Instr# 114696312 , Page 1 of 2, Recorded 11/01/2017 at 08:29 AM
Broward County Commission
Deed Doc Stamps: $7700.00

Prepared by and return to:
Patricia A. Rathburn

Patricia A. Rathburn P.A.
500 SE 17th Street Suite 312
Fort Lauderdale, FL 33316
954-764-6166
File Number: **CC eynolds**
Will Call No.:

Parcel Identification No. **474232010200**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **31st** day of **October, 2017** between **James Reynolds, a married man** whose post office address is **501 Seagate Drive, Delray Beach, FL 33483** of the County of **Palm Beach**, State of **Florida**, grantor*, and **City of Coconut Creek** whose post office address is **4800 W. Copans Road, Coconut Creek, FL 33063** of the County of **Broward**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, **Florida**, to-wit:

> **Tract Forty- Four (44) in Block Eighty-Three (83) of PALM BEACH FARMS, according to the Plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, said lands situate lying and being in Broward County, Florida.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Grantor covenants and warrants that the above described property is not his homestead nor is it the homestead of any member of his family and that in fact Grantor resides at 501 Seagate Drive, Delray Beach, Florida.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Patricia A. Rathburn

James Reynolds (Seal)
James Reynolds

Witness Name: Dario Schevch

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 31st day of October, 2017 by James Reynolds. who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

PATRICIA A RATHBURN
MY COMMISSION # GG 066030
EXPIRES: February 12, 2021
Bonded Thru Budget Notary Services

CFN # 107445318, OR BK 44714 Page 599, Page 1 of 3, Recorded 10/15/2007 at 11:08 AM, Broward County Commission, Deputy Clerk 1923

4

This instrument prepared by:
Noel M. Pfeffer, Deputy County Attorney
Broward County Attorney's Office
115 South Andrews Ave, Rm. 423
Fort Lauderdale, FL 33301
954-357-7600

QUIT CLAIM DEED

(Pursuant to F. S. 125.411)

THIS DEED, made this day of October 9, 2007, by BROWARD COUNTY, a political subdivision of the State of Florida (the "GRANTOR"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and CITY OF COCONUT CREEK, a Florida municipal corporation (the "GRANTEE"), whose address is: 4800 West Copans Road, Coconut Creek, FL 33063.

W I T N E S S E T H:

That GRANTOR for and in consideration of the sum of TEN DOLLARS ($10.00) to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to GRANTEE, its heirs, successors and assigns, forever, the following described lands, lying and being in Broward County, Florida, to wit:

(See attached Exhibit A)

SUBJECT TO:

1. All matters of record including existing public purpose utility and government easements and rights of way.

2. An Interlocal Agreement between Broward County and City of Coconut Creek for the Acquisition, Improvement, Enhancement, Operation and Management of Green Space # 24, recorded simultaneously herewith;

3. Deed of Conservation Easement given the 10th day of September 2002 by Alfredo and Anna Aletto to Broward County, a political subdivision of the State of Florida, its successors and assigns, as recorded in O.R. Book 35123 Pages 1097-1110, Public Records of Broward County, Florida; and

4. Resolution of the Board of County Commissioners of Broward County, Florida approving the conveyance pursuant to Section 125.38 F.S. recorded simultaneously herewith.

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IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

(Official Seal)
ATTEST:

Acting County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners
of Broward County, Florida

BROWARD COUNTY, FLORIDA
By Its Board of County Commissioners

By Lois Wexler
Vice Mayor

9th day of October, 2007

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

Approved as to form by
Office of County Attorney
Broward County, Florida
JEFFREY J. NEWTON, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Deputy County Attorney

4 day of October, 2007

Exhibit A

Legal Description of Property

Tract 43, Block 83 of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 45, of the public records of Palm Beach County

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	***Harmonious and efficient organizations.*** **The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.**
	The site plan was developed with the intent of keeping topography and vegetation in the existing condition unless the regrading or removal of vegetation would better suit the intended use as a passive park. The goal of the design is to extend the character of the exisiting park into the adjacent parcels.
2.	***Preservation of natural state.*** **Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.**
	Two existing ponds on site will be filled for the safety of visitors to the future park. Any other grading changes are to be minimized. Parking and trail locations were designed to maintain exisiting tree cover and limit tree removal of native species. All invasive trees and invasive/non-native palms are proposed to be removed. Select Non-native trees are being protected for their value as shade trees. Any native species to be removed are in direct conflict with the proposed design.
3.	***Enhancement of residential privacy.*** **The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.**
	A new chain link fence and vegetative buffer is proposed on portions of the East, South, and West border of the site. A concrete split rail fence and small shade trees are proposed on the North border.
4.	***Emergency access.*** **Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.**
	The proposed driveway and parking area has been designed with dimensions for emergency vehicle access.
5.	***Access to public ways.*** **Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.**
	There is both pedestrian and vehicular access to the building on site from NW 74th Street.
6.	***Pedestrian circulation.*** **A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.**
	A network of sidewalk and more than 1/2 mile of walking trail is provided on the site plan.
7.	***Design of access and egress drives.*** **The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.**
	Access to the site was designed with the intent to limit vehicular access to one entry drive per parcel. The Western parcel has a driveway for maintenance. The main public entry is on the Eastern parcel. The parking area was placed central to the building for ease of visitors and and to offset the visual impact on NW 74th Street.
8.	***Coordination with off-site vehicular and pedestrian circulation systems.*** **The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.**
	Off-site vehicular and pedestrian circulation systems were considered when designing this site plan. The proposed drive connects to NW 74th Street.
9.	***Stormwater control.*** **Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.**
	Dry retention is provided on site and a stormwater pollution prevention plan is included in the plan set. All stormwater runoff is to be contained on the site.

10.	***Exterior lighting.*** **Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.**
	A photometric plan is provided in the plan set. Lighting is only provided on the building due to safety concerns The proposed park will be closed at night.
11.	***Protection of property values.*** **Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.**
	Elements on the site plan are expected to enchance property values by providing a public passive park for recreational use. A vegetative buffer and fencing will provide a barrier for adjacent residential properties,

LEED v4 for ID+C: Commercial Interiors

Project Checklist

Oak Trails Park Coconut Creek
08/28/24

Y	?	N			
2			Credit	Integrative Process	2

Y	?	N		Location and Transportation	18
		18	Credit	LEED for Neighborhood Development Location	18
1		7	Credit	Surrounding Density and Diverse Uses	8
3		4	Credit	Access to Quality Transit	7
		1	Credit	Bicycle Facilities	1
		2	Credit	Reduced Parking Footprint	2

Y	?	N		Water Efficiency	12
Y			Prereq	Indoor Water Use Reduction	Required
4		8	Credit	Indoor Water Use Reduction	12

Y	?	N		Energy and Atmosphere	38
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Fundamental Refrigerant Management	Required
		5	Credit	Enhanced Commissioning	5
13		12	Credit	Optimize Energy Performance	25
1		1	Credit	Advanced Energy Metering	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets	2

Y	?	N		Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
1			Credit	Long-Term Commitment	1
1		3	Credit	Interiors Life-Cycle Impact Reduction	4
1		1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

Y	?	N		Indoor Environmental Quality	17
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1		1	Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		2	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1		1	Credit	Interior Lighting	2
		1	Credit	Daylight	3
		1	Credit	Quality Views	1
		2	Credit	Acoustic Performance	2

Y	?	N		Innovation	6
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

Y	?	N		Regional Priority	4
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1

Y	?	N		TOTALS	Possible Points:	110
44	1	81				

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80+

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

LAND DEVELOPMENT CODE - Section 13-320: Green Building Construction GREEN STANDARDS	DESCRIPTION (description of use in development)
13-320(b)(1)	
LEED Accredited Professional	**SOCOTEC Consulting, Inc. is the LEED consultant for this project. The building rennovation is proposed to achieve minimum LEED certification.**
Sustainable Site Development	
Construction Pollution Prevention	Outlined within Stromwater Pollution Prevention Plan (SWPPP) and environmental notes.
Construction site materials recycling	Outlined within Clearing & Demolition Notes on Demolition Plan.
Stormwater management	Refer to the Paving, Grading & Drainage Plan.
Alternative transportation	Yes, public transportation walking distance within LEED criteria. Opportunity for modification of existing community bus route by the City.
Minimizing heat island effect	Minimizing impact to existing trees and limiting impervious area (parking & access) through low-impact design and increasing tree canopy with proposed vegetation.
Water Efficiency	
Innovative water technologies	Refer to LEED Shoebox Report.
Water efficient	Yes, 30% of reduction. Refer to LEED Shoebox Report.
Energy Efficiency	
Minimum energy performance	13 pts = 10% Reduction in the new building energy cost. Refer to LEED Shoebox Report.
On-site renewable energy	Refer to LEED Shoebox Report.
Indoor Environmental Quality	
Indoor air quality	The project meets the minimum requirements of ASHRAE Standard 62.1–2010 + Filtration of Outdoor Air: Each ventilation system that supplies outdoor air and system that supplies recirculated air to occupied spaces must have a minimum efficiency of MERV 13 + Monitor CO2 concentrations within all densley occupied spaces. Refer to LEED Shoebox Report.
Materials and Recycling	
Recycling of demolition waste	Divert 75% and 4 material streams.
Storage and collection of recyclables post occupancy	The project provides a a dedicated area accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building.
Building re-use	Utilization of existing structure.
Regional materials	The proejct will use products sourced from at least three different manufacturers that meet at least one of the responsible sourcing and extraction criteria below for at least 20%, by cost, of the total value of permanently installed building products in the project.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	Acknowledged. The City of Coconut Creek (Public Works) will be responsible for maintenance of green building components.
Resolution 2020-063	
Green Event Checklist	Develop a check list to ensure sustainable event planning.
Water Fountains	Provide smart water fountains/touchless bottle refill stations.
Purchasing	Commit to green products (no polystyrene) and earth-friendly cleaning supplies.
Other	Low-impact site design and stormwater management.

