enough, however, to be 1/ interpreted for the anticipated use of the soils.

07214-PTWCD\SoilsMaps\AssembleSoils-2B.dwg

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WEST PALM BEACH, FLORIDA 33415
ENGINEERING BUSINESS NO.4209
561-439-7807

PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
SOILS MAP
PALM BEACH COUNTY, FLORIDA

DESIGNED	DRAWN	CHECKED	JOB NO.
DATE	D.A.B.	APPROVED	07-21.4
11/08	N.T.S.		SHT. 2 OF 2



07211-Sect24\LocMap-3C.dwg

LEGEND

--- PTWCD BOUNDARY

REFERENCE: PALM BEACH COUNTY, FLORIDA 2007
DIGITAL AERIAL PHOTOGRAPHY



HIGGINS ENGINEERING, INC.

4623 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
ENGINEERING BUSINESS NO.4209
561-439-7807

PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
LAND USE
PALM BEACH COUNTY, FL

DESIGNED —	DRAWN D.A.B.	CHECKED K.S.B.	JOB NO. 07-21.4
DATE 11/08	SCALE 1"=3600'	APPROVED K.S.B.	SHT. 1 OF 1

EXHIBIT 4



EE
ENGINEERING

HIGGINS ENGINEERING, INC.
11775 Highway 100, Suite 100, Houston, TX 77036
 (281) 415-1100
 www.higginseng.com

SPRUE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
EXISTING CANALS & CULVERT FACILITIES
SPRUE TREE, HARRIS COUNTY, TEXAS

A.W.D. NO.	DATE	BY
07-28	11/28/08	07-21-4
1" = 200'		1" = 100'



Village of Wellington:
Rustic Ranches Swale
Project



Note:

- All lot lines where easements are not depicted form the centerline of a twelve foot utility easement
- All ingress/egress easements are road/utility/drainage construction and maintenance easements.

Completion Timeline

- Both Sides of Road Complete
- June-August - 2008
- September-December - 2008
- Fiscal Year: 2008/2009

07214-SMF_PDF_SwaleMain-1A.dwg

HIGGINS ENGINEERING, INC.
1000 WEST PALM BEACH BLVD.
SUITE 100
PALM BEACH, FLORIDA 33415
561-439-7807

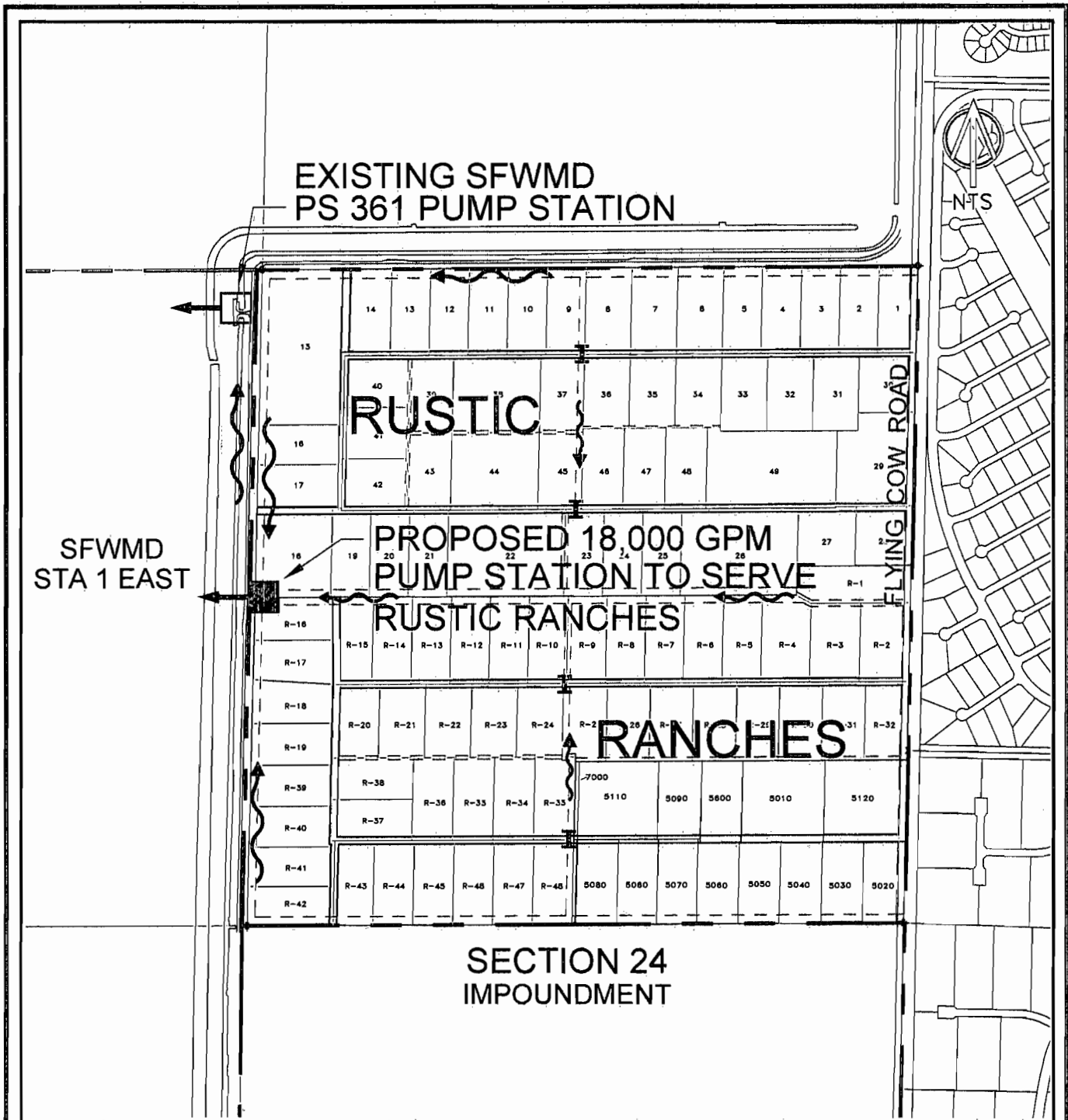
PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
SWALE MAINTENANCE PLAN
PALM BEACH COUNTY, FL

