

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
UNIT OF DEVELOPMENT NO. 32A

Section 1. Lands in Unit

Northern Palm Beach County Improvement District (Northern) Unit of Development No. 32A encompasses 19.5 acres, more or less, and is located in unincorporated Palm Beach County. [Exhibits A](#) and [B](#) show the general location of Unit No. 32A in relation to Northern's boundaries and the northern region of Palm Beach County. The Unit is located on the north side of Roebuck Road approximately 1,200 feet west of Loxahatchee River Road in a portion of Section 34, Township 40 South, Range 42 East. Land within Unit No. 32A is developed as a Planned Unit Development known as Palm Cove. This Unit is within Unit of Development No. 32.

Section 2. Water Management System

2.1 General

Stormwater runoff from lands within the Unit is directed by roadway drainage, inlets and culverts to a 1.5 acre on-site lake. In addition, off-site runoff from the east and west is also directed to the on-site lake via drainage culverts (C-1 and C-2) located on the northern boundary for the Unit. Excess runoff from the Unit and off-site areas is directed through a series of outfall culverts and a control structure (W-1). The discharge is routed south through two 60-foot long, 19-inch by 30-inch, elliptical reinforced concrete pipe (RCP) culverts located under Roebuck Road. Runoff ultimately discharges to the South Florida Water Management District (SFWMD) C-18 Canal via an existing 15-foot wide drainage ditch located from Roebuck Road to the C-18 Canal. The drainage ditch is a facility of Unit of Development No. 32.

2.1 Off-site Lands

The off-site lands that drain through Palm Cove consist of approximately 60 acres adjacent to the western boundary of Palm Cove and 15 acres adjacent to the eastern boundary of Palm Cove. It is estimated that drainage from approximately 10 acres located east of Palm Cove along the north side of Roebuck Road joins Palm Cove's discharged runoff and drains through the two culverts under Roebuck Road.

Section 3. Northern Facilities

Lands within Unit No. 32A that have been granted to Northern in fee simple are shown on [Exhibit 32A](#). 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.

The service/demand area for Unit No. 32A is approximately 94.5 acres.

Unit No. 32A lies entirely within the SFWMD's Loxahatchee River Drainage Basin, that discharges to the SFWMD C-18 Canal which has an allowable discharge rate restriction of 41.6 csm (cubic feet per second per square mile) for the 25-year/3-day storm event.

The SFWMD permit for Northfork (#50-01957-S) specifies the minimum building pad elevation and minimum road crown elevation at 10.0' NGVD and 8.5' 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 3-year/1-day storm event (road crown). Design information for the Unit is presented in Table No. 32A.

TABLE NO. 32A: DESIGN INFORMATION	
3-Yr/1-Day Peak Stage	8.5' NGVD
25-Yr/3-Day Peak Stage	9.1' NGVD
25-Yr/3-Day Peak Discharge	22 CFS
100-Yr/3-Day Peak Stage	9.8' NGVD

Section 4. Five – Year Improvement Plan

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

Section 5. Ten – Year Replacement Plan

Periodic inspection of Northern's facilities will be conducted to determine the need for future replacements. None are planned at this time.