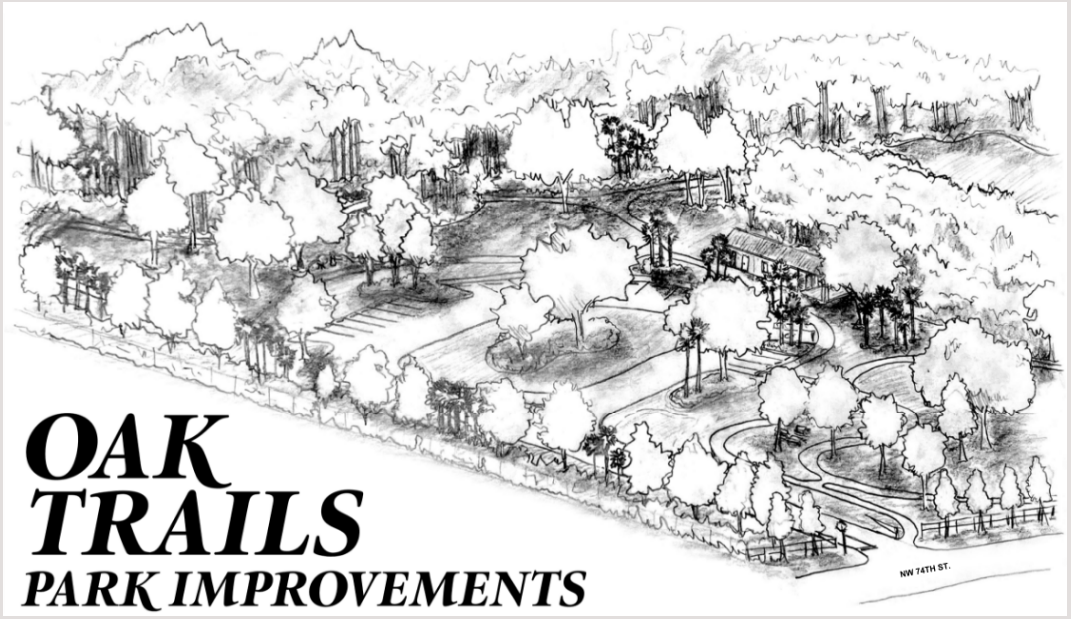
GREEN PLAN ACTION ITEMS ACTION ITEMS	DESCRIPTION (description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain *conspicuous displays of green technology* that function in the project design while providing a social, artistic, and environmental value.	All stormwater runoff is proposed to be treated on-site through dry retention.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	Maximum tree coverage has been proposed.
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint or product on roof)	Proposed roof is to be constructed with a high albedo material.
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	Recycling collection and facilities will be managed by the City of Coconut Creek (Public Works).
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	Divert 75% and 4 material streams.
Action 6.2 – Bicycle parking on site	Bicycle parking is proposed on-site.
Action 6.4 – Alternative vehicle parking/EV charging stations	An electrical connection has been provided for future installation of EV charging spaces.

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

MILLER LEGG

Storm Water Management Report

Miller Legg Project No.
23-00155



OAK TRAILS PARK IMPROVEMENTS

Prepared For:

City of Coconut Creek
4900 W. Copans Road
Coconut Creek, FL 33063

November 2024

Joaquin A. Mojica, P.E.
FL Registration No.60488

TABLE OF CONTENTS

I. INTRODUCTION

1. Project Location

The Oak Trails Park site is located at 4230 NW 74th Street, Coconut Creek, FL 33073. (See Exhibit B)

The site is in Section 32, Township 47 S, Range 42 E and is further identified by folio nos. 4742 32 01 0180, 4742 32 01 0190 and 4742 32 01 0200. (See Exhibit C)

2. Project and Site Description

Existing Conditions

The project site is a 15.0-acre property composed of three parcels of land. The site is presently a park that includes a parking lot, several small one-story buildings, a lake, and a reflective pond. The Park lies within the limits of the Cocomar Water Control District (CWCD) Northeast Drainage Basin.

A breakdown of the pre-development land use can be found in the attached storm water management calculations. (See Exhibit A)

Proposed Improvements

The proposed improvements consist of the renovation of one of the existing buildings, removal of all other buildings, filling of the existing lake and reflective pond, construction of a parking lot, and walking paths. Dry retention areas are proposed to be constructed as part of the drainage system to provide storm water quality treatment and storm water quantity attenuation.

A breakdown of the post-development land use can be found in the attached storm water management calculations. (See Exhibit A)

STORMWATER MANAGEMENT CRITERIA

1. Basis of Design

The project's storm water management system design is based on CWCD and SFWMD criteria. Storm water management calculations were prepared to compare pre- vs. post-development storm event stages to confirm that the post-development condition is the same or better than the pre-development condition.

All elevation information provided in this storm water management report, the engineering plans, and the Boundary and Topographic Survey references the North American Vertical Datum of 1988 (NAVD88).

Finished Floor Elevation

Flood Insurance Rate Map No. 12011C0158H, bearing an effective date of August 18, 2014, shows that the site lies within zone X "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."

Cocomar Water Control District's minimum finished floor elevation requirement for the Northeast Basin is 14.50' NAVD.

The calculated 100-year, 3-day storm event stage is 16.76' NAVD.

The finished floor elevation of the existing building is 16.78' NAVD.

Water Control Elevation

The water control elevation for the CWCD Northeast Basin is 9.50' NAVD.

Soil Classification

Broward County Soils Map, lists the site area as "depressional", categorized as Hallandale-Margate-Boca. (See exhibit F)

Design Storm Rainfall Data

Design storm rainfall data was procured from the CWCD Master Water Management Plan. (See Exhibit E)

2. Stormwater Management Requirements

The calculated pre-development vs post-development stages for the 10-year, 1-day storm event, 25-year, 3-day storm event, and 100-year, 3-day storm event are included in this report. Per the enclosed storm water management calculations, the post-development stages are lower than the pre-development stages, confirming that the proposed development will not adversely impact the adjacent developments or the CWCD basin. (See Exhibit A)

3. Stormwater Management System

a. Design Approach

The proposed storm water management system includes dry retention areas to provide the required storm water quality treatment and storm water quantity storage.

The dry retention area recovery calculation can be found in the attached storm water management calculations. (See Exhibit A)

b. Water Quality Treatment

Water quality treatment for the existing site is governed by the 1” over the entire site area calculation and the proposed storm water management system provides the required volume of storm water pre-treatment and quality in the proposed dry retention areas.

The storm water pre-treatment and quality calculations can be found in the attached storm water management calculations. (See Exhibit A)

c. Maintenance and Operation

The system shall be periodically inspected and maintained by the permittee as needed. The CWCD requires that the storm water system be reinspected, and the license be renewed every 5 years.

APPENDIX

EXHIBIT A

STORM WATER MANAGEMENT CALCULATIONS
for
OAK TRAILS PARK

Miller Legg Project No. 23-00155

November 11, 2024

FINISHED FLOOR ELEVATION SUMMARY

Criteria	Min. Elevation
FEMA FIRM (BFE) Zone X	N/A
ASCE/SEI 24-05 (Cat II, BFE + 12")	N/A
Broward County 100-Year Flood Map	17.50 NAVD
City of Coconut Creek	N/A
Cocomar Water Control District	14.50 NAVD
Design 100-year, 3-day, Zero Discharge Elevation	16.76 NAVD
Controlling FFE	**17.50 NAVD**

PRE VS. POST ZERO DISCHARGE COMPARISON

Design Storm	Pre-Development Stage (NAVD)	Pre-Development Discharge (cfs)	Post-Development Stage (NAVD)	Post-Development Discharge (cfs)
10-year, 1-day	15.91 ft	0.00 cfs	15.57 ft	0.00 cfs
25-year, 3-day	16.60 ft	0.00 cfs	16.26 ft	0.00 cfs
100-year, 3-day	17.15 ft	0.00 cfs	16.76 ft	0.00 cfs

PRE-DEVELOPMENT SITE DATA

EXISTING LAND USE SUMMARY

Land Use Description		Sub-Area	Area
Impervious Area			1.07
	Building	0.14	
	Pavement	0.45	
	Paths/Sidewalk	0.30	
	Lake Water	0.06	
	Pool Water	0.12	
Pervious Area			13.93
	Lake Slope	0.03	
	Pervious	13.90	
Total Site Area			**15.00 ac**

RAINFALL DATA

Storm Frequency	24-Hour Rainfall	72-Hour Rainfall
5-Year	8.00 in	-
10-Year	10.00 in	-
25-Year	-	17.70 in
100-Year	-	24.50 in

