

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 27/27B

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 27/27B encompasses 143.1 acres, more or less, and is located in the Town of Jupiter. [Exhibits A](#) and [B](#) shows the general location of Unit No. 27/27B in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located west of Alternate AIA, north of Indian Creek Parkway, and east of Military Trail in Sections 12 and 13, Township 41 South, Range 42 East. The land within the Unit is being developed as a Planned Unit Development (PUD) called Botanica/Sea Plum consisting of single family and multi-family residential and commercial uses.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within Unit No. 27/27B is routed to preserves, wetlands, and interconnected on-site lakes by sheet flow and through a series of roadway inlets and culverts. The master surface water management system consists of a series of interconnected on-site lakes, lake interconnect culverts, and a control structure. The control structure located at the southeast corner of the site controls the runoff prior to discharging into the Northern Palm Beach County Improvement District's EPB-2 Canal.

2.2 Off-site lands

Off-site lands include the adjacent 16.0 acre Medical Manufacturing Facility located west of this Unit and east of Military Trail.

Section 3. Northern Facilities

Lands within Unit No. 27/27B that have been granted to Northern in fee simple are shown on [Exhibit 27/27B](#). Easements, also shown on [Exhibit 27/27B](#), have been provided for Northern facilities. Northern's responsibilities in the Unit include operation, inspection, and maintenance of the facilities.

Northern's facilities within this Unit include the operation and maintenance of the three (3) lakes, the 72" culverts interconnecting these lakes, the outfall structure, and the 56.47 acres of wetlands and upland preserves.

The service/demand area for Unit No. 27/27B is approximately 159 acres.

Unit No. 27/27B drains entirely into Northern Palm Beach County Improvement District's EPB-2 Canal, which has an allowable discharge rate of 16.5 cfs (cubic feet per second) for the 25-year/3-day storm event. The drainage basin for this Unit is the Intracoastal Waterway.

The SFWMD permit for Botanica/Sea Plum Development, permit number 50-01819-S-03, specifies the minimum building pad elevation and minimum road crown elevation for the development. These elevations were set based on drainage calculations submitted for peak stages for the 100-year/3-day storm event and the 10-year/1-day storm event. Design stages and the permit minimum elevations for sub-basins within the Unit are presented in Table No. 27/27B.

TABLE NO. 27/27B: DESIGN INFORMATION	
Minimum Finished Floor	10.0' NGVD
Minimum Road Crown	8.0' NGVD
10-Yr/1-Day Peak Stage	7.92' NGVD
25-Yr/3-Day Peak Stage	8.65' NGVD
25-Yr/3-Day Peak Stage Discharge	16.5 CFS
100-Yr/3-Day Peak Stage	9.29' NGVD
Control Elevation	6.0'

Control Structure – 2' w x 3.1' h rectangular bleeder @ Inv. Elevation 6.0.

Section 4. Five – Year Improvement Plan

No Northern facilities are anticipated to be replaced or constructed within the next five years.

Section 5. Ten – Year Replacement Plan

No Northern facilities are anticipated to require replacement within the next ten years.