

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.

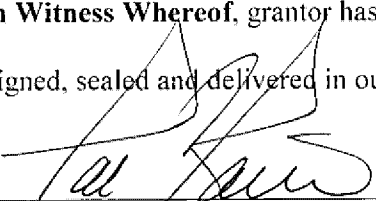
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

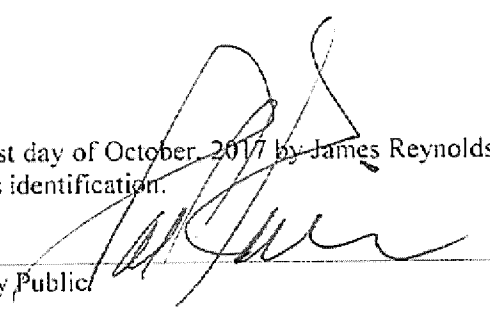
 (Seal)
James Reynolds


Witness Name: David Scherch

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 ☒ 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

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.

WITNESSETH:

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.

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:


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 
Vice Mayor

9th day of October, 2007



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

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 lehigh**
Will Call No.:

Parcel Identification No. **474232010180**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 11th day of **January, 2018** between **MG Lehigh Acres Holding LLC, a Florida limited liability company** whose post office address is **2295 NW Corporate Blvd., STE 235, Boca Raton, FL 33431-7330** 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 42, Block 83 of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2 at pages 45-54 of the Public Records of Palm Beach County, Florida; said land 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" and "Grantee" are used for singular or plural, as context requires.

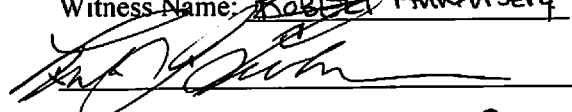
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MG Lehigh Acres Holding LLC

By: 
Morton Ginsberg, Manager

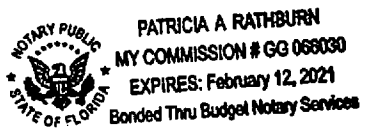

Witness Name: Robert Annenberg

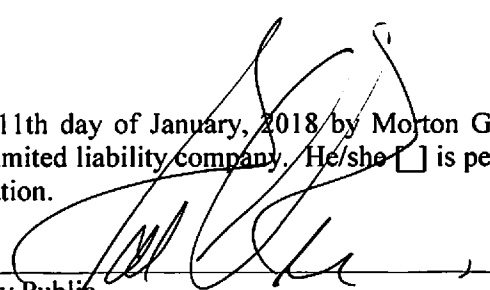

Witness Name: Linda LIEBERMAN

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 11th day of January, 2018 by Morton Ginsberg, Manager of MG Lehigh Acres Holding LLC, on behalf of the limited liability company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____



REZONING JUSTIFICATION STATEMENT

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

ZONING MAP AMENDMENTS (Section 13-36)	
1.	<p>Is not contrary to the Comprehensive Plan.</p> <p>The proposed rezoning of two 5 AC parcels to P - Parks and Recreation aligns with the intent of the Comprehensive Plan and increases park acreage in the City.</p>
2.	<p>Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.</p> <p>The center parcel is already zoned as P - Parks and Recreation so the newly zoned parcels will be adjacent use.</p>
3.	<p>Will not substantially impact public facilities such as schools, utilities and streets.</p> <p>The proposed site improvements include on-site utility improvements to provide the necessary infrastructure for intended use of the site, the site will provide more recreational space for nearby schools and the park is expected to be a passive use. This rezoning will have no negative effects on public schools, utilities, or streets.</p>
4.	<p>Will be justified by external land use conditions.</p> <p>The zoning of P - Parks and Recreation aligns with the future land use designation for these parcels.</p>
5.	<p>Will not create or excessively increase automobile and vehicular traffic congestion.</p> <p>This project will not excessively increase automobile and vehicular traffic congestion, 29 paved parking spaces and 66 Overflow spaces are being proposed on the site plan, 7 of the paved parking spaces are existing. The proposed park will be a passive use park with no regularly scheduled sports or activities.</p>
6.	<p>Will not create a storm drainage problem for other properties.</p> <p>All stormwater runoff will be contained on site through proposed dry detention, it will not influence other properties.</p>
7.	<p>Will not adversely affect surrounding living conditions.</p> <p>Fencing and vegetative buffers are being installed adjacent to residential uses; the park will be closed at nighttime. The proposed park will be a passive use park.</p>
8.	<p>Will not adversely affect environmental quality.</p> <p>Any trees to be removed are invasive/exotic or are in direct conflict with the proposed improvements, one acre of native vegetation and required mitigation trees will be planted on site.</p>
9.	<p>Will not adversely affect other property values.</p> <p>The proposed site is a public park that will add value to nearby properties and the community.</p>
10.	<p>Will not be a deterrent to improvement or development of other property.</p> <p>The proposed improvements on the site are contained within the property boundary and do not affect development of other properties.</p>
11.	<p>Will not constitute a special privilege to an individual owner.</p> <p>This property will be a passive park open to the public during the day and closed at nighttime.</p>
























TRACTS 42, 43 AND 44 OF PALM BEACH FARMS PLAT NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 653,424 SQUARE FEET (15.000 ACRES) MORE OR LESS.

CHICAGO TITLE INSURANCE AGENCY, INC. OWNERSHIP & ENCUMBRANCE SEARCH, CERTIFICATE NO. 48172 DATE: DECEMBER 11, 2023 @ 6:00 AM					
ITEM NO.	INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1	PLAT	RESERVATIONS AS CONTAINED IN THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO.3	P.B. 2, PG. 45-54, P.B.C.R.	YES	YES
2	DEED #2972	TIFF RESERVATIONS	D.B. 549, PG. 211, B.C.R.	YES	YES (TRACT 43)
3	DEED #5513	DRAINAGE RESERVATIONS	D.B. 553, PG. 284, B.C.R.	YES	YES (TRACT 43)
4	EASEMENT	FLORIDA POWER & LIGHT COMPANY EASEMENT	O.R.B. 8343, PG. 170, B.C.R.	YES	YES
5	WARRANTY DEED	RESTRICTIVE COVENANTS	O.R.B. 14704, PG. 526, B.C.R.	YES	YES (TRACT 42)
6	EASEMENTS	OFFICIAL RECORD	O.R.B. 15519, PG. 987, B.C.R.	YES	YES
7	WARRANTY DEED	RESTRICTIVE COVENANTS	O.R.B. 33054, PG. 1571, B.C.R.	YES	YES (TRACT 42)
			O.R.B. 33948, PG. 1254, B.C.R.	YES	YES (TRACT 42)
8	ORDINANCE NO. 2002-015	OFFICIAL RECORD	O.R.B. 34541, PG. 289, B.C.R.	YES	YES (TRACT 43)
9	DEED	CONSERVATION EASEMENT	O.R.B. 35123, PG. 1097, B.C.R.	YES	YES (TRACT 43)
10	FLORIDA RESOLUTION 2007-696	OFFICIAL RECORD	O.R.B. 44714, PG. 566, B.C.R.	YES	YES (TRACT 43)
11	INTERLOCAL AGREEMENT	OFFICIAL RECORD	O.R.B. 44714, PG. 572, B.C.R.	YES	YES (TRACT 43)
12	FLORIDA ORDINANCE NO. 2015-027	OFFICIAL RECORD	INSTRUMENT #113260344	YES	YES (TRACT 42)
13	FLORIDA ORDINANCE NO. 2018-014	OFFICIAL RECORD	INSTRUMENT #115233139	YES	YES (TRACT 44)
14	NOT SURVEY PERTINENT	TAXES FOR YEAR 2023	---	---	---