DESIGNED	DRAWN	CHECKED	JOB NO.
DATE	D.A.B.	APPROVED	07-21.4
11/08	N.T.S.		SHT. 1 OF 1

EXHIBIT 6

SOURCE: VILLAGE OF WELLINGTON





07214-PTWCD-Rustic\0721-Rustic\Exh7-1A.dwg



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WEST PALM BEACH, FLORIDA 33415
ENGINEERING BUSINESS NO.4209
561-439-7807

PINE TREE WATER CONTROL DISTRICT
PROPOSED RUSTIC RANCHES PUMP STATION
LOCATION MAP
PALM BEACH COUNTY, FL

DESIGNED
S.J.N.

DRAWN
D.A.B.

CHECKED
Rust

JOB NO.
07-21.4

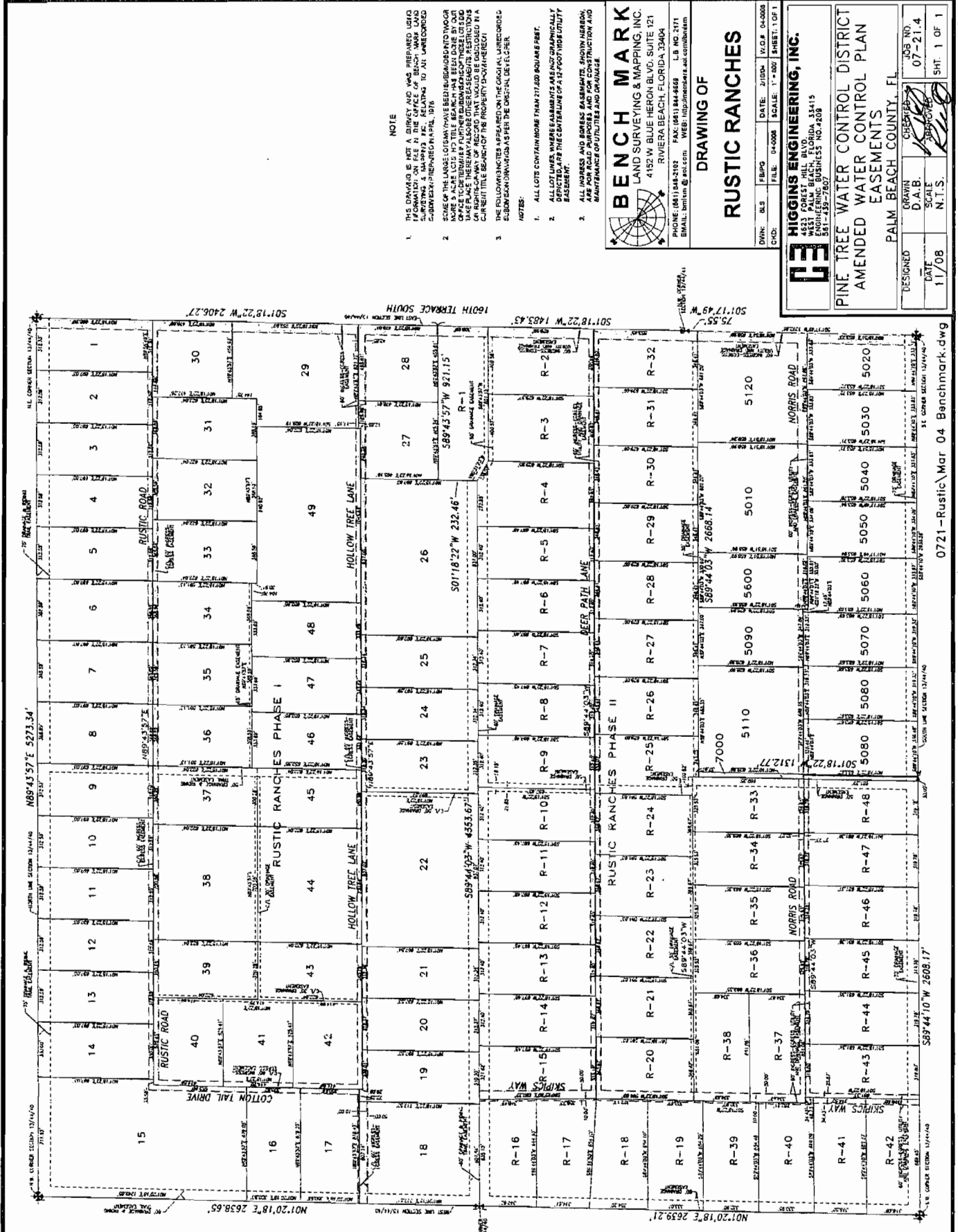
DATE
6/09

SCALE
N.T.S.

