

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

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5C encompasses 561 acres, more or less, and is located in the City of West Palm Beach. [Exhibit A](#) and [Exhibit B](#) show the general location of Unit No. 5C in relation to Unit No. 5 boundaries and the northern region of Palm Beach County. The Unit is located west of Unit No. 5A (Vista Center), east of Unit No. 5D (Andros Isle), and north of Okeechobee Boulevard in a portion of Section 21, Township 43 South, Range 42 East. The land within the Unit is being developed as a planned unit development known as Riverwalk.

Section 2. Water Management System

2.1 General

A system of inlets, stormwater pipe and interconnected lakes discharging through a control structure in Northern's Unit No. 5A provides stormwater protection for these lands. Northern does not own nor maintain any facilities in this Unit, but does retain a flowage easement across the Unit to allow lands in Unit Nos. 5B and 5D to pass through to Unit No. 5A.

2.2 Off-site Lands

Off-site land passing through the Unit consists of the 602 acres making up Unit of Development No. 5B (Baywinds) and 605.55 acres making up Unit of Development No. 5D.

Section 3. Northern Facilities

Easements shown on [Exhibit 5C](#), have been provided for Northern's requirements. No facilities in this Unit are owned nor maintained by Northern.

Northern improvements for this Unit consisted of the construction of internal trunk lines for the water distribution and sanitary sewer collection systems. Maintenance of the trunk line facilities is provided by the City of West Palm Beach Utilities Department.

The service/demand area for the Unit is approximately 1,769 acres.

Unit No. 5C 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 Riverwalk, permit number 50-03425-S, specifies the minimum building pad elevation and minimum road crown elevation at 20.5' NGVD and 19.0' NGVD, respectively. These elevations were set based on drainage calculations submitted for peak stages 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. 5C.

TABLE NO. 5C: DESIGN INFORMATION	
10-Yr/1-Day Peak Stage	16.5' NGVD
10-Yr/3-Day Peak Stage	17.1' NGVD
10-Yr/3-Day Peak Discharge	0 CFS
100-Yr/3-Day Peak Stage	18.8' NGVD

Section 4. Five – Year Improvement Plan

There are no improvements anticipated within this Unit by Northern during the next five years.

Section 5. Ten – Year Replacement Plan

There are no facilities maintained by Northern in this Unit.