- SYMBOL LEGEND:
-  STREET SIGN
 -  WIRE PULL BOX
 -  WATER VALVE
 -  SEWER VALVE
 -  CONCRETE POWER POLE
 -  WOOD POWER POLE
 -  ALUMINUM LIGHT POLE
 -  IRRIGATION CONTROL BOX
 -  FIRE HYDRANT
 -  BOLLARD
 -  WATER METER
 -  BACKFLOW PREVENTER
 -  CONCRETE LIGHT POLE
 -  GUY ANCHOR
 -  ELECTRIC METER
 -  STAND PIPE
 -  PUMP
 -  ELECTRIC SERVICE BOX
 -  OVERHEAD WIRE

ABBREVIATIONS:

- P.B. - PLAT BOOK
 PG. - PAGE
 B.C.R. - BROWARD COUNTY RECORDS
 P.B.C.R. - PALM BEACH COUNTY RECORDS
 U.E. - UTILITY EASEMENT
 B.O.S. - BOTTOM OF STRUCTURE
 CLF - CHAIN LINK FENCE
 BFP - BACKFLOW PREVENTER
 R/W - RIGHT OF WAY
 F.P.L. - FLORIDA POWER & LIGHT COMPANY

- TREE LEGEND:
 NUMBER FROM TREE CHART
 TREE
 PALM TREE

UNDERGROUND UTILITIES LEGEND:

- SSFM — UNDERGROUND FORCE MAIN
— E — UNDERGROUND ELECTRIC LINE
— W — UNDERGROUND WATER LINE

FLOOD INSURANCE NOTES:

MOST OF THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, WITH THE EXCEPTION OF A SMALL PORTION OF THE NORTHEAST CORNER OF TRACT 42 (P.B. 2, PG. 45-54, P.B.C.R.) LIES IN FLOOD ZONE AH WITH A BASE FLOOD ELEVATION OF 16 FEET.

COMMUNITY PANEL NO. 125093 0158 H (UNINCORPORATED BROWARD COUNTY)
PER FIRM DATED AUGUST 18, 2014
MAP NO. 12011C 0158 H

SURVEYORS NOTES:

1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN DATUM OF 1988 AND ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK AD8517 WITH DESIGNATION: "PILING" AND LOCATED AT WEST EDGE OF CONCRETE SIDEWALK ON THE WEST SIDE OF LYONS ROAD JUST SOUTH OF THE HILLSBOROUGH CANAL BRIDGE.
ELEVATION = 15.11'

2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N89°35'56"E ALONG THE SOUTH-RIGHT-OF-WAY OF NW 74th STREET.

3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OWNERSHIP ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE AGENCY.

4. SEE SHEETS 2-5 FOR SURVEY AND SHEETS 6-7 FOR TREE DISPOSITION CHART.

5. UTILITIES ARE DEPICTED PER A SUBSURFACE UTILITY INVESTIGATION CONDUCTED ON FEBRUARY 3RD 2024. INDUSTRY STANDARD GEOPHYSICAL PROSPECTING TECHNIQUES WERE USED IN CONJUNCTION WITH GROUND PENETRATING RADAR TO DETECT UNDERGROUND UTILITY LINES IN AREAS SPECIFIED BY THE CLIENT. DUE TO SITE CONDITIONS AND INHERENT LIMITATIONS WITH CURRENT TECHNOLOGY, NO GUARANTEE IS EXPRESSED THAT ALL UTILITIES WERE SUCCESSFULLY DETECTED AND LOCATED. THE CLIENT / CONTRACTOR IS HEREBY ADVISED TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 811 PRIOR TO ANY EXCAVATION. MILLER LEGG SHALL NOT BE HELD LIABLE FOR DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION.



CONSULTANTS:

ARCHITECT:
Justin Architects
2400 E. Commercial Boulevard, Suite 201
Fort Lauderdale, FL 33308
(954) 771-2724
www.justinarc.com

MEP:
SGM Engineering
5805 Blue Lagoon Drive, Suite 285
Miami, Florida 33026
(954) 421-1944
www.sgmengineering.com

STRUCTURAL ENGINEER:
Master Consulting Engineers
4101 Ravenswood Road, Suite 320
Fort Lauderdale, Florida 33312
(954) 210-7671
www.mcengineers.com

SUSTAINABILITY CONSULTANT:
SOCOTEC Consulting, Inc.
1177 Clare Avenue, Suite 7
West Palm Beach, Florida 33401
(561) 801-7576
www.spinnakergroup.com

GEOTECHNICAL:
Pacifica Engineering Services
601 N. Congress Avenue, Suite 303
Delray Beach, Florida 33445
(561) 419-8460
www.pacificaes.com

CLIENT:



4900 W. Copans Road
Coconut Creek, FL 33063

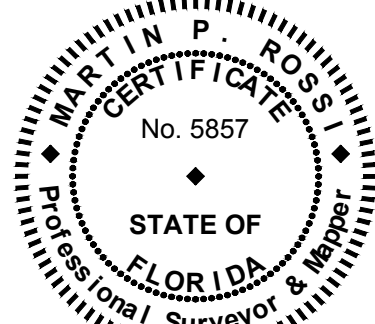
PROJECT NAME:

OAK TRAILS PARK IMPROVEMENTS

4230 NW. 74th Street
Coconut Creek, FL 33073

SEAL:

I HEREBY CERTIFY THAT THE INFORMATION HEREON MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

APPROVED : MARTIN P. RUSSI, PSM

FLA. REGISTRATION NO. 5857 DATE 02/12/24

1	09/12/24	DRC SITE PLAN RESUBMITTAL
1	07/29/24	REV. TO SHOW ELEC. SERV. BOX SYMBOLS
NO.	DATE	REVISIONS

SUBMITTAL:

DRC SUBMITTAL

DATE ISSUED: 09/16/2024
PROJECT NUMBER: 23-00155
DRAWN BY:
REVIEWED BY:
DESIGNED BY:

SHEET TITLE:
**SKETCH OF BOUNDARY &
TOPOGRAPHIC SURVEY**

SHEET NUMBER:

SURV-1

CONSULTANTS:

ARCHITECT:
Justin Architects
2400 E. Commercial Boulevard, Suite 201
Fort Lauderdale, FL 33308
(954) 771-2724
www.justinarc.com

MEP:
SGM Engineering
5805 Blue Lagoon Drive, Suite 285
Miami, Florida 33026
(561) 421-1944
www.sgmengineering.com

STRUCTURAL ENGINEER:
Master Consulting Engineers
4101 Ravenswood Road, Suite 320
Fort Lauderdale, Florida 33312
(954) 210-7671
www.mceengineers.com

SUSTAINABILITY CONSULTANT:
SOCOTEC Consulting, Inc.
1177 Clara Avenue, Suite 7
West Palm Beach, Florida 33401
(561) 801-7576
www.spinnakergroup.com

GEOTECHNICAL:
Pacifica Engineering Services
601 N. Congress Avenue, Suite 303
Delray Beach, Florida 33445
(561) 419-8460
www.pacificaes.com

CLIENT:



4900 W. Copans Road
Coconut Creek, FL 33063

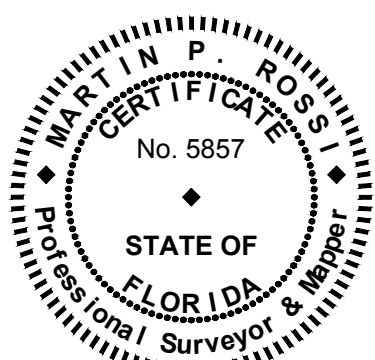
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OAK TRAILS PARK IMPROVEMENTS