EXISTING DISCHARGE

Criteria	Allowable Discharge	
Allowable Discharge	N/A	N/A

WET SEASON GROUND WATER ELEVATION

Criteria	WSWT Elev.
Cocomar Water Control District NE Basin	9.50 NAVD

EXISTING STAGE-STORAGE

Land Use	Area	Elevation Range (NAVD)		Average Elev. (NAVD)	Storage Type
		Low	High		
Building	0.14 ac	15.60	16.78	16.19	Linear
Pavement	0.45 ac	15.03	16.60	15.82	Linear
Paths/Sidewalk	0.30 ac	15.11	17.47	16.29	Linear
Lake Water	0.06 ac	13.50	13.50	13.50	Vert.
Pool Water	0.12 ac	15.67	15.67	15.67	Vert.
Lake Slope	0.03 ac	13.50	15.00	14.25	Linear
Pervious	13.90 ac	14.50	16.50	15.50	Linear

Weighted Average Site Elevation = 15.52 NAVD
Weighted Average Pervious Elevation = 15.50 NAVD
Depth to Water Table = 6.00 NAVD

EXISTING SOIL STORAGE

Soil Classification = Depressional
Assuming 25% Void Reduction, Available Ground Storage = 5.10 inches
Available Soil Storage = Available Storage x Pervious Area

Available Soil Storage = 5.92 ac-ft

Converted to Site-Wide Moisture Storage, S
S = Available Soil Storage / Site Area

S= 4.74 inches

SCS Curve Number, CN
CN = 1000/(s+10)
CN = 67

PRE-DEVELOPMENT STAGE STORAGE

Starting Stage = 13.50 NAVD
Ending Stage = 17.50 NAVD
Stage Increment = 0.50 Feet

Stage	Pavement	Paths/Sidewalk	Lake Water	Pool Water	Lake Slope	Pervious	Total Storage
(NAVD)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac-ft)
Area	0.45	0.30	0.06	0.12	0.03	13.90	
Start Elev.	15.03	15.11	13.50	15.67	13.50	14.50	
End Elev.	16.60	17.47				16.50	
	Linear	Linear	Vertical	Vertical	Vertical	Linear	
13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14.00	0.00	0.00	0.03	0.00	0.02	0.00	0.05
14.50	0.00	0.00	0.06	0.00	0.03	0.00	0.09
15.00	0.00	0.00	0.09	0.00	0.05	0.87	1.00
15.50	0.03	0.01	0.12	0.00	0.06	3.48	3.70
16.00	0.13	0.05	0.15	0.04	0.08	7.82	8.27
16.50	0.31	0.12	0.18	0.10	0.09	13.90	14.70
17.00	0.53	0.23	0.21	0.16	0.11	20.85	22.08
17.50	0.76	0.36	0.24	0.22	0.12	27.80	29.50

PRE-DEVELOPMENT FLOOD ROUTING

Project Name: PRE Oak Trails Park 10 - year, 1 - day
Reviewer: JM
Project Number: 23-00155
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr, Iterations: 10

Basin 1: Oak Trails Park

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 10 year
  1 Day Rainfall: 10 inches
  Area: 15 acres
  Ground Storage: 4.74 inches
  Time of Concentration: 1 hours
  Initial Stage: 13.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
13.50	0.00
14.00	0.05
14.50	0.09
15.00	1.00
15.50	3.70
16.00	8.27
16.50	14.70
17.00	22.08
17.50	29.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Oak Trails Par	15.91	34.20	13.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Oak Trails Par	7.42	0.00	0.00	0.00	7.42	0.00

Project Name: PRE Oak Trails Park 25 - year, 3 - day
Reviewer: JM
Project Number: 23-00155
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr, Iterations: 10

Basin 1: Oak Trails Park

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 17.7 inches
  Area: 15 acres
  Ground Storage: 4.74 inches
  Time of Concentration: 1 hours
  Initial Stage: 13.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
13.50	0.00
14.00	0.05
14.50	0.09
15.00	1.00
15.50	3.70
16.00	8.27
16.50	14.70
17.00	22.08
17.50	29.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Oak Trails Par	16.60	72.00	13.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Oak Trails Par	16.13	0.00	0.00	0.00	16.13	0.00

Project Name: PRE Oak Trails Park 100 - year, 3 - day
Reviewer: JM
Project Number: 23-00155
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr,   Iterations: 10

Basin 1: Oak Trails Park

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 24.5001 inches
  Area: 15 acres
  Ground Storage: 4.74 inches
  Time of Concentration: 1 hours
  Initial Stage: 13.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
13.50	0.00
14.00	0.05
14.50	0.09
15.00	1.00
15.50	3.70
16.00	8.27
16.50	14.70
17.00	22.08
17.50	29.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Oak Trails Par	17.15	72.00	13.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Oak Trails Par	24.23	0.00	0.00	0.00	24.23	0.00

POST-DEVELOPMENT SITE DATA

PROPOSED LAND USE SUMMARY

Land Use Description		Sub-Area	Area
Impervious Area			1.44 ac
	Buildings	0.03 ac	
	Pavement	0.66 ac	
	Paths/Sidewalk	0.75 ac	
Pervious Area			13.56 ac
	DDA Bottom	0.20 ac	
	DDA Slope	0.16 ac	
	DDA 2 Bottom	1.48 ac	
	DDA 2 Slope	0.51 ac	
	Pervious	11.21 ac	
Total Site Area			**15.00 ac**

RAINFALL DATA

Storm Frequency	24-Hour Rainfall	72-Hour Rainfall
10-Year	10.00 in	-
25-Year	-	17.70 in
100-Year	-	24.50 in

ALLOWABLE DISCHARGE

Criteria	Allowable Discharge	
Allowable Discharge	N/A	N/A

WET SEASON GROUND WATER ELEVATION

Criteria	WSWT Elevation
Cocomar Water Control District NE Basin	9.50 NAVD

PROPOSED STAGE-STORAGE

		Elevation Range (NAVD)		Average Elev. (NAVD)	Storage Type
Land Use	**Area**	**Low**	**High**		
Buildings	0.03 ac	16.78	16.78	16.78	Vert.
Pavement	0.66 ac	15.03	15.85	15.44	Linear
Paths/Sidewalk	0.75 ac	15.11	16.50	15.81	Linear
DDA Bottom	0.20 ac	13.80	13.80	13.80	Vert.
DDA Slope	0.16 ac	13.80	14.80	14.30	Linear
DDA 2 Bottom	1.48 ac	14.25	14.25	14.25	Vert.
DDA 2 Slope	0.51 ac	14.25	15.00	14.63	Linear
Pervious	11.21 ac	14.50	16.00	15.25	Linear

Weighted Average Site Elevation = 15.14 NAVD
Weighted Average Pervious Elevation = 15.25 NAVD
Depth to Water Table = 5.75 NAVD

AVAILABLE SOIL STORAGE

Soil Classification = Depressional
Assuming 25% Void Reduction, Available Ground Storage = 5.10 inches
Available Soil Storage = Available Storage x Pervious Area

Available Soil Storage = 5.76 ac-ft

Converted to Site-Wide Moisture Storage, S
S = Available Soil Storage / Site Area

S= 4.61 inches

SCS Curve Number, CN
CN = 1000/(s+10)
CN = 68

WATER QUALITY AND PRE-TREATMENT CALCULATION

a. Site area for water quality pervious/impervious calculation = total project - (lake + roof) =
14.97 ac

b. Impervious area for water quality pervious/impervious calculations =
(site area for water quality pervious/impervious) - pervious
1.41 ac

c. Percentage of imperviousness for water quality =
impervious area for water quality x 100% / site area for water quality =
9.42 %

d. For 2.5 in. time the percentage impervious =2.5 in x 9.42%
0.24 inches to be treated

e. Compute volume required for water quality detention = inches to be treated x (total site - lake)
0.29 ac-ft required detention storage

Site Area (ac)	1" Over Basin	2.5" x % Impervious	Controling Condition
15.00	1.25 ac-ft	0.29 ac-ft	1.25 ac-ft

PRE-TREATMENT CALCULATION

Site Area (ac)	1/2" Over Basin
15.00	0.63 ac-ft

The required WQ volume will be provided when the stage in the dry retention areas reaches elevation 14.81'.

POST-DEVELOPMENT STAGE STORAGE

Starting Stage = 13.50 NAVD
Ending Stage = 17.50 NAVD
Stage Increment = 0.50 Feet

Stage (NAVD)	Pavement (ac)	Paths/Sidewalk (ac)	DDA Bottom (ac)	DDA Slope (ac)	DDA 2 Bottom (ac)	DDA 2 Slope (ac)	Pervious (ac)	Total Storage (ac-ft)
Area	0.66	0.75	0.20	0.16	1.48	0.51	11.21	
Start Elev.	15.03	15.11	13.80	13.80	14.25	14.25	14.50	
End Elev.	15.85	16.50		14.80		15.00	16.00	
	Linear	Linear	Vertical	Linear	Vertical	Linear	Linear	
13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.04
14.50	0.00	0.00	0.14	0.04	0.37	0.02	0.00	0.57
15.00	0.00	0.00	0.24	0.11	1.11	0.19	0.93	2.59
15.50	0.09	0.04	0.34	0.19	1.85	0.45	3.74	6.69
16.00	0.37	0.21	0.44	0.27	2.59	0.70	8.41	12.99
16.50	0.70	0.52	0.54	0.35	3.33	0.96	14.01	20.41
17.00	1.03	0.90	0.64	0.43	4.07	1.21	19.62	27.90
17.50	1.36	1.27	0.74	0.51	4.81	1.47	25.22	35.38

POST-DEVELOPMENT FLOOD ROUTING

Project Name: POST Oak Trails Park 10 - year, 1 - day
Reviewer: JM
Project Number: 23-00155
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr, Iterations: 10