APPROVED
Rust

SHT. 1 OF 1

EXHIBIT 7



NOTE

- THIS DRAWING IS NOT A SURVEY AND WAS PREPARED USING INFORMATION ON FILE IN THE OFFICE OF BENCH MARK LAND SURVEYING & MAPPING, INC. TO ALL UNRECORDED SUBDIVISIONS PREPARED IN 1978.
 - SOME OF THE LARGER LOTS HAVE BEEN SUBDIVIDED INTO TWO OR MORE ACRES. NO TITLE SEARCH HAS BEEN DONE BY OUR OFFICE TO DETERMINE IF FURTHER SUBDIVISIONS OF THESE LOTS COULD BE MADE. THE SUBDIVISIONS SHOWN ON THIS DRAWING ARE THE CURRENT TITLE BEARING OF THE PROPERTY OWNERS HEREIN.
 - THE FOLLOWING NOTES APPEARED ON THE ORIGINAL UNRECORDED SUBDIVISION DRAWING AS PER THE ORIGINAL DEVELOPER.
- NOTES:
- ALL LOTS CONTAIN MORE THAN 217.00 SQUARE FEET.
 - ALL LOT LINES, WHERE EASEMENTS ARE INDICATED GRAPHICALLY, DEPICTED ARE THE CENTERLINE OF A 12-FOOT WIDE UTILITY EASEMENT.
 - ALL EASEMENTS AND BORDERS EASEMENTS, SHOWN HEREON, ARE NOT TO BE CONSIDERED AS A BASIS FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

BENCH MARK
LAND SURVEYING & MAPPING, INC.
4152 W. BLUE HERON BLVD., SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (407) 844-2107 FAX: (407) 844-6669 LB. NO. 2171
EMAIL: benchm@earthlink.net WEB: http://www.benchm.com

DRAWING OF
RUSTIC RANCHES

DWN: BLS DATE: 3/10/04 V.D.P. 04/0008
CND: FILE: 04/0008 SCALE: 1"=800' SHEET 1 OF 1

HIGGINS ENGINEERING, INC.
4823 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33415
PHONE: (561) 833-1111 FAX: (561) 833-1112
561-439-7807

PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN
EASEMENTS
PALM BEACH COUNTY, FL

DESIGNED: D.A.B. CHECKED: J.S.V. JOB NO: 07-214
DATE: 11/08 SCALE: 1"=800' SHEET: 1 OF 1

Pine Tree Water Control District
Engineers Cost Estimate for Rustic Ranches Pump Station

<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Amount</u>
Site Work/sheeting/culverts	1	L.S.	300000	\$300,000
Electric Service to site	1	L.S.	50000	50000
Pump Building	1	L.S.	60000	60000
Pumps	2	each	40000	80000
Generator/fuel tanks	2	each	40000	<u>80000</u>
		Sub Total		\$570,000
Engineering, Surveys and Contingencies at 20 percent				\$114,000
Total				\$ 684,000

Appendix A

Legal Description of Pine Tree Water Control District

BOUNDARY DESCRIPTION
PINE TREE WATER CONTROL DISTRICT

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run South $89^{\circ} 43' 08''$ West, along the South line of said Section 24 a distance of 2,674.64 feet to the Northerly right of way of Canal L-40; thence North $56^{\circ} 54' 19''$ West along said right of way of Canal L-40, a distance of 9,479.62 feet; thence North $42^{\circ} 15' 14''$ West and continuing along said Canal right of way 7,363.27 feet to the West line of Section 10, Township 44 South, Range 40 East; thence South $01^{\circ} 16' 05''$ West, along said West line of said Section 10, a distance of 57.57 feet; thence North $25^{\circ} 11' 01''$ West along the aforementioned Northerly right of way of Canal L-40, a distance of 12,185.26 feet to the West line of Hiatus Lot 4; thence North $01^{\circ} 14' 08''$ East along the West line of Hiatus Lot 4 a distance of 113.66 feet to the Southwest corner of Section 33, Township 43 South, Range 40 East; thence North $01^{\circ} 14' 08''$ East along the West line of said Section 33, a distance of 1,532.34 feet to the South right of way line of the West Palm Beach Canal; thence South $88^{\circ} 23' 22''$ East along said Canal right of way 4,981.18 feet; thence South $01^{\circ} 04' 07''$ West 1,541 feet to the South line of Section 33, Township 43 South, Range 40 East; thence South $42^{\circ} 09' 30''$ East 643.43 feet to the Northeast corner of Section 4, Township 44 South, Range 40 East; thence South $01^{\circ} 16' 05''$ West along the East line of said Section 4 a distance of 5,314.41 feet to the Southeast corner of said Section 4; thence North $89^{\circ} 44' 30''$ East along the North line of Section 10, Township 44 South, Range 40 East, 4,875.18 feet; thence run North $01^{\circ} 15' 49''$ East 5,304.15 feet to a point on the South line of Hiatus Lot 3; thence North $01^{\circ} 25' 51''$ East 515.41 feet; thence North $87^{\circ} 27' 20''$ West 106.75 feet; thence North $00^{\circ} 51' 10''$ East 1,336.85 feet to the South right of way line of West Palm