4230 NW, 74th Street
Coconut Creek, FL 33073

SEAL:

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

APPROVED: MARTIN P. ROSSI, PSM

FLA. REGISTRATION NO. 5857 DATE: 02/12/24

Martin P. Rossi

NO.	DATE	REVISIONS
1	09/12/24	DRC SITE PLAN RESUBMITTAL
1	07/29/24	REV. TO SHOW ELEC. SERV. BOX SYMBOLS

NO.	DATE	REVISIONS

SUBMITTAL:

DRC SUBMITTAL

DATE ISSUED: 09/16/2024
PROJECT NUMBER: 23-00155
DRAWN BY:
REVIEWED BY:
DESIGNED BY:

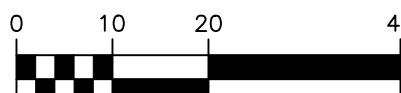
SHEET TITLE:

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER:

SURV-2

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

SYMBOL LEGEND:

- STREET SIGN
- WIRE PULL BOX
- WATER VALVE
- SEWER VALVE
- CONCRETE POWER POLE
- WOOD POWER POLE
- ALUMINUM LIGHT POLE
- IRRIGATION CONTROL BOX
- FIRE HYDRANT
- BOLLARD
- WATER METER
- BACKFLOW PREVENTER
- CONCRETE LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
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TREE LEGEND:

- NUMBER FROM TREE CHART
- TREE
- PALM TREE

UNDERGROUND UTILITIES LEGEND:

- UNDERGROUND FORCE MAIN
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE



MATCHLINE - SEE SHEET V-05 FOR CONTINUATION

MATCHLINE - SEE SHEET V-03 FOR CONTINUATION

ARCHITECT:
Justin Architects
2400 E. Commercial Boulevard, Suite 201
Fort Lauderdale, FL 33308
(954) 771-2724
www.justinarc.com

STRUCTURAL ENGINEER:
Master Consulting Engineers
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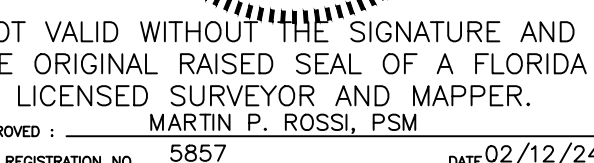
**Coconut
Creek**

4900 W. Copans Road
Coconut Creek, FL 33063

OAK TRAILS PARK IMPROVEMENTS

4230 NW. 74th Street
Coconut Creek, FL 33073

I HEREBY CERTIFY THAT THE INFORMATION HEREON MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



09/12/24	DRC SITE PLAN RESUBMITTAL
07/29/24	REV. TO SHOW ELEC. SERV. BOX SYMBOLS

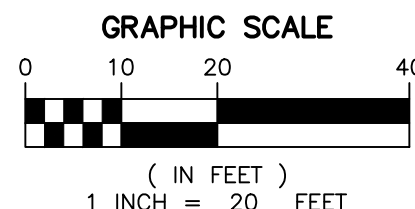
DATE	REVISIONS
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
DESIGNED BY:

SHEET TITLE:

**SKETCH OF BOUNDARY &
TOPOGRAPHIC SURVEY**

SURV-3



-  STREET SIGN
-  WIRE PULL BOX
-  WATER VALVE
-  SEWER VALVE
-  CONCRETE POWER POLE
-  WOOD POWER POLE
-  ALUMINUM LIGHT POLE
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-  FIRE HYDRANT
-  BOLLARD
-  WATER METER
-  BACKFLOW PREVENTER
-  CONCRETE LIGHT POLE
-  GUY ANCHOR
-  ELECTRIC METER
-  STAND PIPE
-  PUMP
-  ELECTRIC SERVICE BOX
-  OVERHEAD WIRE

P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
P.B.C.R. - PALM BEACH COUNTY RECORDS
U.E. - UTILITY EASEMENT
B.O.S. - BOTTOM OF STRUCTURE
CLF - CHAIN LINK FENCE
BFP - BACKFLOW PREVENTER
R/W - RIGHT OF WAY
F.P.L. - FLORIDA POWER & LIGHT COMPANY

4 NUMBER FROM TREE CHAIR

TREE

PALM TREE

- UNDERGROUND FORCE MAIN
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE

ARCHITECT:
Justin Architects
2400 E. Commercial Boulevard, Suite 201
Fort Lauderdale, FL 33308
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www.justinarc.com

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STRUCTURAL ENGINEER:
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SUSTAINABILITY CONSULTANT:
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West Palm Beach, Florida 33401
(561) 801-7576
www.spinnakergroup.com

GEOTECHNICAL:
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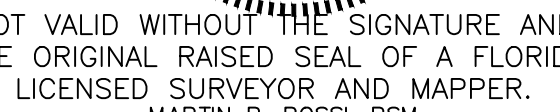
**COCONUT
CREEK**

4900 W. Copans Road
Coconut Creek, FL 33063

OAK TRAILS PARK IMPROVEMENTS

4230 NW. 74th Street
Coconut Creek, FL 33073

I HEREBY CERTIFY THAT THE INFORMATION HEREON MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



REGISTRATION NO. 5857 DATE 02/12/24

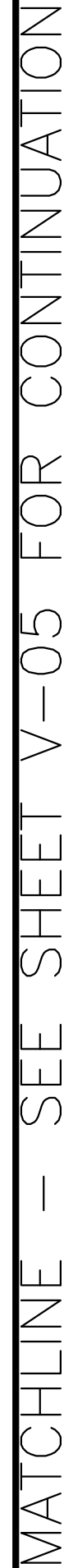
DATE	REVISIONS
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DRC SUBMITTAL

DATE ISSUED: 09/16/2024
PROJECT NUMBER: 23-00155
DRAWN BY:
REVIEWED BY:
DESIGNED BY:

SHEET TITLE:
**SKETCH OF BOUNDARY &
TOPOGRAPHIC SURVEY**

SURV-4



V:\PROJECTS\2023\23-00155 - COCONUT CREEK OAK TRAILS PARK\DRAWINGS\60% DRC SUBMITTAL\23-00155_BTS.DWG by JROMER 9/16/2024 7:40:01 AM

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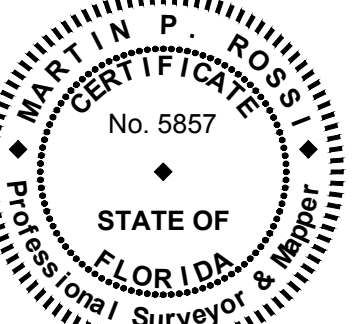


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OAK TRAILS PARK IMPROVEMENTS

4230 NW. 74th Street
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NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