Basin 1: Oak Trails Park

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 10 year
  1 Day Rainfall: 10 inches
  Area: 15 acres
  Ground Storage: 4.61 inches
  Time of Concentration: 1 hours
  Initial Stage: 13.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
13.50	0.00
14.00	0.04
14.50	0.57
15.00	2.59
15.50	6.69
16.00	12.99
16.50	20.41
17.00	27.90
17.50	35.38

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Oak Trails Par	15.57	33.35	13.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Oak Trails Par	7.52	0.00	0.00	0.00	7.52	0.00

Project Name: POST Oak Trails Park 25 - year, 3 - day
Reviewer: JM
Project Number: 23-00155
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr, Iterations: 10

Basin 1: Oak Trails Park

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 17.7 inches
  Area: 15 acres
  Ground Storage: 4.61 inches
  Time of Concentration: 1 hours
  Initial Stage: 13.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
13.50	0.00
14.00	0.04
14.50	0.57
15.00	2.59
15.50	6.69
16.00	12.99
16.50	20.41
17.00	27.90
17.50	35.38

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Oak Trails Par	16.22	72.00	13.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Oak Trails Par	16.26	0.00	0.00	0.00	16.26	0.00

Project Name: POST Oak Trails Park 100 - year, 3 - day
Reviewer: JM
Project Number: 23-00155
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.05 hr, Iterations: 10

Basin 1: Oak Trails Park

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 24.5001 inches
  Area: 15 acres
  Ground Storage: 4.61 inches
  Time of Concentration: 1 hours
  Initial Stage: 13.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
13.50	0.00
14.00	0.04
14.50	0.57
15.00	2.59
15.50	6.69
16.00	12.99
16.50	20.41
17.00	27.90
17.50	35.38

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Oak Trails Par	16.76	72.00	13.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Oak Trails Par	24.38	0.00	0.00	0.00	24.38	0.00

Dry Retention Area Recovery Calculation

Calculate volume of storage exfiltrated in one hour

$V = "L(K(2H_2D_u - Du^2 + 2H_2D_s) " / 2$

L	Dry retention bottom perimeter (less wall)	2,406
K	Hydraulic conductivity (cfs/ft^2-ft.head)	4.05E-04
H_2	Design volume head (feet)	0.75
D_u	Non saturated depth (feet)	0.75
D_s	Saturated depth (feet)	1.00

V when the retention area is full = 1.00 Ac-in/hr

Average V = 0.50 Ac-in/hr

Calculate recovery time

Storage volume of DRA at elevation 14.8 = 0.53 Ac-ft

Storage volume of DRA at elevation 14.8 = 6.33 Ac-in

$$T = \frac{6.33 \text{ Ac-ft}}{0.50 \text{ Ac-in/hr}} =$$

Recovery Time for Retention Area = 12.59 hrs

12.59 hrs < 72 hrs; therefore, the design meets the 72-hour bleed down criterion

EXHIBIT B

Oak Trails Park
4230 NW 74 Street, Coconut Creek, FL 33073

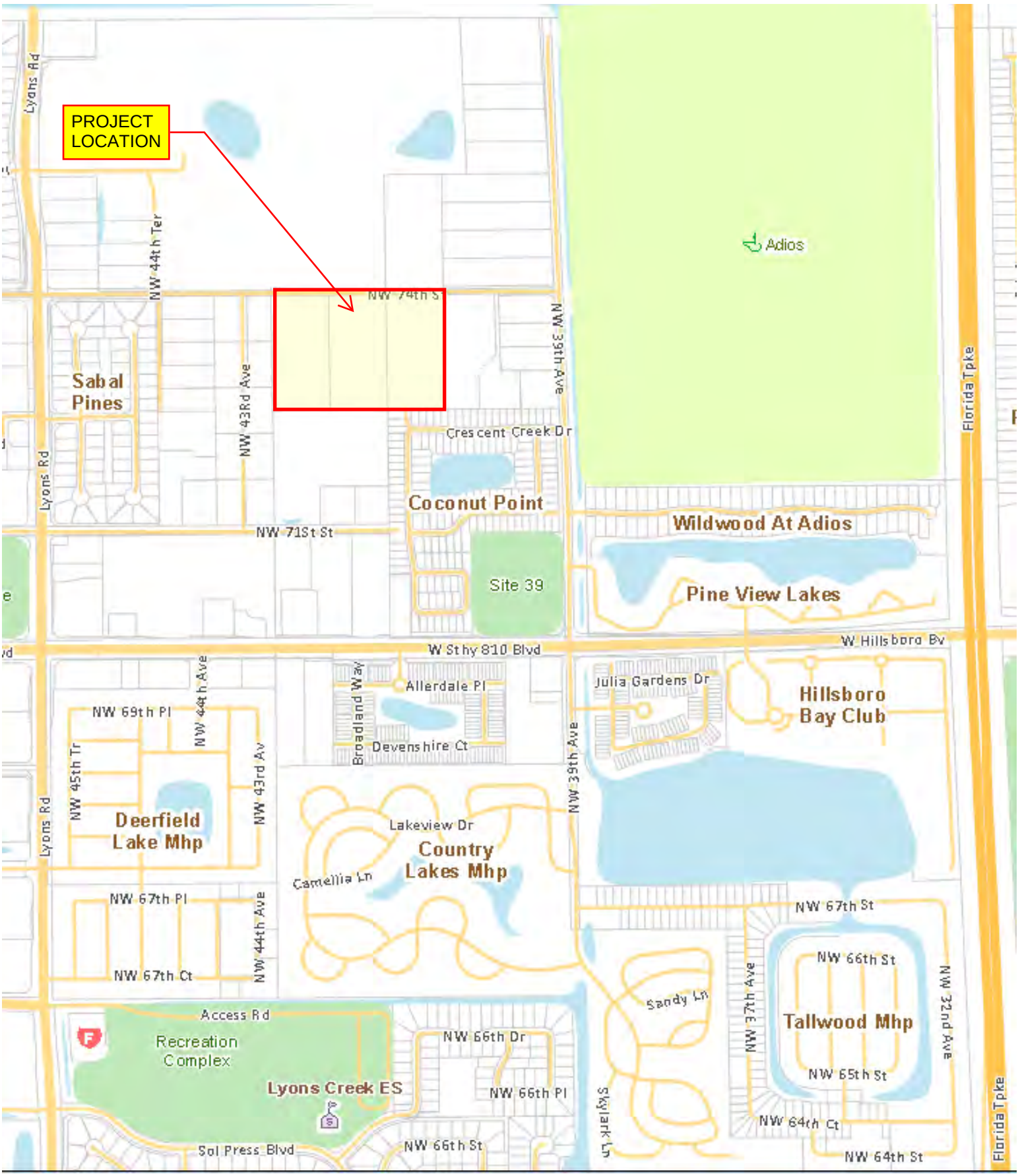


EXHIBIT C1

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4100 NW 74 STREET, COCONUT CREEK FL 33073-3105	ID #	4742 32 01 0180
Property Owner	CITY OF COCONUT CREEK	Millage	3212
Mailing Address	4800 W COPANS RD COCONUT CREEK FL 33063	Use	01-01
Abbr Legal Description	PALM BEACH FARMS 2-53 PB TRACT 42 BLK 83		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$1,743,020	$17,300	$1,760,320	$1,221,110	
2024	$1,743,020	$17,300	$1,760,320	$1,110,100	
2023	$1,361,730	$17,300	$1,379,030	$1,009,190	

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,760,320	$1,760,320	$1,760,320	$1,760,320
Portability	0	0	0	0
Assessed/SOH	$1,221,110	$1,760,320	$1,221,110	$1,221,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$1,221,110	$1,760,320	$1,221,110	$1,221,110
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/11/2018	WD-D	$1,695,100	114827496
6/26/2014	SWD-Q-DS	$1,101,500	112422588
2/27/2014	CET-D	$950,200	112181039
11/30/2004	WD	$2,225,000	38733 / 666
10/15/2002	DRR		33948 / 1254

Land Calculations

Price	Factor	Type
$8.00	217,877	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1991/1990		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
R			CM					
1								

EXHIBIT C2

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4230 NW 74 STREET, COCONUT CREEK FL 33073	ID #	4742 32 01 0190
Property Owner	CITY OF COCONUT CREEK	Millage	3212
Mailing Address	4800 W COPANS RD COCONUT CREEK FL 33063-9221	Use	82-04

Abbr Legal Description	PALM BEACH FARMS 2-53 PB TRACT 43 BLK 83

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$1,744,130	$14,610	$1,758,740	$1,218,360	
2024	$1,744,130	$14,610	$1,758,740	$1,107,600	
2023	$1,362,600	$14,610	$1,377,210	$1,006,910	

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,758,740	$1,758,740	$1,758,740	$1,758,740
Portability	0	0	0	0
Assessed/SOH	$1,218,360	$1,758,740	$1,218,360	$1,218,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$1,218,360	$1,758,740	$1,218,360	$1,218,360
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
10/9/2007	QCD-T		44714 / 599
10/1/2007	WD-D	$960,000	44664 / 895
2/28/2005	WD	$900,000	39172 / 298
3/13/2003	DRR	$100	35024 / 874
11/30/1999	WD	$275,000	30069 / 313

Land Calculations

Price	Factor	Type
$8.00	218,016	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
A			CM					
5								

EXHIBIT C3

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4250 NW 74 STREET, COCONUT CREEK FL 33073-3105
Property Owner	CITY OF COCONUT CREEK
Mailing Address	%KAREN BROOKS 4800 W COPANS RD COCONUT CREEK FL 33063