Beach Canal; thence South $88^{\circ}21'18''$ East along the South right of way of said Canal 363.94 feet; thence continue along the South line of said Canal right of way South $88^{\circ}28'22''$ East 200.02 feet; thence South $00^{\circ}56'22''$ West 1,544.21 feet to the South line of Section 35, Township 43 South, Range 40 East; thence South $24^{\circ}36'48''$ East 325 feet to the North line of Section 2, Township 44 South, Range 40 East, said line also being the South line of Hiatus Lot 2; thence South $01^{\circ}15'44''$ West 5,302.88 feet to the South line of Section 2; thence South $89^{\circ}44'30''$ West along the South line of said Section 2 a distance of 200.07 feet to the Southwest corner of said Section 2; thence South $01^{\circ}15'44''$ West along the West line of Section 11, Township 44 South, Range 40 East 5278.18 feet to the Southwest corner of said Section 11; thence North $89^{\circ}43'57''$ East along the North lines of Sections 14 and 13, Township 44 South, Range 40 East, 10536.48 feet to the Northeast corner of said Section 13; thence South $01^{\circ}17'26''$ West along the East line of said Section 13 a distance of 5,276.29 feet to the Southeast corner of said Section 13, thence South $01^{\circ}20'00''$ West along the East line of Section 24, Township 44 South, Range 40 East 5,279.90 feet to the Southeast corner of Section 24 and the Point of Beginning.

Containing 4,022 acres, more or less.



HIGGINS ENGINEERING, INC.

REPORT OF ENGINEER

Amended Water Control Plan

for

Pine Tree Water Control District

July 2009

Prepared by:

Higgins Engineering, Inc.

07-21.4

4623 Forest Hill Blvd., Suite 113
(561) 439-7807

West Palm Beach, FL 33415
FAX (561) 439-0026

Water Resources - Environmental

IN RE: PINE TREE WATER CONTROL DISTRICT
Amended Water Control Plan

REPORT OF ENGINEER

This Report of Engineer (the "Report") was prepared by Higgins Engineering, Inc. for Pine Tree Water Control District (PTWCD), an independent special district of the State of Florida, hereinafter referred to as PTWCD, and states as follows:

1. Authorization. This Report was prepared by Higgins Engineering, Inc. pursuant to the applicable provisions of Chapter 298, Florida Statutes, and Chapter 2005-339, Laws of Florida, as subsequently amended by Chapter 2007-296, Laws of Florida, (together referred to herein as the "Act") and authorized by PTWCD's Board of Supervisors on the 12th day of February, 2009 for its Amended Water Control Plan.

2. Purpose. This Report has been prepared to assist PTWCD's Board of Supervisors in its consideration and adoption of the proposed Amended Water Control Plan (as defined in paragraph 3(C) of this Report). This Report is to address the proposed construction and operation of a separate drainage pump to serve the Rustic Ranches sub-division.

3. Definitions. Except as hereinafter set forth, all capitalized terms and phrases used in this Report shall have the meaning ascribed thereto in the Act, namely:

(A) "Assessable Real Property" means that real property located within the Rustic Ranches sub-division of the Pine Tree Water Control District which will receive benefits from the proposed Amended Water Control Plan and may be subject to the levy of non-ad valorem assessments by PTWCD if the proposed Amended Water Control Plan is adopted by PTWCD's

Board of Supervisors.

(B) “Exempt Acres” means that real property located within the PTWCD which will not be the subject of the levy of non-ad valorem assessments by PTWCD, including by way of example but not limited to: (i) real property owned by PTWCD, the Board of Trustees of the Internal Improvement Trust Fund and (ii) public road and canal rights-of-way.

(C) “Amended Water Control Plan” means the proposed Amended Water Control Plan for Pine Tree Water Control District, and improvements described therein, a copy of which is referenced and identified in Exhibit “A”.

4. Conditions. The findings and opinions of Higgins Engineering, Inc. as expressed in this Report are subject to the following understandings and conditions:

(A) In rendering the findings and opinions set forth herein, Higgins Engineering, Inc. has considered and in certain instances relied upon opinions, information and documentation prepared or supplied by others, which may have included: public officials, public entities, individuals or entities having an interest in some or all of the real property which comprises Pine Tree Water Control District, engineering professionals, general contractors, surveyors, real estate agents or appraisers, PTWCD’s staff and consultants.

(B) That factual information contained herein relating to the: (i) quantity of acreage, (ii) description of the real property located within Pine Tree Water Control District, and (iii) names of the owners of said acreage was supplied by the owners of the subject real property, the Palm Beach County Tax Collector’s Office and/or the Property Appraiser’s Office.

(C) All of the PTWCD improvements described in the original Water Control Plan presently exist and are being operated and maintained by PTWCD.

5. Findings. At the request of the Board of Supervisors, Higgins Engineering, Inc. has evaluated the expected benefit and cost associated with the construction of a new pump station to serve the Rustic Ranches sub-division located within Pine Tree Water Control District.

The Rustic Ranches sub-division presently drains by gravity through a 36 inch diameter culvert to the SFWMD seepage canal located along the western boundary of Rustic Ranches. A recently constructed SFWMD pump station pumps water from the seepage canal to the Stormwater Treatment Area (STA) during high water periods. In order to ensure flood protection for the Rustic Ranches sub-division, an evaluation of the expected costs and benefits of a separate pump station was completed.