PROVED : MARTIN P. ROSSI, PSM
REGISTRATION NO. 5857 DATE 02/12/24

Mar 11 2020

Martin F. Rosa

09/12/24	DRC SITE PLAN RESUBMITTAL
07/29/24	REV. TO SHOW ELEC. SERV. BOX SYMBOLS
A	DATE
REVISIONS	

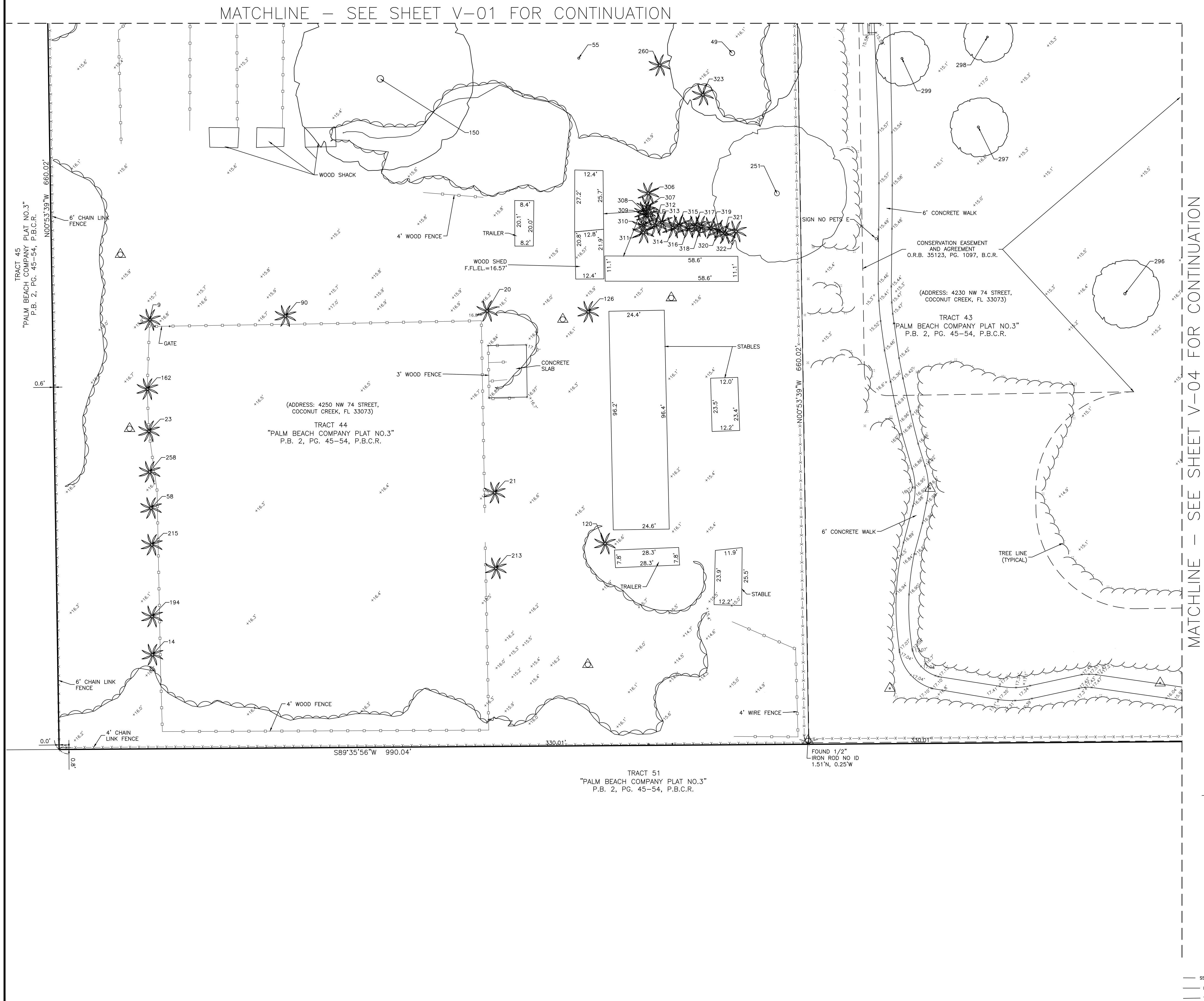
DRC SUBMITTAL

DATE ISSUED: 09/16/2024
PROJECT NUMBER: 23-00155

DRAWN BY:
REVIEWED BY:
DESIGNED BY:

SHEET TITLE:
**SKETCH OF BOUNDARY &
TOPOGRAPHIC SURVEY**

SURV-5



v:\PROJECTS\2023\23-00155 - COCONUT CREEK OAK TRAILS PARK\DRAWINGS\60% DRC SUBMITTAL\23-00155_BTS.DWG by JROMER 9/16/2024 7:40:01 AM

