

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 12A

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 12A encompasses 44.3 acres, more or less, and is located in the City of Palm Beach Gardens. [Exhibits A](#) and [B](#) show the general location of Unit No. 12A in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located between Military Trail and the Florida Turnpike and is north of Northlake Boulevard in a portion of Section 14 Township 42 South, Range 42 East. Land within Unit No. 12A was developed as a Planned Unit Development known as The Gardens Hunt Club, a single-family residential development. Unit No. 12A is entirely within Unit of Development No. 12.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by sheet flow, and a stormwater pipe collection system to a 3.5 acre on-site lake. In addition, off-site runoff from the west (Gibson Road) is also directed to the on-site lake via a stormwater collection system along Gibson Road. Excess runoff is discharged through a series of culverts and a control structure (W-1). The discharge is routed east through a culvert to Unit No. 31.

2.2 Off-site Lands

The off-site lands that drain through The Gardens Hunt Club consist of approximately 4.26 acres adjacent to the western boundary of Unit No. 12A. These lands are all associated with the drainage of Gibson Road north of Northlake Boulevard.

Section 3. Northern Facilities

Lands within Unit No. 12A that have been granted to Northern in fee simple are shown on [Exhibit 12A](#). Easements, also shown on [Exhibit 12A](#), have been provided for other Northern facilities.

Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities. Maintenance includes a biological and chemical aquatic weed control program for the lake.

The service/demand area for the Unit is approximately 48.6 acres.

Unit No. 12A lies entirely within 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 The Gardens Hunt Club, permit number 50-01670-S, specifies the minimum building pad elevation and minimum road crown elevation at 18.2' NGVD and 16.0' 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). Modeled design stages are presented in Table No. 12A.

TABLE NO. 12A: DESIGN INFORMATION	
10-year/1-day Peak Stage	16.0' NGVD
25-year/3-day Peak Stage	17.6' NGVD
25-year/3-day Peak Discharge	5 CFS
100-year/3-day Peak Stage	18.2' NGVD

Section 4. Five – Year Improvement Plan

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

Section 5. Ten – Year Replacement Plan

No plans for any replacements exist at this time.