The analysis demonstrates that the cost of the pump station is less than expected flood damages, and therefore, it is recommended that the District pursue the design and permitting of the pump station.

(A) Higgins Engineering, Inc. has visited and viewed the facilities serving Pine Tree Water Control District and the Rustic Ranches sub-division.

(B) That attached hereto as Exhibit "B" is a description of all lands which will benefit as a result of a new pump station.

(C) That all Assessable Real Property located within the Rustic Ranches sub-division has been improved and benefitted from the implementation and construction of the original Water Control Plan. In addition, all Assessable Real Property located within the Rustic Ranches sub-division will be improved and benefit from the implementation and construction of this Amended Water Control Plan.

(D) That attached hereto as Exhibit "C" and incorporated herein is a summary of the estimated costs of the proposed pump facilities within the Rustic Ranches sub-division:

6. Assessment of Benefits

(A) That attached hereto as Exhibit "D" and incorporated herein is the following:

Column 1 – the name(s) of the fee title owner(s) of Assessable Real Property,

Column 2 – description of the real property (the "Assessable Real Property"),

Column 3 – the number of acres of Assessable Real Property,

Column 4 – the amount of determined benefits,

Column 5 – the amount of determined damages, and

Column 6 – the number of acres to be taken for rights-of-way, easements, PTWCD works, etc.

(B) That attached hereto as Exhibit "D-1" and incorporated herein is information on the Assessment of Benefits.

7. Recommendation for Operation and Maintenance Assessment Funding. PTWCD will need funding in order to:

(A) operate and maintain the existing improvements along with the proposed Amended Water Control Plan Improvements including their subsequent repair, restoration and/or replacement, as and when needed,

(B) pay expenses, including administration, legal, accounting, and engineering, necessary for the operation and maintenance of PTWCD, and

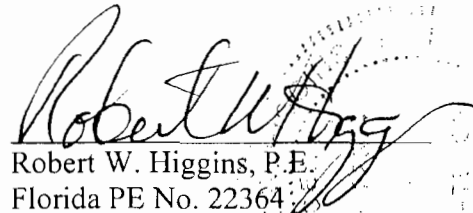
(C) pay the operational cost of the pump station described in the proposed Amended Water Control Plan.

Since the above costs and expenses may fluctuate, Higgins Engineering, Inc. recommends that an annual maintenance assessment be determined, assessed and levied by PTWCD's Board of Supervisors upon the Assessable Real Property located within the Rustic Ranches sub-division for

the purpose of defraying the above described costs and expenses of items (A), (B), and (C), which is hereinafter referred to as the "Maintenance Assessment". This Maintenance Assessment should be determined, assessed, apportioned and levied upon the Assessable Real Property within the Rustic Ranches sub-division in the same manner and at the same time as other PTWCD non-ad valorem assessments, are levied upon such Assessable Real Property.

As an alternative, and in lieu of the inclusion of the above item (C), operation costs for the pump station as part of the Maintenance Assessment, the PTWCD Board of Supervisors may establish, pursuant to the Act, a "User Fee" for collecting said pump station's operational expenses.

8. Summary. It was found by Higgins Engineering, Inc. that the Summary of Costs for the Amended Water Control Plan Improvements for the Rustic Ranches sub-division (See Exhibit "C") is \$684,000 or \$1,070.42 per acre for the 639 acres in the Rustic Ranches sub-division.


Robert W. Higgins, P.E.
Florida PE No. 22364

7/15/09
Date

Higgins Engineering, Inc.
4623 Forest Hill Boulevard, Suite 113
West Palm Beach, FL 33415

(Reproductions are not valid unless signed, dated and
embossed with an Engineer's Seal)

**PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN**

A true and correct copy of the Amended Water Control Plan for the Pine Tree Water Control District is on file in the PTWCD Secretary's office at the Village of Wellington and is incorporated herein by this reference.

Exhibit "A"

**PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN**

**DESCRIPTION OF LANDS TO BE BENEFITTED
FROM THE PUMP STATION**

**LEGAL FOR
RUSTIC RANCHES**

All of Section 13, Township 44 South, Range 40 East containing 639 acres.

Exhibit "B"

**SUMMARY OF THE COSTS
OF THE
AMENDED WATER CONTROL PLAN IMPROVEMENTS
FOR
PINE TREE WATER CONTROL DISTRICT**

	<u>Amount</u>
A) Cost of Construction of the Amended Water Control Plan Improvements	\$570,000
B) Allowance for Organizational/Administrative and Contingencies Costs:	
Higgins Engineering, Inc. recommends an allowance for the organizational/administrative and contingency costs in an amount equal to twenty percent (20%) of the above Costs of Construction.	<u>\$114,000</u>
TOTAL	<u>\$684,000</u>

Note: The proposed Improvements will be owned and operated by PTWCD.