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TREE INVENTORY CHART							
ID #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Spread (feet)	Condition	Notes
1	Solitaire Palm	<i>Ptychosperma elegans</i>	3	20	6	Good	
2	Live Oak	<i>Quercus virginiana</i>	8	24	24	Good	
3	Cabbage Palm	<i>Sabal palmetto</i>	12	3	12	Good	
4	Cabbage Palm	<i>Sabal palmetto</i>	10	8	12	Good	
5	Slash Pine	<i>Pinus elliotii</i>	13	42	24	Good	
6	Cabbage Palm	<i>Sabal palmetto</i>	10	8	10	Good	
7	Black Olive	<i>Bucida buceras</i>	17	32	34	Fair	Bent Leader Co-Dominant Leaders Included Bark
8	Slash Pine	<i>Pinus elliotii</i>	20	42	26	Good	
9	Christmas Palm	<i>Adonidia merrillii</i>	6	6	8	Good	
10	Cabbage Palm	<i>Sabal palmetto</i>	12	24	14	Good	
11	Slash Pine	<i>Pinus elliotii</i>	31	42	50	Fair	Co-Dominant Leaders Limb Damage - Minor
12	Laurel Oak	<i>Quercus laurifolia</i>	12	38	36	Good	
13	Black Olive	<i>Bucida buceras</i>	23	42	46	Good	
14	Christmas Palm	<i>Adonidia merrillii</i>	5	8	6	Good	
15	Montgomery Palm	<i>Veitchia arecina</i>	4	14	6	Good	
16	Slash Pine	<i>Pinus elliotii</i>	8	32	20	Fair	Limb Damage - Minor Lopsided Poor Structure
17	Black Olive	<i>Bucida buceras</i>	23	38	60	Good	Limb Damage - Minor Sprouting
18	Cabbage Palm	<i>Sabal palmetto</i>	10	14	14	Good	
19	Weeping Fig	<i>Ficus benjamina</i>	8	22	14	Good	
20	Christmas Palm	<i>Adonidia merrillii</i>	6	8	6	Good	
21	Christmas Palm	<i>Adonidia merrillii</i>	6	6	6	Good	
22	Cabbage Palm	<i>Sabal palmetto</i>	10	16	14	Good	
23	Christmas Palm	<i>Adonidia merrillii</i>	5	8	6	Good	
24	Live Oak	<i>Quercus virginiana</i>	18	46	44	Good	Leaning - Minor
25	Cabbage Palm	<i>Sabal palmetto</i>	12	14	12	Fair	Bent Trunk
26	Christmas Palm	<i>Adonidia merrillii</i>	6	14	6	Good	
27	Cabbage Palm	<i>Sabal palmetto</i>	12	16	12	Good	
28	Weeping Fig	<i>Ficus benjamina</i>	16	34	40	Fair	Apical Dieback Co-Dominant Leaders Limb Damage - Minor
29	Laurel Oak	<i>Quercus laurifolia</i>	24	44	50	Fair	Co-Dominant Leaders Limb Damage - Minor
30	Cabbage Palm	<i>Sabal palmetto</i>	8	14	12	Good	
31	Black Olive	<i>Bucida buceras</i>	16	38	36	Good	Bent Leader Limb Damage - Minor
32	Cabbage Palm	<i>Sabal palmetto</i>	10	16	12	Fair	Bent Trunk
33	Slash Pine	<i>Pinus elliotii</i>	20	46	40	Good	
34	Cabbage Palm	<i>Sabal palmetto</i>	11	16	14	Good	
35	Slash Pine	<i>Pinus elliotii</i>	20	42	34	Good	
36	Slash Pine	<i>Pinus elliotii</i>	20	48	36	Good	Limb Damage - Minor
37	Solitaire Palm	<i>Ptychosperma elegans</i>				Dead	
38	Weeping Fig	<i>Ficus benjamina</i>	10	28	26	Fair	Bent Leader Co-Dominant Leaders Limb Damage - Minor
39	Areca Palm	<i>Dypsis lutescens</i>		28	30	Good	
40	Live Oak	<i>Quercus virginiana</i>	26	48	44	Fair	Apical Dieback Bent Leader Lopsided
41	Pongam	<i>Milletia pinnata</i>	16	40	44	Good	Bent Leader Co-Dominant Leaders
42	Live Oak	<i>Quercus virginiana</i>	17	46	44	Fair	Co-Dominant Leaders Limb Damage - Minor
43	Royal Palm	<i>Roystonea regia</i>	16	36	18	Good	
44	Cabbage Palm	<i>Sabal palmetto</i>	12	6	14	Good	
45	Solitaire Palm	<i>Ptychosperma elegans</i>	6	24	8	Good	
46	Weeping Fig	<i>Ficus benjamina</i>	6	16	12	Good	
47	Slash Pine	<i>Pinus elliotii</i>	16	48	34	Good	
48	Weeping Fig	<i>Ficus benjamina</i>	24	46	40	Fair	Co-Dominant Leaders Limb Damage - Minor On CLF
49	Live Oak	<i>Quercus virginiana</i>	25	40	60	Good	
50	Black Olive	<i>Bucida buceras</i>	10	28	22	Fair	Bent Leader Leaning - Minor
51	Slash Pine	<i>Pinus elliotii</i>	5	24	14	Fair	Bent Leader Limb Damage - Minor
52	Queen Palm	<i>Syagrus romanzoffiana</i>	9	16	14	Fair	Leaning
53	Cabbage Palm	<i>Sabal palmetto</i>	9	14	12	Good	
54	Avocado	<i>Persea americana</i>	8	30	24	Good	Co-Dominant Leaders
55	Strangler Fig	<i>Ficus aurea</i>		26	24	Poor	Co-Dominant Leaders Limb Damage - Minor Poor Structure
56	Black Olive	<i>Bucida buceras</i>	31	60	54	Good	Partially Uprooted Slight Lean
57	Montgomery Palm	<i>Veitchia arecina</i>	8	16	12	Good	
58	Christmas Palm	<i>Adonidia merrillii</i>	5	8	6	Good	
59	Black Olive	<i>Bucida buceras</i>	30	48	50	Good	
60	Cabbage Palm	<i>Sabal palmetto</i>	10	28	14	Good	
61	Weeping Fig	<i>Ficus benjamina</i>	26	44	42	Fair	Co-Dominant Leaders Limb Damage - Minor
62	Cabbage Palm	<i>Sabal palmetto</i>	11	30	12	Good	
63	Solitaire Palm	<i>Ptychosperma elegans</i>	2	22	6	Good	
64	Weeping Fig	<i>Ficus benjamina</i>	8	18	14	Good	
65	Laurel Oak	<i>Quercus laurifolia</i>	10	32	28	Fair	Limb Damage - Minor Poor Structure
66	Black Olive	<i>Bucida buceras</i>	20	40	44	Fair	Co-Dominant Leaders Limb Damage - Minor Invasive vines
67	Slash Pine	<i>Pinus elliotii</i>	26	46	40	Good	
68	Black Olive	<i>Bucida buceras</i>	21	40	40	Fair	Co-Dominant Leaders Limb Damage - Minor
69	Black Olive	<i>Bucida buceras</i>	6	20	24	Poor	Co-Dominant Leaders Limb Damage - Minor Growing on rock edge o
70	Cabbage Palm	<i>Sabal palmetto</i>	10	16	14	Good	
71	Cabbage Palm	<i>Sabal palmetto</i>	13	24	14	Good	
72	Cabbage Palm	<i>Sabal palmetto</i>	15	18	14	Good	
73	Strangler Fig	<i>Ficus aurea</i>	3	8	8	Fair	On dead stump
74	Cabbage Palm	<i>Sabal palmetto</i>	14	20	14	Good	
75	Slash Pine	<i>Pinus elliotii</i>	18	44	30	Good	
76	Weeping Fig	<i>Ficus benjamina</i>	8	26	20	Fair	Bent Leader Co-Dominant Leaders Limb Damage - Minor
77	Slash Pine	<i>Pinus elliotii</i>	21	52	30	Good	Limb Damage - Minor
78	Bird of paradise	<i>Strelitzia reginae</i>				Good	
79	Live Oak	<i>Quercus virginiana</i>	12	38	30	Fair	Limb Damage - Minor
80	Washingtonia Palm	<i>Washingtonia robusta</i>	12	16	4	Poor	Most Fronds Missing
81	Black Olive	<i>Bucida buceras</i>	20	42	40	Fair	Limb Damage - Minor
82	Live Oak	<i>Quercus virginiana</i>	26	48	60	Good	Co-Dominant Leaders Limb Damage - Minor
83	Weeping Fig	<i>Ficus benjamina</i>	30	44	50	Fair	Co-Dominant Leaders Limb Damage - Minor On CLF
84	Strangler Fig	<i>Ficus aurea</i>	5	14	12	Fair	
85	Weeping Fig	<i>Ficus benjamina</i>	15	38	48	Good	
86	Pink tabebuia	<i>Tabebuia rosea</i>	6	32	16	Fair	Bent Leader Limb Damage - Minor
87	Slash Pine	<i>Pinus elliotii</i>	13	34	22	Good	Lopsided
88	Cabbage Palm	<i>Sabal palmetto</i>	12	12	16	Good	
89	Weeping Fig	<i>Ficus benjamina</i>	6	20	16	Fair	Co-Dominant Leaders Limb Damage - Minor
90	Christmas Palm	<i>Adonidia merrillii</i>	4	8	6	Good	
91	Florida Trema		6	24	18	Good	Bent Leader Limb Damage - Minor
92	Slash Pine	<i>Pinus elliotii</i>	20	50	40	Good	Limb Damage - Minor
93	Slash Pine	<i>Pinus elliotii</i>				Dead	
94	Bottle Palm	<i>Hyophorbe lagenicaulis</i>	8	10	6	Fair	Tapered and yellow fronds
95	Live Oak	<i>Quercus virginiana</i>	12	34	26	Fair	Limb Damage - Minor Lopsided Trunk Damage - Minor
96	Pink tabebuia	<i>Tabebuia rosea</i>	10	26	20	Fair	Apical Dieback Bent Leader Mostly Defoliated
97	Montgomery Palm	<i>Veitchia arecina</i>	6	18	6	Good	
98	Cabbage Palm	<i>Sabal palmetto</i>	14	20	14	Good	
99	Bottle Palm	<i>Hyophorbe lagenicaulis</i>	8	10	6	Good	Tapered
100	Laurel Oak	<i>Quercus laurifolia</i>	63	30	22	Fair	Limb Damage - Minor
101	Triangle Palm	<i>Dypsis decaryi</i>	12	16	18	Good	
102	Slash Pine	<i>Pinus elliotii</i>	18	44	26	Fair	Limb Damage - Minor Lopsided
103	Black Olive	<i>Bucida buceras</i>				Dead	
104	Cabbage Palm	<i>Sabal palmetto</i>	14	14	12	Good	
105	Live Oak	<i>Quercus virginiana</i>	20	44	50	Good	

