

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
PUBLIC FACILITIES REPORT  
UNIT OF DEVELOPMENT NO. 3A

**Section 1. Lands in Unit**

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 3A encompasses approximately 152.15 acres, more or less, and is located in the City of Riviera Beach. [Exhibits A](#) and [B](#) show the general location of Unit No. 3A in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located south of the EPB-6 Canal, approximately 1,400 feet north of Blue Heron Boulevard and west of Military Trail in a portion of Section 25, Township 42 South, Range 42 East. The Unit is entirely within the boundaries of Unit of Development No. 3. The lands within Unit No. 3A are being developed as a 136.76-acre residential community know as Woodbine. Unit No. 3A also includes a 15.39-acre general commercial use site.

**Section 2. Water Management System**

2.1 General

Stormwater runoff from lands within the Unit is routed to the on-site lakes via sheet flow, swales, and stormwater pipe collection systems. Two control structures discharge flow from two of the lakes into the EPB-6 Canal. The EPB-6 Canal discharges into the South Florida Water Management District (SFWMD) C-17 Canal. The Unit No. 3 Control Structure W-1 (referenced as the Woodbine Structure in Unit No. 3) is located within the EPB-6 Canal at the northwest corner of Unit No. 3A. The weir controls the water surface levels for lands within Unit No. 3 (Steeplechase, Horseshoe Acres, and Square Lake). This control structure benefits Unit No. 3A by restricting discharge from these other lands and keeping stages in the EPB-6 Canal lower than they would be otherwise.

**Section 3. Northern Facilities**

Lands within Unit No. 3A that have been granted to Northern in fee simple are shown on [Exhibit 3A](#). Easements, also shown on the exhibits, have been provided for other Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes biological and chemical aquatic weed control in the canals and right-of-way mowing. Facilities in this Unit owned and maintained by Northern are shown on [Exhibit 3A](#).

The service/demand area for the Unit is approximately 152 acres.

Unit No. 3A lies entirely within the SFWMD's C-17 Drainage Basin, which has an allowable discharge rate restriction of 62.7 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Woodbine Unit No. 3A (permit number 50-02777-S) specifies the minimum building pad elevation and minimum road crown elevation at 17.5' NGVD and 15.0' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stage for the 100-year/3-day storm event (building pad) and the 5-year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 3A.

|                            |            |
|----------------------------|------------|
| 5-Yr/1-Day Peak Stage      | 15.0' NGVD |
| 15-Yr/3-Day Peak Stage     | 16.7' NGVD |
| 25-Yr/3-Day Peak Discharge | 15.2 CFS   |
| 100-Yr/3-Day Peak Stage    | 17.4' NGVD |

#### **Section 4. Five – Year Improvement Plan**

The Unit No. 3A improvements as outlined in the Plan of Improvements are complete. At this time there are no anticipated improvements proposed in the next five years.

#### **Section 5. Ten – Year Replacement Plan**

Periodic inspections of these facilities will be conducted to determine the need for future replacements. None are planned at this time.