ID #	4742 32 01 0200
Millage	3212
Use	00-04

Abbr Legal Description	PALM BEACH FARMS 2-53 PB TRACT 44 BLK 83

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$1,746,390	$57,640	$1,804,030	$1,282,560	
2024	$1,746,390	$57,640	$1,804,030	$1,165,970	
2023	$1,364,370	$57,640	$1,422,010	$1,059,980	

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,804,030	$1,804,030	$1,804,030	$1,804,030
Portability	0	0	0	0
Assessed/SOH	$1,282,560	$1,804,030	$1,282,560	$1,282,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$1,282,560	$1,804,030	$1,282,560	$1,282,560
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
10/31/2017	WD-D	$1,100,000	114696312
11/20/2000	WD	$424,000	31102 / 415
5/1/1990	WD	$352,500	17470 / 458
10/1/1989	WD	$385,500	
9/1/1988	QCD	$100	

Land Calculations

Price	Factor	Type
$8.00	218,299	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
L			CM					
1								

EXHIBIT D

Flood Hazard Layer FIRMette

FEMA

80°11'10"W 26°19'36"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°10'32"W 26°19'4"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/17/2024 at 2:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT E

TABLE B

Ten, Twenty-five and One Hundred Year Storm Rainfall

Duration	10-Year Rainfall (Inches)	25-Year Rainfall (Inches)	100-Year Rainfall (Inches)
24 Hours	10.0	13.0	18.0
3 Days	13.6	17.7	24.5

TABLE C

SUB-BASIN DATA

SUB-BASIN	ACREAGE	DESIGN WATER SURFACE		SFWMD BASIN
		Wet	Dry	
NORTHEAST	2224	11.0'	11.0'	HILLSBORO CANAL

Fixed Design Parameters:

Design Water Surface	11.0 feet NGVD
Maximum 10-year Flood Stage	14.0 feet NGVD
25-year, 3-day Flood Stage	14.6 feet NGVD
100-year, 3-day Flood Stage	15.5 feet NGVD
Minimum Floor Elevation	16.0 feet NGVD
Allowable Discharge From Sites	35 CSM

Additional Assumption:

Minimum Waterways Area	15% of Site

EXHIBIT F

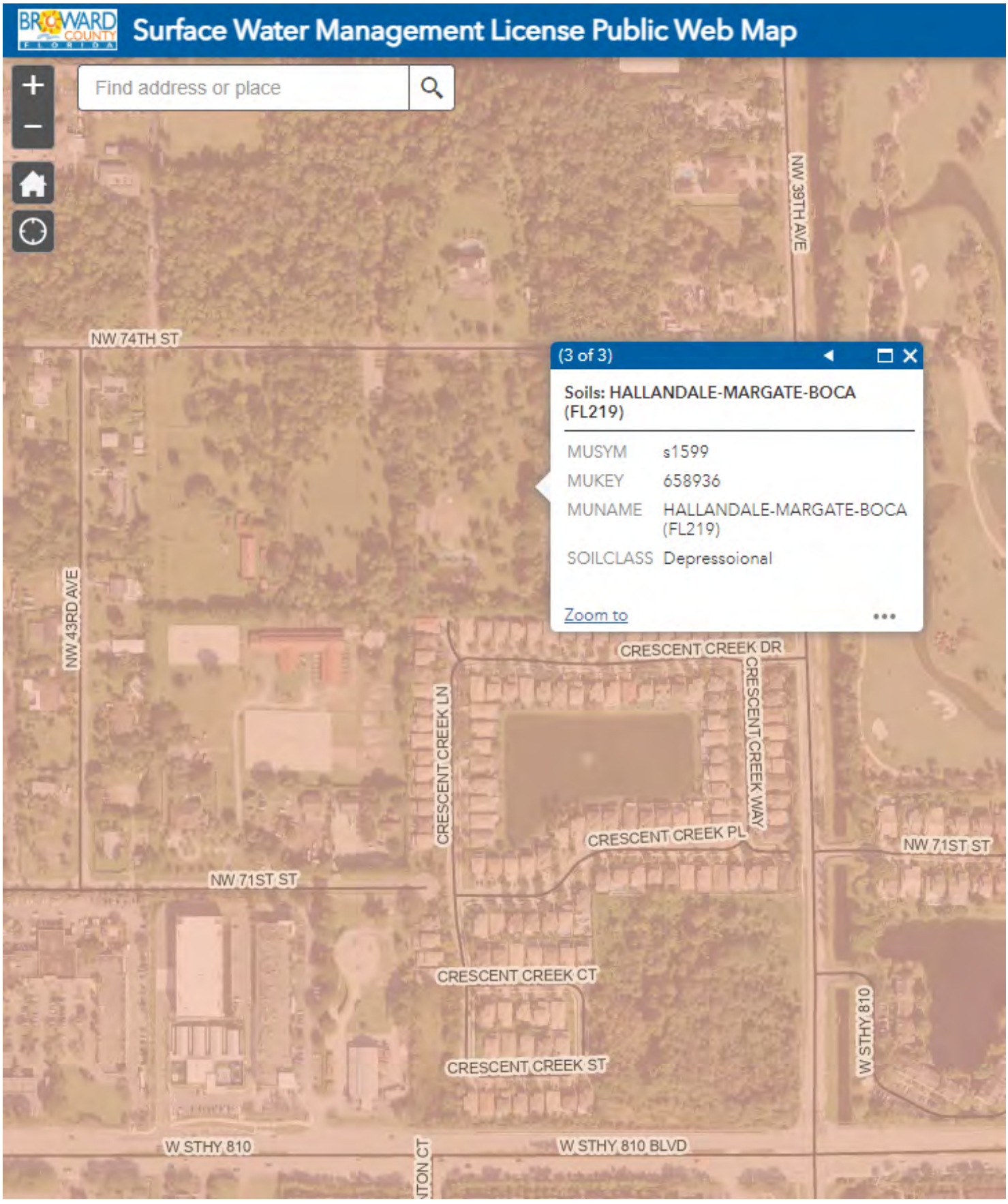

Surface Water Management License Public Web Map
Find address or place
NW 74TH ST
NW 39TH AVE
NW 43RD AVE
(3 of 3)
Soils: HALLANDALE-MARGATE-BOCA (FL219)
MUSYM s1599
MUKEY 658936
MUNAME HALLANDALE-MARGATE-BOCA (FL219)
SOILCLASS Depressoional
Zoom to
CRESCENT CREEK DR
CRESCENT CREEK LN
CRESCENT CREEK WAY
CRESCENT CREEK PL
NW 71ST ST
NW 71ST ST
CRESCENT CREEK CT
CRESCENT CREEK ST
W STHY 810
W STHY 810
W STHY 810 BLVD