TREE INVENTORY CHART							
ID #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Spread (feet)	Condition	Notes
106	Queen Palm	<i>Syagrus romanzoffiana</i>	10	24	14	Fair	Tapered Trunk
107	Live Oak	<i>Quercus virginiana</i>	16	32	30	Fair	Bent Leader Limb Damage - Minor Lopsided
108	Avocado	<i>Persea americana</i>	8	26	24	Good	
109	Cabbage Palm	<i>Sabal palmetto</i>	11	14	14	Good	
110	Cabbage Palm	<i>Sabal palmetto</i>	10	18	12	Good	
111	Queen Palm	<i>Syagrus romanzoffiana</i>	11	28	16	Fair	Bent Trunk Tapered Trunk
112	Slash Pine	<i>Pinus elliotii</i>	15	48	24	Good	
113	Montgomery Palm	<i>Veitchia arecina</i>	5	14	6	Good	
114	Montgomery Palm	<i>Veitchia arecina</i>	6	16	12	Good	
115	Cabbage Palm	<i>Sabal palmetto</i>	12	24	16	Good	
116	Live Oak	<i>Quercus virginiana</i>	12	32	30	Fair	Bent Leader Limb Damage - Minor Lopsided
117	Solitaire Palm	<i>Ptychosperma elegans</i>	2	20	6	Good	
118	Cabbage Palm	<i>Sabal palmetto</i>	12	6	14	Fair	Growing on rock edge
119	Laurel Oak	<i>Quercus laurifolia</i>	20	44	42	Good	
120	Montgomery Palm	<i>Veitchia arecina</i>	5	12	8	Good	
121	Royal Palm	<i>Roystonea regia</i>	19	36	16	Fair	Yellow Fronds
122	Areca Palm	<i>Dypsis lutescens</i>		16	20	Good	
123	Crepe Myrtle	<i>Lagerstroemia indica</i>	14	30	20	Fair	Limb Damage - Minor
124	Cabbage Palm	<i>Sabal palmetto</i>	11	20	14	Good	
125	Triangle Palm	<i>Dypsis decaryi</i>	12	18	18	Good	
126	Christmas Palm	<i>Adonidia merrillii</i>	4	8	6	Good	
127	Slash Pine	<i>Pinus elliotii</i>	16	44	26	Fair	Bent Leader Lopsided
128	Laurel Oak	<i>Quercus laurifolia</i>	12	32	30	Fair	
129	Birds of paradise	<i>Strelitzia reginae</i>		28	20	Good	
130	Queen Palm	<i>Syagrus romanzoffiana</i>	12	24	20	Good	
131	Cabbage Palm	<i>Sabal palmetto</i>	11	18	14	Good	
132	Cabbage Palm	<i>Sabal palmetto</i>	17	18	14	Good	
133	Weeping Fig	<i>Ficus benjamina</i>	8	24	16	Fair	
134	Queen Palm	<i>Syagrus romanzoffiana</i>	9	26	14	Good	
135	Cabbage Palm	<i>Sabal palmetto</i>	12	20	14	Good	
136	Cabbage Palm	<i>Sabal palmetto</i>	8	24	10	Good	
137	Black Olive	<i>Bucida buceras</i>	22	36	54	Good	Limb Damage - Minor
138	Cabbage Palm	<i>Sabal palmetto</i>	11	16	14	Good	
139	Live Oak	<i>Quercus virginiana</i>	22	46	40	Good	
140	Cabbage Palm	<i>Sabal palmetto</i>	12	20	14	Good	
141	Royal Palm	<i>Roystonea regia</i>	15	28	16	Good	
142	Cabbage Palm	<i>Sabal palmetto</i>	12	16	14	Fair	Invasive vines
143	Cabbage Palm	<i>Sabal palmetto</i>	12	4	12	Good	
144	Live Oak	<i>Quercus virginiana</i>	8	32	20	Fair	Bent Leader Limb Damage - Minor Lopsided
145	Slash Pine	<i>Pinus elliotii</i>	9	38	22	Good	
146	Slash Pine	<i>Pinus elliotii</i>	19	42	26	Good	
147	Live Oak	<i>Quercus virginiana</i>	12	30	26	Fair	Apical Dieback Co-Dominant Leaders Limb Damage - Minor
148	Live Oak	<i>Quercus virginiana</i>	13	38	30	Fair	Bent Leader Limb Damage - Minor
149	Cabbage Palm	<i>Sabal palmetto</i>	12	22	12	Good	Leaning
150	Banyan	<i>Ficus benghalensis</i>	71	40	80	Good	Co-Dominant Leaders Limb Damage - Minor
151	Slash Pine	<i>Pinus elliotii</i>	16	42	28	Good	
152	Black Olive	<i>Bucida buceras</i>	18	30	18	Poor	Apical Dieback Limb Damage - Major Trunk Damage - Major
153	Cabbage Palm	<i>Sabal palmetto</i>	12	6	14	Good	
154	Black Olive	<i>Bucida buceras</i>	13	32	22	Poor	Co-Dominant Leaders Limb Damage - Major Trunk Damage - Major
155	Royal Palm	<i>Roystonea regia</i>	16	34	18	Good	
156	Live Oak	<i>Quercus virginiana</i>	15	34	30	Fair	Bent Leader Lopsided
157	Live Oak	<i>Quercus virginiana</i>	24	40	48	Fair	Bent Leader Co-Dominant Leaders Included Bark Lopsided
158	Slash Pine	<i>Pinus elliotii</i>				Dead	
159	Royal Palm	<i>Roystonea regia</i>	20	32	18	Fair	Bent Trunk Yellow Fronds
160	Cabbage Palm	<i>Sabal palmetto</i>	16	6	16	Good	
161	Black Olive	<i>Bucida buceras</i>	28	52	60	Good	Co-Dominant Leaders
162	Christmas Palm	<i>Adonidia merrillii</i>	4	6	6	Good	
163	Slash Pine	<i>Pinus elliotii</i>	19	48	30	Good	
164	Live Oak	<i>Quercus virginiana</i>	16	38	36	Fair	Co-Dominant Leaders Limb Damage - Minor Lopsided
165	Mango	<i>Mangifera indica</i>	12	34	30	Good	
166	Weeping Fig	<i>Ficus benjamina</i>	5	18	12	Good	
167	Cabbage Palm	<i>Sabal palmetto</i>	11	12	14	Good	
168	Bottle plam	<i>Hyophorbe lagenicaulis</i>	10	10	6	Good	Tapered trunk
169	Cabbage Palm	<i>Sabal palmetto</i>	12	10	14	Good	
170	Black Olive	<i>Bucida buceras</i>	18	36	40	Fair	Apical Dieback Limb Damage - Minor
171	Cabbage Palm	<i>Sabal palmetto</i>	10	8	14	Good	
172	Areca Palm	<i>Dypsis lutescens</i>		20	20	Good	
173	Royal Palm	<i>Roystonea regia</i>	18	36	14	Fair	Yellow Fronds
174	Slash Pine	<i>Pinus elliotii</i>	16	48	34	Good	
175	Montgomery Palm	<i>Veitchia arecina</i>	4	14	6	Good	
176	Bottlebrush	<i>Callistemon citrinus</i>	10	26	24	Fair	Co-Dominant Leaders Leaning - Minor Limb Damage - Minor
177	Cabbage Palm	<i>Sabal palmetto</i>	142	6	14	Good	
178	Slash Pine	<i>Pinus elliotii</i>				Dead	
179	Cabbage Palm	<i>Sabal palmetto</i>	14	20	16	Good	
180	Slash Pine	<i>Pinus elliotii</i>	16	46	30	Good	
181	Yucca	<i>Yucca</i>	14	24	28	Good	
182	Weeping Fig	<i>Ficus benjamina</i>	6	20	12	Fair	
183	Cabbage Palm	<i>Sabal palmetto</i>	11	20	14	Good	
184	Cabbage Palm	<i>Sabal palmetto</i>	12	16	14	Good	
185	Live Oak	<i>Quercus virginiana</i>	12	26	24	Fair	Co-Dominant Leaders Included Bark
186	Black Olive	<i>Bucida buceras</i>	13	34	30	Fair	Apical Dieback Bent Leader Limb Damage - Minor
187	Cabbage Palm	<i>Sabal palmetto</i>	14	12	14	Good	
188	Live Oak	<i>Quercus virginiana</i>	28	46	70	Good	Co-Dominant Leaders Limb Damage - Minor
189	Mango	<i>Mangifera indica</i>	12	34	30	Good	
190	Pink tabebuia	<i>Tabebuia rosea</i>	6	26	20	Fair	Bent Leader Limb Damage - Minor Lopsided
191	Black Olive	<i>Bucida buceras</i>	18	38	36	Good	Co-Dominant Leaders Limb Damage - Minor
192	Cabbage Palm	<i>Sabal palmetto</i>	11	18	12	Good	
193	Black Olive	<i>Bucida buceras</i>	18	46	34	Good	
194	Christmas Palm	<i>Adonidia merrillii</i>	4	8	6	Good	
195	Cabbage Palm	<i>Sabal palmetto</i>	10	14	16	Good	
196	Black Olive	<i>Bucida buceras</i>	10	32	26	Fair	Bent Leader Limb Damage - Minor Lopsided
197	Royal Palm	<i>Roystonea regia</i>	17	36	16	Poor	Yellow Fronds Woodpecker damage
198	Cabbage Palm	<i>Sabal palmetto</i>	11	10	12	Good	
199	Weeping Fig	<i>Ficus benjamina</i>	24	44	40	Fair	Co-Dominant Leaders Limb Damage - Minor On CLF
200	Cabbage Palm	<i>Sabal palmetto</i>	14	20	14	Good	
201	Paradise Tree	<i>Simarouba glauca</i>	8	26	24	Good	
202	Slash Pine	<i>Pinus elliotii</i>	20	46	40	Good	
203	Cabbage Palm	<i>Sabal palmetto</i>	12	4	12	Fair	
204	Slash Pine	<i>Pinus elliotii</i>	15	40	36	Good	
205	Slash Pine	<i>Pinus elliotii</i>	17	48	34	Good	
206	Cabbage Palm	<i>Sabal palmetto</i>	12			Dead	
207	Areca Palm	<i>Dypsis lutescens</i>		30	24	Good	
208	Slash Pine	<i>Pinus elliotii</i>	24	50	30	Good	
209	Cabbage Palm	<i>Sabal palmetto</i>	10	10	12	Good	
210	Cabbage Palm	<i>Sabal palmetto</i>	11	14	14	Good	
211	Weeping Fig	<i>Ficus benjamina</i>	8	22	20	Fair	Bent Leader Co-Dominant Leaders Limb Damage - Minor