Exhibit "C"

Exhibit "D"

**AMENDED WATER CONTROL PLAN
RUSTIC RANCHES LANDOWNERS**

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	Owner of Property	Property Control Number	No. of Acres	Amount of Determined Benefits	Amount of Determined Damages	Number of Acres for ROW, Easements, Works, etc.
1	ABDOOLLAH ABDOOL H	73-40-44-13-00-000-3210	5.00	5356	0	0
2	ABDOOLLAH ABDOOL H	73-40-44-13-00-000-5530	5.79	6202	0	0
3	AGNOLI ANTOINE	73-40-44-13-00-000-1270	5.00	5356	0	0
4	ALZATE BERNARDO & ALZATE LUZ	73-40-44-13-00-000-1330	5.26	5634	0	0
5	AUBRY BURKE & AUBRY KAREN L	73-40-44-13-00-000-7390	5.00	5356	0	0
6	BADUA ROSITO & BADUA SALLY	73-40-44-13-00-000-3390	5.00	5356	0	0
7	BADUA ROSITO & BADUA SALLY	73-40-44-13-00-000-1460	5.00	5356	0	0
8	BARRON ROBERT H & BARRON SANDRA	73-40-44-13-00-000-3090	5.51	5902	0	0
9	BIG ORANGE NURSERY INC	73-40-44-13-00-000-7460	5.00	5356	0	0
10	BIONDOLILLO ANNMARIE & BIONDOLILLO JOSEPHINE	73-40-44-13-00-000-3430	5.00	5356	0	0
11	BLEAKLEY DENNIS T & BLEAKLEY JANICE M	73-40-44-13-00-000-5520	5.79	6202	0	0
12	BLOOM LAURI	73-40-44-13-00-000-1480	5.00	5356	0	0
13	BOYER MICHAEL A & BOYAR LISA	73-40-44-13-00-000-3130	5.00	5356	0	0
14	BRIGGS MICHAEL R & BRIGGS LAURA M	73-40-44-13-00-000-5120	10.00	10711	0	0
15	BUENAVENTURA RB & BUENAVENTURA ANDREA M	73-40-44-13-00-000-3440	5.00	5356	0	0
16	CANO MIRDZA	73-40-44-13-00-000-3370	5.00	5356	0	0
17	CASTELLANO ROBERT S & CASTELLANO BREADA N	73-40-44-13-00-000-5550	5.00	5356	0	0
18	CAUDLE GARY J TRUST CAUDLE GARY TR	73-40-44-13-00-000-5070	5.01	5366	0	0
19	CHAMBERS ROBERT J	73-40-44-13-00-000-3181	5.00	5356	0	0
20	CHAZ 3232 LLC	73-40-44-13-00-000-5320	5.00	5356	0	0
21	CHEN FAMILY TRUST	73-40-44-13-00-000-5600	5.00	5356	0	0
22	CHIN FRANCIES TR	73-40-44-13-00-000-5050	5.01	5366	0	0
23	CLINE MARGUERITE P	73-40-44-13-00-000-1262	5.00	5356	0	0
24	COLOMBINO LUCIANO F & COLOMBINO KATHLEEN M	73-40-44-13-00-000-3223	5.00	5356	0	0
25	CONKLIN WILLIAM M & CONKLIN RUTH E	73-40-44-13-00-000-3510	5.00	5356	0	0
26	COOPER DAVID L TRUST	73-40-44-13-00-000-5060	5.02	5377	0	0
27	CORREA JAIME E	73-40-44-13-00-000-1010	5.00	5356	0	0
28	CORTES HECTOR L & CORTES CARMEN A	73-40-44-13-00-000-7330	5.00	5356	0	0
29	COX DAVID T	73-40-44-13-00-000-3222	5.00	5356	0	0
30	CYO FARMS LLC GLEN DEMPSEY C/O	73-40-44-13-00-000-7200	5.00	5356	0	0
31	DAHLENBURG DAVID K & DAHLENBURG MELISSA R	73-40-44-13-00-000-7410	5.00	5356	0	0
32	DANIELAS STABLES LLC	73-40-44-13-00-000-7450	5.00	5356	0	0
33	DE GOUW HENRY H JR	73-40-44-13-00-000-3420	5.00	5356	0	0
34	DEER PATH LANE LLC	73-40-44-13-00-000-5260	5.00	5356	0	0
35	DEERING TRAVIS & DEERING CHERIE	73-40-44-13-00-000-7110	5.00	5356	0	0
36	DEERING TRAVIS & DEERING CHERIE	73-40-44-13-00-000-7100	5.00	5356	0	0
37	DENKER THOMAS J & DENKER RONNA R	73-40-44-13-00-000-3140	5.28	5655	0	0
38	DEUTSCHE BANK NATL TRUST CO TRUSTEE CITI	73-40-44-13-00-000-7340	5.00	5356	0	0

Exhibit "D"