EXHIBIT G

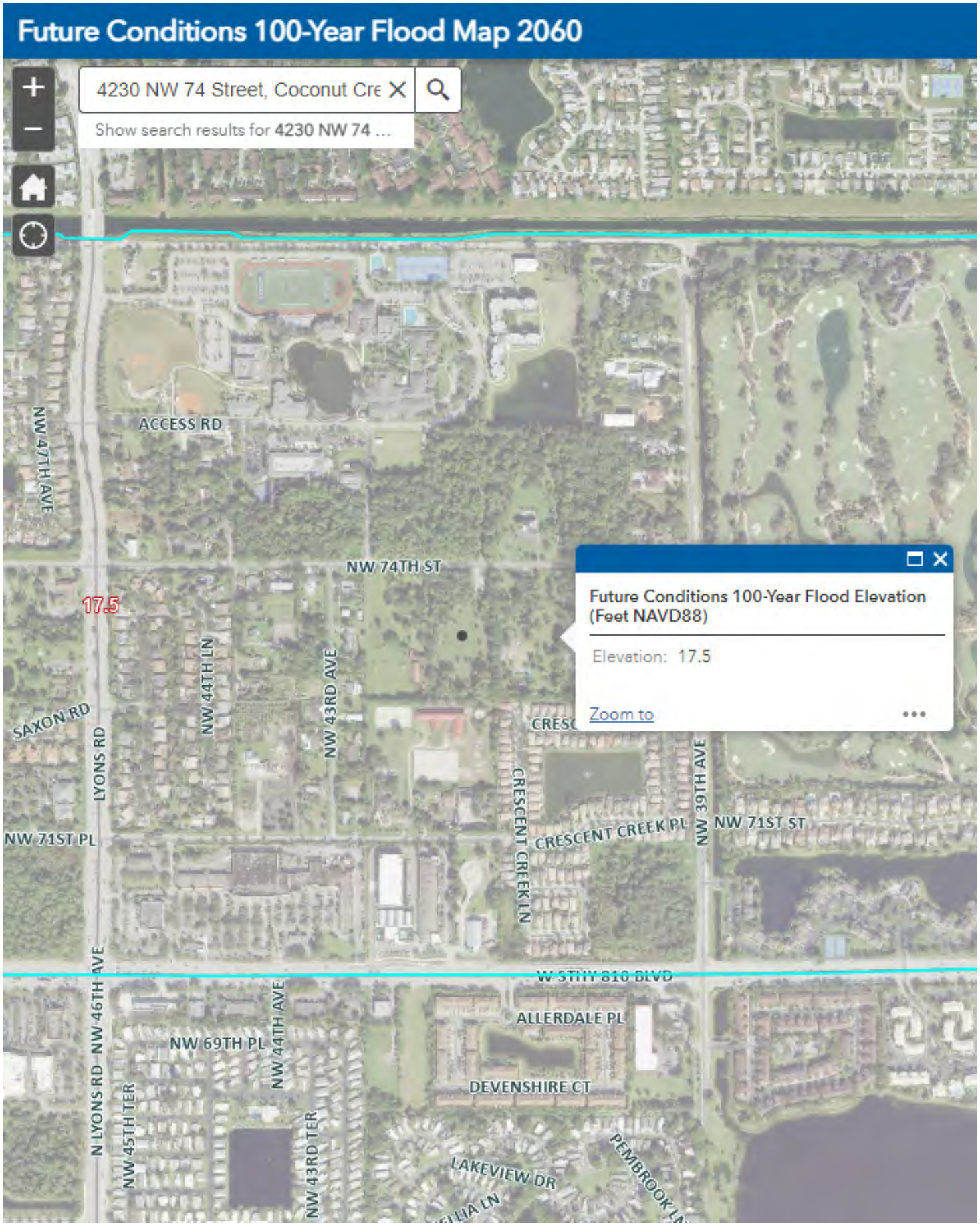

Future Conditions 100-Year Flood Map 2060
4230 NW 74 Street, Coconut Cre
Show search results for 4230 NW 74 ...
ACCESS RD
NW 47TH AVE
NW 74TH ST
17.5
Future Conditions 100-Year Flood Elevation (Feet NAVD88)
Elevation: 17.5
Zoom to
SAXON RD
LYONS RD
NW 44TH LN
NW 43RD AVE
NW 71ST PL
CRESCENT CREEK LN
CRESCENT CREEK PL
NW 39TH AVE
NW 71ST ST
N LYONS RD
NW 46TH AVE
NW 69TH PL
NW 44TH AVE
NW 45TH TER
NW 43RD TER
ALLERDALE PL
DEVENSHIRE CT
LAKEVIEW DR
PEMBROOK LN

EXHIBIT H

November 28, 2023

Miller Legg
1845 NW 112 Avenue Suite 211
Miami, FL 33172

Attention: Miguel Juncal, RLA, CA

Re: Report of Geotechnical Engineering Services
Oak Trails Park – Coconut Creek, FL
4230 NW 74th Street
Coconut Creek, Florida 33073
PACIFICA Project No.: 320-23274

Dear Mr. Juncal:

Pacifica Engineering Services, LLC. (PACIFICA) has completed a geotechnical engineering study for the above-referenced project. The scope of geotechnical services was completed in general accordance with PACIFICA Proposal No. 610-12014219 dated August 30, 2023. Authorization to proceed was given via signature of the Subconsultant Agreement for Professional Services on November 6, 2023.

PACIFICA appreciates the opportunity to provide geotechnical engineering services on this project and looks forward to an opportunity to participate in construction-related aspects of the development. If you have any questions or should additional information, be required, please do not hesitate to contact our office at (561) 419-8460.

Sincerely,

Pacifica Engineering Services
Florida Certification of Authorization License No. 32328

Maximo Peralta Alvarez, P.E.
Senior Geotechnical Engineer
FL License No. 84213

Reinaldo Villa, P.E
Principal Engineer
FL License No. 72242

TABLE OF CONTENTS

APPENDIX:

1.0 GENERAL PROJECT INFORMATION

The project is located at 4230 NW 74th Street, Coconut Creek, Florida. It is understood that plans for this project include the design and construction of a park improvement at the two five-acre parcels located to the east and west of the existing Oak Trails Park. A site vicinity map which shows the general location of the project site is located on Sheet 1 of the Appendix.

If any of the information in this report is incorrect or has changed, please notify PACIFICA so that we may check the recommendations presented in this report. PACIFICA will not be held responsible if not given the opportunity to check the recommendations once final designs have been complete.

2.0 GEOTECHNICAL EXPLORATION

2.1 Geotechnical Borings

Eight (8) Standard Penetration Test (SPT) geotechnical borings were performed to assess the subsurface conditions (four {4} SPT borings in the proposed east parcel parking lot and four {4} SPT borings in the proposed west parcel parking lot). The borings were advanced to a depth of 10 feet with respect to the site grades at the time of the geotechnical exploration. A boring location plan can be found on Sheet 2 of the Appendix.

The SPT borings were performed using a CME 55 truck-mounted geotechnical drilling rig equipped with an automatic hammer utilizing mud rotary drilling techniques. The SPT samples were collected continuously in the upper 10 feet.

After the samples were collected in the split barrel sampler they were bagged, labeled and transported back to the laboratory for description and limited testing. After the geotechnical borings were completed, they were backfilled using access auger cuttings and the ground surface was generally leveled.

2.2 Subsurface & Groundwater Conditions

The individual boring log included in the Appendix shows the various soil types and stratifications. The transition between soil strata may be gradual and not as definitive as it appears on the boring log. If the contractor cannot determine the soil strata during construction the geotechnical engineer should be consulted.

Groundwater was encountered at a depth of 7.0 to 8.0 feet at the time of the geotechnical exploration. The groundwater table may vary due to high/low tide fluctuations, rainfall, runoff, droughts or the infiltration rate of the soil and therefore the contractor should verify the groundwater table prior to construction.

2.3 Percolation Tests

Two percolation tests were performed at boring locations P-1 and P-2 at a depth of 10 feet below grade at the time of the geotechnical exploration. The percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. The borehole was advanced using a 3-inch diameter casing. A 2-inch diameter perforated PVC pipe was placed in the boreholes prior to retrieving the casing. Water was then pumped into the boreholes in order to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded. The results of the percolation tests are included in the Appendix section of this report. Table 1 below shows the condensed results, the full results located in the Appendix should be used when the exfiltration trenches are being designed. It should be noted that the designer should apply an appropriate factor of safety to the reported values.

TABLE 1: PERCOLATION TEST RESULTS

Boring ID	Date	Depth of Test (ft)	Depth of Groundwater Prior to Test (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity (cfs/ft²-ft)
P-1	11-19-2023	10	7.0	3.4	3.1E-04
P-2	11-19-2023	10	7.0	4.7	4.4E-04

3.0 GEOTECHNICAL CLASSIFICATION

The soil samples taken from the geotechnical boring was taken back to the laboratory and visually reviewed by a geotechnical engineer. The soil samples were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D2487.

4.0 SITE PREPARATION RECOMMENDATIONS

4.1 General Site Preparation

The results of the field investigation and experience from similar projects have yielded the following recommendations detailed in steps. These steps should be conducted by an experienced contractor adhering to current regulatory standards. It should be noted that these steps should be performed with care to not damage any adjacent structures or any underground utilities.

1) Prior to construction activities on-site underground utilities should be identified and marked in the field. If the utilities discovered are abandoned or out of service, they should be removed.
2) Topsoil, asphalt, concrete, unsuitable material or any other debris should be stripped to expose in-situ soils. If any old foundations from previous structures are encountered, then they should be removed in their entirety. If deep foundations are encountered the geotechnical engineer should be retained to assess the impact on the proposed structures and to make recommendations on mitigation.
3) The exposed on-site soils in the parking lot area should be properly compacted per the recommendations in the section entitled Compaction Recommendations. The compaction should extend 5 feet beyond the perimeter of the parking lot.

4) Any unsuitable material or debris encountered should be removed and replaced with structural fill.
5) Any fill needed to bring up the site to the proper elevation, including any reference to structural fill in this report, should adhere to the recommendations given the section entitled Structural Fill Soils.
6) A representative of the geotechnical engineer should be present and properly document these activities.
7) Any other geotechnical related questions should be directed to the geotechnical engineer of record.

The contractor should adhere and be aware of all OSHA and any regulatory standards during construction activities. The contractor is responsible and held solely liable if these standards are not upheld.

4.2 Dewatering Recommendations

Dewatering may be required on this site if deeper excavations are warranted. Groundwater may be pumped out using pumps or other processes to at least 2 feet below and compaction activities. Well point systems may be used if deeper excavations are required for proper and safe construction. A specialty contractor should design these systems and adhere to any regulatory standards.

4.3 Compaction Recommendations

Once initial site clearing has been performed, the exposed in-situ soils in the proposed construction area should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the parking lots. Care should be taken when compacting adjacent to existing structures. A self-propelled vibratory roller should be used to compact the exposed in-situ soils. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 98% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade sols may be used in order to achieve proper compaction.

4.4 Structural Fill Soils

Structural fill soils should be inorganic and consist of granular material containing less than 12 percent passing the U.S. Standard No. 200 mesh sieve, a maximum particle size of 3 inches and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, SW, SP-SM or SW-SM. The structural fill material may be composed of either clean sands and/or limerock. The use of “Cyclone Sand” is not permitted.

Density tests should be performed by a qualified technician working under the supervision of the geotechnical engineer and be in accordance with the appropriate ASTM standards. The representative of the geotechnical engineer should be present and agree with the placement and compaction of all structural fill materials.

Loose lifts not exceeding 12 inches should be performed on all structural fill materials. The lifts should be compacted to 98% of the Modified Proctor (ASTM D1557). If a small vibratory plate or roller is used, then loose lifts should not exceed 8 inches.

4.5 Trench Excavations

We recommend that sides of temporary excavations be sloped to 2H:1V or flatter or supported by temporary shoring's Groundwater Control.

Depending upon groundwater levels at the time of construction, some forms of dewatering may be required for utility excavations and drainage installations.

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P." This document was issued to better ensure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, basement excavations or footing excavations, be constructed in accordance with the new OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely adhered, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottoms. The contractor's "responsible person," as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. **In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.**

We are providing this information solely as a service to our client. PACIFICA does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, state, and federal safety or other regulations.