212	Unidentified fruit		7	26	24	Fair	Co-Dominant Leaders Leaning - Minor
213	Christmas Palm	<i>Adonidia merrillii</i>	3	6	5	Good	
214	Washingtonia Palm	<i>Washingtonia robusta</i>	12	6	8	Good	
215	Christmas Palm	<i>Adonidia merrillii</i>	4	6	6	Good	
216	Paradise Tree	<i>Simarouba glauca</i>	8	24	20	Good	
217	Cabbage Palm	<i>Sabal palmetto</i>	9	10	14	Good	
218	Australian Pine	<i>Casuarina equisetfolia</i>	24	46	26	Good	
219	Laurel Oak	<i>Quercus laurifolia</i>	6	26	20	Good	
220	Slash Pine	<i>Pinus elliottii</i>	18	38	28	Good	Limb Damage - Minor
221	Live Oak	<i>Quercus virginiana</i>	11	38	30	Good	
222	Slash Pine	<i>Pinus elliottii</i>	20	42	26	Fair	Apical Dieback Limb Damage - Minor Lopsided
223	Slash Pine	<i>Pinus elliottii</i>	17	46	30	Good	
224	Cabbage Palm	<i>Sabal palmetto</i>	12	16	14	Good	
225	Slash Pine	<i>Pinus elliottii</i>	13	40	30	Good	
226	Slash Pine	<i>Pinus elliottii</i>	19	46	24	Good	
227	Cabbage Palm	<i>Sabal palmetto</i>	12	26	16	Good	
228	Slash Pine	<i>Pinus elliottii</i>				Dead	
229	Cabbage Palm	<i>Sabal palmetto</i>	8	12	14	Good	
230	Slash Pine	<i>Pinus elliottii</i>	14	42	30	Good	Lopsided
231	Christmas Palm	<i>Adonidia merrillii</i>	8	16	10	Good	
232	Strangler Fig	<i>Ficus aurea</i>	14	30	30	Fair	Growing on a rock
233	Cabbage Palm	<i>Sabal palmetto</i>	11	14	14	Good	
234	Cabbage Palm	<i>Sabal palmetto</i>	10	14	14	Good	
235	Cabbage Palm	<i>Sabal palmetto</i>	11	16	14	Good	
236	Black Olive	<i>Bucida buceras</i>	23	38	40	Fair	Apical Dieback Co-Dominant Leaders Limb Damage - Major
237	Live Oak	<i>Quercus virginiana</i>	14	36	30	Fair	Leaning - Major Limb Damage - Minor Lopsided Trunk Damage - Minor
238	Live Oak	<i>Quercus virginiana</i>	5	18	18	Good	
239	Cabbage Palm	<i>Sabal palmetto</i>	12	8	16	Good	
240	Black Olive	<i>Bucida buceras</i>	18	40	40	Good	
241	Slash Pine	<i>Pinus elliottii</i>	22	54	40	Good	Limb Damage - Minor
242	Slash Pine	<i>Pinus elliottii</i>	15	44	22	Fair	Apical Dieback Limb Damage - Minor Invasive vines
243	Slash Pine	<i>Pinus elliottii</i>	14	42	32	Good	
244	Cabbage Palm	<i>Sabal palmetto</i>	10	18	14	Good	
245	Cabbage Palm	<i>Sabal palmetto</i>	12	8	14	Good	
246	Weeping Fig	<i>Ficus benjamina</i>	4	18	14	Fair	
247	Live Oak	<i>Quercus virginiana</i>	20	46	44	Fair	Bent Leader
248	Laurel Oak	<i>Quercus laurifolia</i>	26	48	50	Fair	Co-Dominant Leaders
249	Slash Pine	<i>Pinus elliottii</i>	15	44	26	Fair	Apical Dieback Limb Damage - Minor
250	Japanese Fern tree	<i>Filicium decipiens</i>	14	36	44	Fair	Co-Dominant Leaders Limb Damage - Minor
251	Java Bishopwood	<i>Bischofia javanica</i>	32	60	60	Poor	Co-Dominant Leaders Limb Damage - Major
252	Live Oak	<i>Quercus virginiana</i>	16	34	36	Fair	Apical Dieback Co-Dominant Leaders Lopsided
253	Slash Pine	<i>Pinus elliottii</i>	6	30	12	Fair	Limb Damage - Minor Lopsided Mostly Defoliated
254	Solitaire Palm	<i>Ptychosperma elegans</i>	3	20	6	Good	
255	Cabbage Palm	<i>Sabal palmetto</i>	14	18	14	Good	
256	Live Oak	<i>Quercus virginiana</i>	8	26	24	Fair	Co-Dominant Leaders Leaning - Minor Limb Damage - Minor
257	Macarthur Palm	<i>Ptychosperma macarthurii</i>	4	12	8	Good	
258	Christmas Palm	<i>Adonidia merrillii</i>	5	8	6	Good	
259	Yucca	<i>Yucca</i>	8	12	20	Good	
260	Areca Palm	<i>Dypsis lutescens</i>		10	20	Good	
261	Weeping Fig	<i>Ficus benjamina</i>	6	18	16	Fair	Bent Leader Co-Dominant Leaders Limb Damage - Minor
262	Cabbage Palm	<i>Sabal palmetto</i>	12	16	14	Good	
263	Cabbage Palm	<i>Sabal palmetto</i>	12	14	14	Good	
264	Strangler Fig	<i>Ficus aurea</i>	36	42	60	Good	Limb Damage - Minor
265	Cabbage Palm	<i>Sabal palmetto</i>	14	24	14	Fair	Invasive vines
266	Weeping Fig	<i>Ficus benjamina</i>	4	16	8	Fair	
267	Black Olive	<i>Bucida buceras</i>	22	46	50	Good	Co-Dominant Leaders Leaning - Minor
268	Slash Pine	<i>Pinus elliottii</i>	20	54	34	Good	
269	Washingtonia Palm	<i>Washingtonia robusta</i>	14	16	14	Good	
270	Slash Pine	<i>Pinus elliottii</i>	11	42	24	Good	
271	Slash Pine	<i>Pinus elliottii</i>	19	46	38	Good	Limb Damage - Minor
272	Solitaire Palm	<i>Ptychosperma elegans</i>	2	18	6	Good	
273	Cabbage Palm	<i>Sabal palmetto</i>	11	8	14	Good	
274	Umbrella Tree	<i>Schefflera actinophylla</i>	12	26	20	Fair	Co-Dominant Leaders
275	Royal Palm	<i>Roystonea regia</i>	16	34	14	Fair	Yellow Fronds
276	Slash Pine	<i>Pinus elliottii</i>	14	44	28	Good	
277	Cabbage Palm	<i>Sabal palmetto</i>	11	16	14	Good	
278	Cabbage Palm	<i>Sabal palmetto</i>	15	14	16	Good	
279	Areca Palm	<i>Dypsis lutescens</i>		16	20	Good	
280	Cabbage Palm	<i>Sabal palmetto</i>	13	14	14	Good	
281	Laurel Oak	<i>Quercus laurifolia</i>	6	26	24	Good	Limb Damage - Minor
282	Slash Pine	<i>Pinus elliottii</i>	18	48	28	Good	Lopsided
283	Cabbage Palm	<i>Sabal palmetto</i>	12	26	12	Good	
284	Australian Pine	<i>Casuarina equisetfolia</i>	5	22	20	Good	
285	Australian Pine	<i>Casuarina equisetfolia</i>	3	20	10	Good	
286	Australian Pine	<i>Casuarina equisetfolia</i>	3	18	14	Good	
287	Slash Pine	<i>Pinus elliottii</i>	20	48	30	Good	
288	Laurel Oak	<i>Quercus laurifolia</i>	7	28	24	Fair	Bent Leader Limb Damage - Minor Lopsided
289	Slash Pine	<i>Pinus elliottii</i>	16	40	22	Good	Bent Leader
290	Ficus Spp.		26	44	60	Good	Co-Dominant Leaders Limb Damage - Minor
291	Live Oak	<i>Quercus virginiana</i>	11	32	30	Good	
292	Live Oak	<i>Quercus virginiana</i>	10	32	30	Good	
293	Live Oak	<i>Quercus virginiana</i>	10	34	30	Good	Limb Damage - Minor
294	Live Oak	<i>Quercus virginiana</i>	10	28	30	Good	
295	Live Oak	<i>Quercus virginiana</i>	10	28	30	Good	
296	Live Oak	<i>Quercus virginiana</i>	11	34	30	Good	Co-Dominant Leaders Sprouting
297	Live Oak	<i>Quercus virginiana</i>	11	32	26	Good	
298	Live Oak	<i>Quercus virginiana</i>	9	30	22	Good	Limb Damage - Minor
299	Slash Pine	<i>Pinus elliottii</i>	15	42	24	Good	Co-Dominant Leaders
300	Slash Pine	<i>Pinus elliottii</i>	15	42	24	Good	Limb Damage - Minor
301	Cabbage Palm	<i>Sabal palmetto</i>	10	16	12	Good	
302	Laurel Oak	<i>Quercus laurifolia</i>	16	36	40	Fair	Co-Dominant Leaders Limb Damage - Minor
303	Live Oak	<i>Quercus virginiana</i>	8	26	20	Good	Bent Leader
304	Live Oak	<i>Quercus virginiana</i>	11	28	22	Good	
305	Royal Poinciana	<i>Delonix regia</i>	14	30	36	Fair	Apical Dieback Co-Dominant Leaders Lopsided
306	Areca Palm	<i>Dypsis lutescens</i>		14	12	Good	
307	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
308	Areca Palm	<i>Dypsis lutescens</i>		14	12	Good	
309	Areca Palm	<i>Dypsis lutescens</i>		14	12	Good	
310	Areca Palm	<i>Dypsis lutescens</i>		13	12	Good	
311	Areca Palm	<i>Dypsis lutescens</i>		14	12	Good	
312	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
313	Areca Palm	<i>Dypsis lutescens</i>		14	12	Good	
314	Areca Palm	<i>Dypsis lutescens</i>		13	12	Good	

