

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

Section 1. Lands in Unit

The Northern Palm Beach County Improvement District (Northern) Unit of Development No. 5D encompasses 605.55 acres, more or less, and is located in the City of West Palm Beach. [Exhibits A](#) and [B](#) show the general location of Unit No. 5D in relation to Unit No. 5 boundaries and the northern region of Palm Beach County. The Unit is located east of Unit No. 5B (Baywinds), west of Unit No. 5C Riverwalk), and north of Okeechobee Boulevard in a portion of Section 20, Township 43 South, Range 42 East. The land within the Unit is being developed as a residential planned development known as Andros Isle (a.k.a. Oakton Lakes).

Section 2. Water Management System

2.1 General

The Unit No. 5D surface water management system is divided into two major drainage basins – the developed basin and the eastern preserve area. Runoff from developed lands is directed via inlets and culverts to the on-site lakes for water quality treatment and attenuation. Stormwater is then pumped into the preserve area by the on-site pump station (PS-1). The eastern preserve area discharges to the east through a control structure (CS-1), to the stormwater management system of Unit No. 5C. Discharge flows through Unit Nos. 5C and 5A before discharge to the CPB-22 Canal and ultimate outfall to the South Florida Water Management District (SFWMD) C-51 Canal.

2.2 Pump Station

The pump station (PS-1) consists of 1,795 gpm (gallon per minute) duty pump and two 11,200 gpm primary pumps. One primary pump serves as a backup to the other. The duty pump turns on at 16.6' NGVD and off at 16.0' NGVD. The primary pump turns on at 17.25' NGVD and off at 16.6' NGVD.

2.3 Off-site Lands

Off-site land contributing to the Unit consists of the 602 acres making up Unit of Development No. 5B (Baywinds).

Section 3. Northern Facilities

Lands within Unit No. 5D that have been granted to Northern in fee simple are shown on [Exhibit 5D](#). 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 pump station, PS-1.

The service/demand area for the Unit is approximately 1,208 acres.

Unit No. 5D 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 Andros Isle (a.k.a. Oakton Lakes), permit number 50-03723-S, specifies the minimum building pad elevation and minimum road crown elevation for the developed area at 21.0' NGVD and 18.5' 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. 5D.

TABLE NO. 5D: DESIGN INFORMATION			
	Developed Area	East Preserve Area	Internal Preserve Area
10-Yr/1-Day Peak Stage	18.5	17.3	17.9
10-Yr/3-Day Peak Stage	N/A	18.4	N/A
10-Yr/3-Day Peak Discharge	N/A	0	N/A
100-Yr/3-Day Peak Stage	20.2	N/A	20.1

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.