5.0 PAVEMENT RECOMMENDATIONS

Both flexible and rigid pavement sections may be used for this project. The sections require a sub-base consisting of one or multiple layers. Traffic loading has been assumed for this project and the following recommendations have been made in the following table. Once final traffic loads and estimates have been made a civil engineer should review these recommendations to check the validity.

Type of Pavements	Sections/Layers	Section/Layer Thickness (in)
Flexible	Florida DOT Asphalt Type S	2.0
	Crushed limerock compacted to 98% of the Modified Proctor. Minimum LBR of 100 is required.	8.0
	Stabilized sub-base fill compacted to 98% of the Modified Proctor. Minimum LBR of 40 is required.	12.0
Rigid	Florida DOT Portland Cement Concrete	6.0
	Stabilized sub-base fill compacted to 98% of the Modified Proctor. Minimum LBR of 40 is required.	12.0

Table Note(s):1. Sub-base fill materials should meet the requirements presented in the latest revisions of the FDOT "Specifications for Road and Bridge Construction", Section 911.

A Civil Engineer should perform a design once traffic loading and estimates are finalized.

Any areas where dumpsters or heavy equipment are to be stored for extended periods of time it is recommended that the rigid pavement section be utilized. Periodic maintenance should be expected for the lifetime of these pavement systems.

6.0 REPORT LIMITATIONS

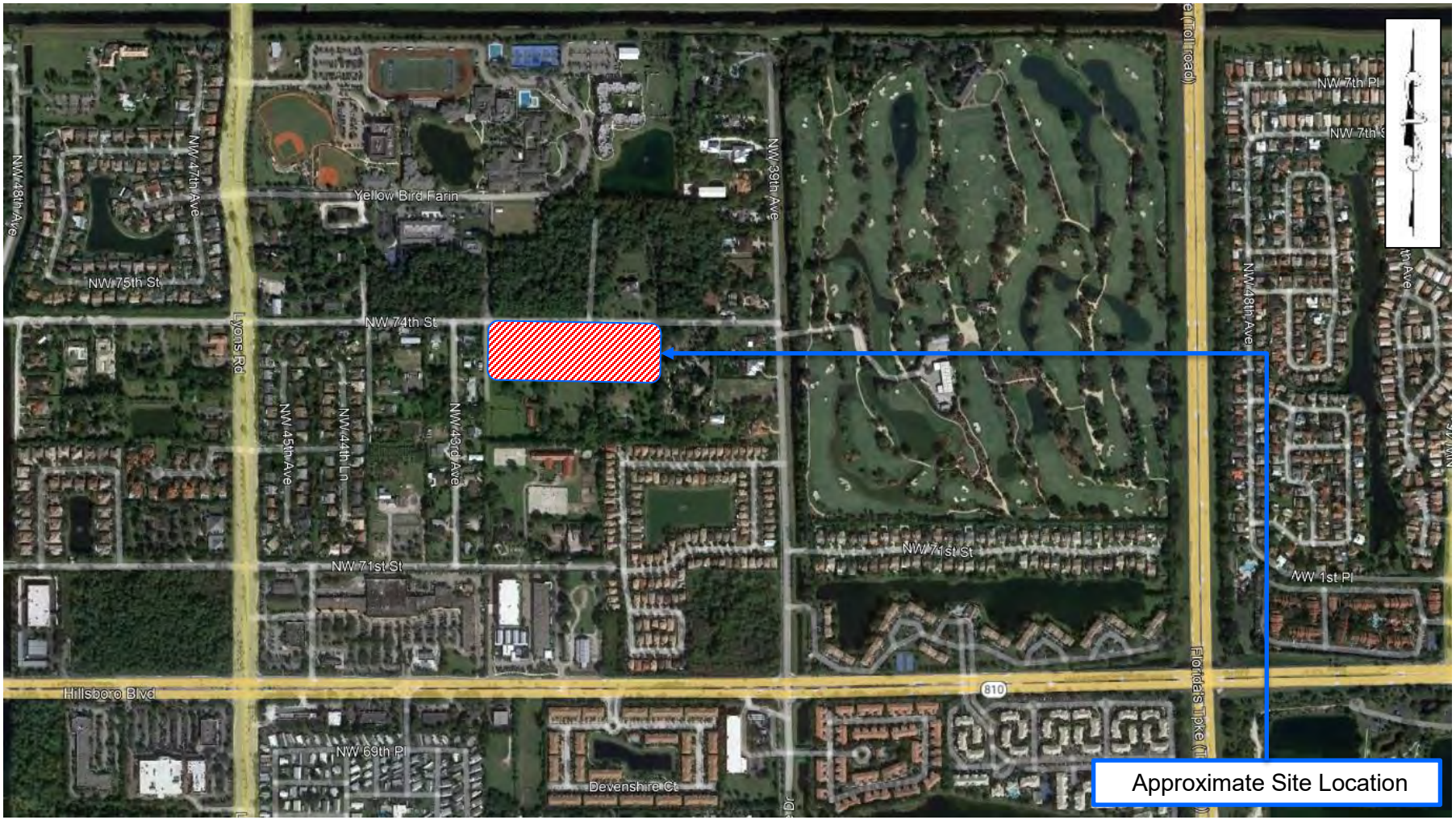
Our geotechnical engineering services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed.

After the plans and specifications are complete, PACIFICA should be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations. If PACIFICA is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report, we can accept no responsibility for the interpretation of our recommendations made in this report or for foundation performance.

The scope of investigation was intended to evaluate soil conditions within the influence of the proposed foundations. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed structures. The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

This report has been prepared for the exclusive use of Miller Legg and their design consultants for the construction of the proposed park improvement at Oaks Trails Park located at 4230 NW 74th Street in Coconut Creek, Florida.

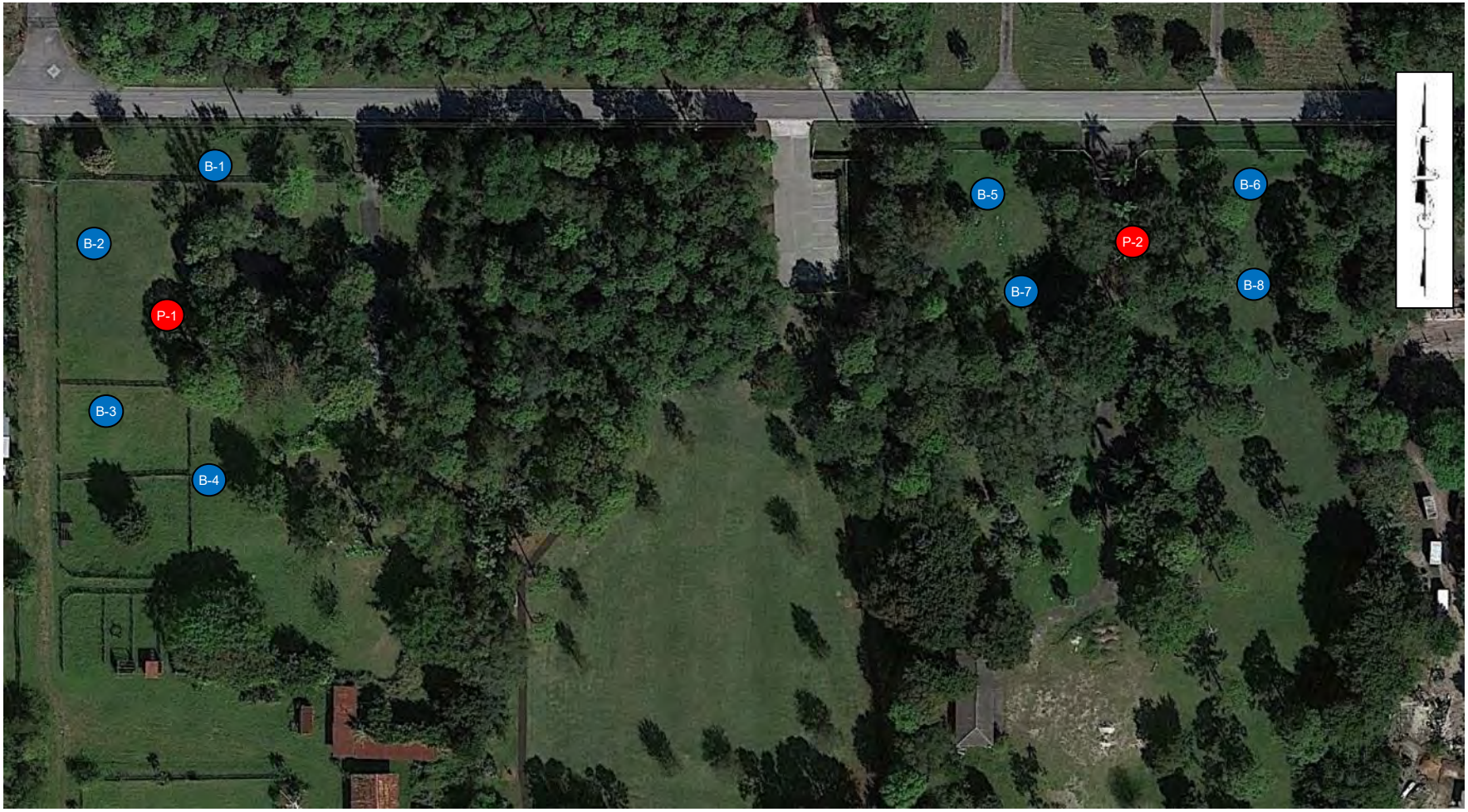
SITE VICINITY MAP



GEOTECHNICAL ENGINEERING SERVICES Oak Trails Park 4230 NW 74th Street, Coconut Creek, Florida		DATE: 11/15/2023 DRAWN: MR
SHEET NO.: 1	PACIFICA PROJ. NO: 320-23274	CHKD: MP