39	ELPHICK SAMANTHA	73-40-44-13-00-000-3120	5.00	5356	0	0
40	FAUX MARVIN L	73-40-44-13-00-000-7210	5.00	5356	0	0
41	FERRAZZANO ELDA YOLANDA & FERRAZZANO RUBEN C	73-40-44-13-00-000-3100	5.00	5356	0	0
42	FONG ROBERT A & FONG MARIA S	73-40-44-13-00-000-1500	15.00	16067	0	0
43	FUSTER YORLENI & GALIANO HERMS	73-40-44-13-00-000-5510	6.25	6694	0	0
44	GALIT JEFFREY & GALIT PRISCILLA	73-40-44-13-00-000-5290	5.00	5356	0	0
45	GARCIA EDUARDO	73-40-44-13-00-000-5310	5.00	5356	0	0
46	GREEN ELIZABETH	73-40-44-13-00-000-1300	4.99	5345	0	0
47	GULFSTREAM ACQUISITIONS LLC	73-40-44-13-00-000-5020	5.01	5366	0	0
48	HAYAT ADAM & KALLMAN KIM	73-40-44-13-00-000-5540	6.20	6641	0	0
49	HEARN MARGARET A	73-40-44-13-00-000-7240	5.00	5356	0	0
50	HEATH GERMAN A	73-40-44-13-00-000-1290	10.21	10936	0	0
51	HEINSOHN MARIA M	73-40-44-13-00-000-7470	5.00	5356	0	0
52	HOANG HOA NGOC	73-40-44-13-00-000-1050	5.00	5356	0	0
53	HORSE INN LLC	73-40-44-13-00-000-5300	5.00	5356	0	0
54	HSBC BANK USA NA TRUSTEE OCWEN LOAN	73-40-44-13-00-000-1030	5.00	5356	0	0
55	HUNT RAMONA L	73-40-44-13-00-000-5280	5.00	5356	0	0
56	KEEN RICHARD	73-40-44-13-00-000-3410	5.00	5356	0	0
57	KOBYLECKI JOHN M	73-40-44-13-00-000-7160	5.00	5356	0	0
58	LALONDE DENIS & DENIS LALONDE TR TITL HLDR	73-40-44-13-00-000-1350	5.00	5356	0	0
59	LE TAM BA & THI CHAU MINH	73-40-44-13-00-000-5590	5.00	5356	0	0
60	LINVILLE CHI L & LUU MAY S	73-40-44-13-00-000-7360	10.00	10711	0	0
61	LONGO JAMES D	73-40-44-13-00-000-3450	5.00	5356	0	0
62	MALEK JEAN R	73-40-44-13-00-000-5580	5.00	5356	0	0
63	MARINO LILY & MARINO EDGAR	73-40-44-13-00-000-7120	5.00	5356	0	0
64	MARQUEZ GLORIA I & ESCAMILLA GILBERTO	73-40-44-13-00-000-5570	5.00	5356	0	0
65	MARTIN MARY E & SHAKESPEARE JAN M	73-40-44-13-00-000-1080	5.39	5773	0	0
66	MASSO MICHELE M	73-40-44-13-00-000-7230	5.00	5356	0	0
67	MASSO MICHELE M	73-40-44-13-00-000-7220	5.00	5356	0	0
68	MCDONALD CUSH A & MCDONALD MILDRED E	73-40-44-13-00-000-3190	5.00	5356	0	0
69	MEARS DOUGLAS L	73-40-44-13-00-000-7430	5.00	5356	0	0
70	MERAJ ATIF	73-40-44-13-00-000-1070	5.90	6320	0	0
71	MERCURIO BRETT A & MERCURIO BONNIE E	73-40-44-13-00-000-1261	5.00	5356	0	0
72	MERRIAN FRANKLIN G SR & MERRIAM DIANE	73-40-44-13-00-000-1040	5.00	5356	0	0
73	MESSERSCHMIDT CLAUS & MESSERSCHMIDT GRYNDILI	73-40-44-13-00-000-7140	5.00	5356	0	0
74	MILLER JASON P & MILLER MICHELLE S	73-40-44-13-00-000-5560	5.00	5356	0	0
75	MILLER JASON P & GALIT JEFFREY S	73-40-44-13-00-000-5010	10.00	10711	0	0
76	MOLINA TRISTAN M & MOLINA CECILIA L	73-40-44-13-00-000-3381	5.00	5356	0	0
77	MOLINA TRISTAN M	73-40-44-13-00-000-3382	5.00	5356	0	0
78	MURRAY LAURENCE H & JUDITH A MURRAY	73-40-44-13-00-000-5080	10.29	11022	0	0
79	NASON ANDREA S	73-40-44-13-00-000-7130	5.00	5356	0	0
80	NGUYEN THU THI	73-40-44-13-00-000-1060	5.00	5356	0	0
81	OAK MEADOWS FARM LLC	73-40-44-13-00-000-3182	5.00	5356	0	0
82	OCTAVIANO DAVID A OCTAVIANO DIANE M	73-40-44-13-00-000-1340	5.00	5356	0	0
83	PALM BEACH COUNTY PREM DIVISION C/O	73-40-44-13-00-000-7000	1.00	1071	0	0

Exhibit "D"

