

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 5A

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5A encompasses 500 acres, more or less, and is located in an unincorporated area of Palm Beach County. [Exhibit A](#) and [Exhibit B](#) show the general location of Unit No. 5A in relation to Northern's boundaries and the central region of Palm Beach County. The Unit is located on the west side of the Florida Turnpike and is north of Okeechobee Boulevard in a portion of Sections 15 and 22, Township 43 South, Range 42 East. The lands within Unit No. 5A are currently being developed as a commercial/industrial park, know as Vista Center of Palm Beach.

Section 2. Water Management System

2.1 General

Unit No. 5A is essentially divided into two drainage basins – north and south. The north basin is controlled by two control structures (W-2 and W-3) discharging to the south basin. The south basin is controlled by a structure (W-1/C-1) discharging to the CPB-22 Canal and ultimately the South Florida Water Management District (SFWMD) C-51 Canal.

The control structure W-1/C-1 includes two 66-inch culverts for discharge to the CPB-22 Canal. The structure was sized to accommodate the full design allocation provided by SFWD's C-51 Basin Rule. However, until future off-site drainage requires it, one of the 66-inch culverts remains fully plugged while the other is partially plugged with a sluice gate mechanism. The current opening of the gate is 1.8 feet high by 5.5 feet wide.

2.2 Off-site Lands

Off-site lands passing through the Unit consist of the 602 acres making up Unit of Development No. 5B (Baywinds), 605.55 acres making up Unit of Development No. 5D, and 561 acres making up Unit of Development No. 5C. All of these Units are located west of Unit No. 5A.

Section 3. Northern Facilities

Lands within Unit No. 5A that have been granted to Northern in fee simple are shown on [Exhibit 5A](#). Easements, also shown on the Exhibit, have been provided for other Northern facilities. Facilities in this Unit owned and maintained by Northern are also shown on the Exhibit.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a chemical aquatic weed control program for the lakes and canal, and an exotic plant control program for the created wetlands.

The service/demand area for the Unit is approximately 2,269 acres.

Unit No. 5A lies within the SFWMD's C-51 Drainage Basin, which has an allowable discharge rate restriction of 27 csm (cubic feet per second per square mile) for the 10-year/3-day storm event.

The SFWMD permit for Vista Center, permit number 50-01329-S, specifies the minimum building pad elevation and minimum road crown elevation at 20.1' NGVD and 18.0' 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 10-year/1-day storm event (road crown). Design stages and discharge are presented in Table No. 5A.

TABLE NO. 5A : DESIGN INFORMATION	
10-Yr/1-Day Peak Stage	17.9' NGVD
10-Yr/3-Day Peak Stage	18.6' NGVD
10-Yr/3-Day Peak Discharge	22 CFS
100-Yr/3D-Day Peak Stage	19.1' NGVD

Section 4. Five – Year Improvement Plan

Within the next five years the District anticipates the roads within the Unit maintained by the District will be milled and resurfaced.

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.