PACIFICA ENGINEERING SERVICES

BORING LOCATION PLAN – AERIAL



B-# Approximate SPT Boring Location

P-# Approximate Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES Oak Trails Park 4230 NW 74th Street, Coconut Creek, Florida		DATE: 11/15/2023 DRAWN: MR
SHEET NO.: 2	PACIFICA PROJ. NO: 320-23274	CHKD: MP

PACIFICA ENGINEERING SERVICES

BORING LOCATION PLAN – SITE

B-# Approximate SPT Boring Location

P-# Approximate Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES Oak Trails Park 4230 NW 74th Street, Coconut Creek, Florida		DATE: 11/15/2023 DRAWN: MR
SHEET NO.: 3	PACIFICA PROJ. NO: 320-23274	CHKD: MP

PACIFICA ENGINEERING SERVICES

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-1**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/17/2023
Boring Location	See Boring Location Plan	Date Completed	11/17/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	8.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Dark Gray Fine SAND	1		SP	2-3-1-2			4
	4.0			2			4-5-3-2			8
	6.0		Light Brown to Light Gray Fine SAND	3		SP	4-7-4-6			11
▼	8.0			4			6-8-5-3			13
	10.0			5			4-2-4-5			6
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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(561) 419-8460

SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-2**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/17/2023
Boring Location	See Boring Location Plan	Date Completed	11/17/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	8.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Dark Gray Fine SAND with Trace Limerock	1		SP	3-4-2-1			6
	4.0		Dark Gray Fine SAND	2		SP	5-4-6-7			10
	6.0			3			4-3-4-2			7
▼	8.0		Light Brown to Light Gray Fine SAND	4		SP	5-4-6-4			10
	10.0			5			3-5-7-6			12
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-3**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/8/2023
Boring Location	See Boring Location Plan	Date Completed	11/8/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Gray Fine SAND with Trace Limerock	1		SP	2-1-3-4			4
	4.0		Light Brown to Light Gray Fine SAND	2		SP	4-3-5-3			8
	6.0			3			2-4-6-7			10
▼	8.0			4			8-5-4-3			9
	10.0			5			7-9-6-8			15
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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(561) 419-8460

SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-4**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/17/2023
Boring Location	See Boring Location Plan	Date Completed	11/17/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Gray Fine SAND	1		SP	3-4-2-1			6
	4.0		Light Brown to Light Gray Fine SAND	2		SP	4-5-4-3			9
	6.0			3			5-7-9-8			16
▼	8.0			4			6-8-6-4			14
	10.0			5			5-7-5-3			12
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-5**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/16/2023
Boring Location	See Boring Location Plan	Date Completed	11/16/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Gray to Dark Gray Fine SAND with Trace Limerock	1		SP	3-5-4-2			9
	4.0			2			5-7-4-1			11
	6.0		Light Gray to Light Brown	3		SP	8-9-10-8			19
▼	8.0			4			10-15-11-13			26
	10.0		Gray Fine SAND with Trace Limestone	5		SP	7-9-8-6			17
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-6**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/16/2023
Boring Location	See Boring Location Plan	Date Completed	11/16/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Gray to Brown Fine SAND	1		SP	2-1-4-3			5
	4.0			2			4-5-3-2			8
	6.0		Light Gray Sandy LIMESTONE	3			8-6-9-7			15
▼	8.0			4			12-14-10-11			24
	10.0		Gray Fine SAND with Few Silt and Trace Limestone	5		SP-SM	8-10-13-12			23
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-7**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/16/2023
Boring Location	See Boring Location Plan	Date Completed	11/16/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Gray to Light Brown Fine SAND with Trace Limeroc	1		SP	4-7-3-5			10
	4.0			2			6-5-4-2			9
	6.0			3			7-9-5-4			14
▼	8.0		Light Gray Sandy LIMESTONE	4			9-12-13-11			25
	10.0		Gray Fine SAND with Few Silt	5		SP-SM	10-13-14-10			27
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Test Boring Log

Client	**Miller Legg**	Boring No.	**B-8**
Project	Oak Trails Park - Coconut Creek, FL	Date Started	11/16/2023
Boring Location	See Boring Location Plan	Date Completed	11/16/2023
Elev. Ref.	N/A	Project No.	320-23274
Remarks	The stratification lines represent approximate boundaries.	Sheet No.	1 of 1
	The transition may be gradual.	Ground Water Depth	7.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0									
	2.0		2" Topsoil / Gray Fine SAND with Trace Roots	1		SP	4-7-4-2			11
	4.0		Light Brown to Light Gray Fine SAND	2		SP	9-5-6-4			11
	6.0			3			6-8-9-7			17
▼	8.0		Light Gray Sandy LIMESTONE	4			8-13-15-11			28
	10.0			5			10-11-9-7			20
			Boring Terminated at 10.0 feet							

General Notes

Driller:	L.S.
Hammer Type:	Automatic
Rig Type	CME55
Drilling Method	SPT

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(561) 419-8460

SPT Split Spoon Sampler
▼ Groundwater at Time of Drilling

Percolation Test

Client	**Miller Legg**	Boring No.	**P-1**
Project	Oak Trails Park	Date Started	11/19/2023
Boring Location	See Boring Location Plan	Date Completed	11/19/2023
Elev. Ref.	N/A	PACIFICA Proj. No.	320-23274
Remarks			

Subsurface Profile	
Depth (ft)	**Soil Description**
0-4	Dark Gray Fine SAND
4-10	Light Brown to Light Gray Fine SAND

Percolation Results

Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft^2-ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				
3	2	10	7	0	7	3	3.4	3.1E-04

Note:

(1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".

(3) A diameter of two inches was used in the computation of the Hydraulic Conductivity value presented in the above table.

Percolation Test

Client	**Miller Legg**	Boring No.	**P-2**
Project	Oak Trails Park	Date Started	11/16/2023
Boring Location	See Boring Location Plan	Date Completed	11/16/2023
Elev. Ref.	N/A	PACIFICA Proj. No.	320-23274
Remarks			

Subsurface Profile	
Depth (ft)	**Soil Description**
0-6	3" Cement / Gray to Brown Fine SAND
6-10	Light Gray Sandy LIMESTONE

Percolation Results

Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft^2-ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				
3	2	10	7	0	7	3	4.7	4.4E-04

Note:

(1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".

(3) A diameter of two inches was used in the computation of the Hydraulic Conductivity value presented in the above table.

Meeting Minutes

DATE:	March 12, 2024, 6:30 PM	
FROM:	Jessica Romer	jromer@millerlegg.com
RE:	Oak Trails Park Public Meeting	
PROJECT #:	23-00155	
LOCATION:	Recreation Complex 4455 Sol Press Blvd	
ATTENDEES:	Brian Shore, ML Jessica Romer, ML Wayne Tobey, CC Brian Rosen, CC	

1. **Opening Remarks**

   Wayne Tobey, Director of Parks and Recreation, opened the meeting at 6:30 PM and introduced Coconut Creek City Officials, Parks and Recreation staff members, and guest speakers who were in attendance.

2. **Presentation – Oak Trails Park Conceptual Design**

   Mr. Tobey began the presentation for Oak Trails Park and gave an overview of the project. He summarized the existing conditions of the site including the current park, proposed expansion, and objectives for the design. He explained the FCT Grant Requirements that will be met with this phase of the project.

   Brian Shore, Miller Legg, continued with the presentation by introducing a suggested plant palate for the one acre of native vegetation that is to be added to the site. The Conceptual Site plan was then shown and explained. This was followed by the program for the proposed building renovation and conceptual floor plan for the interior layout of the building.

3. **Public Input and Questions**

   The presentation was completed, and the floor was opened for residents to ask questions about the proposed design. Brian Shore, Jessica Romer, Wayne Tobey, and Brian Rosen were available to answer questions and discuss the presentation.

   Mr. Rosen discussed the proposed project schedule, which included design work and construction. He estimated that the project design, permitting and construction should be completed by December 2025.

   Resident comments included concerns about safety of the park, existing and proposed fencing, use of the proposed building expansion, connectivity of walking paths, need for a dog park, and concern over building sport fields. There was a live discussion.

   Physical posters of the Site Concept Plan and Building Interior Layout were provided for residents to see the graphics at a larger scale.

   A poster and markers were provided for residents to record “Suggested Amenities for Oak Trails Park” (see below).

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4. **Suggested Amenities by attendees for Oak Trails Park**

- Community Meeting Space
- Dog Parks
- Solar Panels on The Building
- Dog Cleaning Station – Poop Bags & Disposal
- Pathway Similar to Existing Park
- Basketball Hoop
- Pickleball
- Lighting On 74th
- Lighting On 74th Street
- Wide Walking Path
- Soccer Fields
- Playground
- Covered Pavilion with Seating

5. Closing Remarks

The Public Meeting concluded at 7:30 PM.

Be advised that the writer has attempted to accurately represent his/her best recollection of this meeting. Should you have any corrections or other recollections, please advise our office in writing within two (2) calendar days of the date of this memorandum and, if appropriate, your comments will be incorporated, and a revised memorandum issued to all attendees.