84	PETZOLD FRANK & PETZOLD CONNIE V	73-40-44-13-00-000-7400	5.01	5366	0	0
85	PHALEN LESLIE R & PHALEN JUDITH	73-40-44-13-00-000-1240	5.00	5356	0	0
86	PHALEN LESLIE R & PHALEN JUDITH	73-40-44-13-00-000-7180	5.00	5356	0	0
87	PHAN LOI VAN & THILE HOANG	73-40-44-13-00-000-1310	5.26	5634	0	0
88	PHILLIPS GARY A	73-40-44-13-00-000-3110	5.00	5356	0	0
89	PIGADIS ELIZABETH J	73-40-44-13-00-000-1320	5.26	5634	0	0
90	PRATT RICHARD & LINDA R	73-40-44-13-00-000-1230	5.00	5356	0	0
91	RED Z FARM LLC	73-40-44-13-00-000-7380	5.00	5356	0	0
92	REISMAN PHYLLIS A	73-40-44-13-00-000-3221	5.00	5356	0	0
93	RICH CORAZON L	73-40-44-13-00-000-3400	5.00	5356	0	0
94	ROBERTIA MARIA N & ROBERTIA FRANK M	73-40-44-13-00-000-1360	5.00	5356	0	0
95	RUSTIC RANCHES DEV CORP	73-40-44-13-00-000-3170	5.47	5859	0	0
96	SCHILTZ MARY	73-40-44-13-00-000-1250	5.00	5356	0	0
97	SIMPSON VERNON C & SIMPSON ELAINE P	73-40-44-13-00-000-7440	5.00	5356	0	0
98	SMITH CRAIG A & CORBETT KAREY	73-40-44-13-00-000-7350	5.00	5356	0	0
99	TAGLIAFERRO HUGO E	73-40-44-13-00-000-7150	5.00	5356	0	0
100	THOMAS RUPERT	73-40-44-13-00-000-5030	5.01	5366	0	0
101	TIELENS STEVEN R & TIELENS CYNTHIA A	73-40-44-13-00-000-1020	5.00	5356	0	0
102	TORCHIA VITO	73-40-44-13-00-000-5110	9.65	10336	0	0
103	TORCHIA VITO & TORCHIA MARY R	73-40-44-13-00-000-5250	5.00	5356	0	0
104	TOUTLOFF JOHN	73-40-44-13-00-000-5040	5.01	5366	0	0
105	VALLEJO GEORGE & VALLEJO LILIANA	73-40-44-13-00-000-7170	5.00	5356	0	0
106	WALLACE CHRIS	73-40-44-13-00-000-1263	5.00	5356	0	0
107	WILLEY JOHN E & WILLEY MARILYN B	73-40-44-13-00-000-7420	5.00	5356	0	0
108	WILLIAMS PERETO & WILLIAMS DEXTER D	73-40-44-13-00-000-7190	5.00	5356	0	0
109	WINANS STUART M & WINANS ARLENE B	73-40-44-13-00-000-1470	5.00	5356	0	0
110	WONG JOHN YING KAU & WONG MELISSA LAU	73-40-44-13-00-000-3200	5.00	5356	0	0
111	WONG JOHATHAN C WENZHU XUE	73-40-44-13-00-000-5090	5.01	5366	0	0
112	WONG JOHATHAN C WENZHU XUE	73-40-44-13-00-000-5270	5.00	5356	0	0
113	WOODS BRUCE D & WOODS MARY C	73-40-44-13-00-000-7480	5.00	5356	0	0
114	WRIGHT LELAND	73-40-44-13-00-000-3500	10.00	10711	0	0
115	WRIGHT LELAND	73-40-44-13-00-000-3520	5.00	5356	0	0
116	WRIGHT LELAND	73-40-44-13-00-000-3150	5.00	5356	0	0
117	WRIGHT LELAND	73-40-44-13-00-000-1280	5.00	5356	0	0
118	WRIGHT LELAND	73-40-44-13-00-000-3160	5.00	5356	0	0
			638.59	684000	0	0
			638.59			

(1) Note:

(2) Note:

**PINE TREE WATER CONTROL DISTRICT
AMENDED WATER CONTROL PLAN**

ASSESSMENT OF BENEFITS

The Rustic Ranches sub-division consists of approximately 639 acres. All Assessable Real Property within the Rustic Ranches sub-division will be benefitted from the Pine Tree Water Control District Amended Water Control Plan Improvements.

Higgins Engineering, Inc. assigns a benefit of \$10,000 per acre to all Assessable Real Property within the Rustic Ranches sub-division for a total determined benefit of \$6,390,000 which is based on potential damages as a result of flooding.

PTWCD presently owns, or will own, all of the facilities and Improvements outlined in the Amended Water Control Plan, therefore the amount of the determined damages is zero.

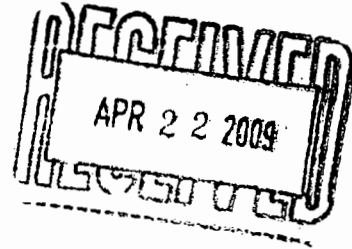
Benefits shall be apportioned on a per acre basis, with each tract or parcel of land with less than one acre in area to be assessed as a full acre, and each tract or parcel of land more than one acre in area which contains a fraction of an acre to be assessed at the nearest whole number of acres with a fraction of one-half or more to be assessed as a full acre.

Exhibit "D-1"

cc: Aurilda DUBB
Jeff Mitch } 4/23/09



SOUTH FLORIDA WATER MANAGEMENT DISTRICT



April 15, 2009

John Bonde, District Manager
Pine Tree Water Control District
14000 Greenbrier Boulevard
Wellington, Florida 33414

Dear Mr. Bonde:

Subject: SFWMD Comments on Pine Tree Water Control Plan 2009

The South Florida Water Management District (District) has completed its review of the Pine Tree Water Control Plan 2009 (Plan). The District offers one technical clarification. The Plan describes the S-361 structure as having a capacity of 50 cubic feet per second (cfs). While this is the approximate capacity for permitted discharges, the S-361 structure also has an additional 25 cfs capacity for seepage return. It might be useful to note this distinction in any future revision to the Plan to avoid any confusion on this issue.

Sincerely,



John Mulliken, Director
Water Supply Planning Division