315	Areca Palm	<i>Dypsis lutescens</i>		14	12	Good	
316	Areca Palm	<i>Dypsis lutescens</i>		14	12	Good	
317	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
318	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
319	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
320	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
321	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
322	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
323	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
324	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
325	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
326	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
327	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
328	Areca Palm	<i>Dypsis lutescens</i>		15	12	Good	
329	Slash Pine	<i>Pinus elliottii</i>	22	44	34	Good	Limb Damage - Minor
330	Spanish Dagger	<i>Yucca gloriosa</i>	10	16	20	Good	Cluster



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Coconut Creek, FL 33063

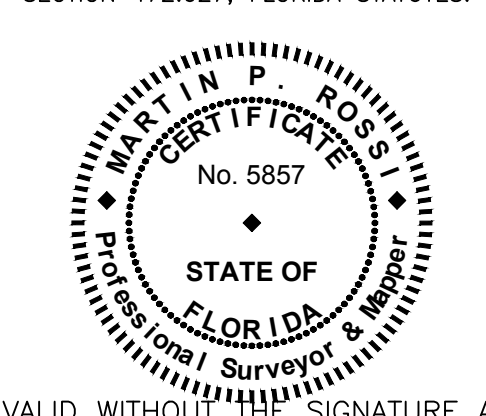
PROJECT NAME:

OAK TRAILS PARK IMPROVEMENTS

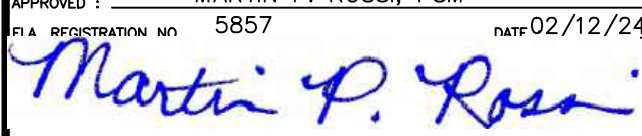
4230 NW, 74th Street
Coconut Creek, FL 33073

SEAL:

I HEREBY CERTIFY THAT THE INFORMATION HEREON MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
MARTIN P. ROSSI, PSM

APPROVED :  DATE: 02/12/24

1	09/12/24	DRC SITE PLAN RESUBMITTAL
1	07/29/24	REV. TO SHOW ELEC. SERV. BOX SYMBOLS
REV.	DATE	REVISIONS

SUBMITTAL:

DRC SUBMITTAL

DATE ISSUED: 09/16/2024
PROJECT NUMBER: 23-00155
DRAWN BY:
REVIEWED BY:
DESIGNED BY:

SHEET TITLE:
SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER:

SURV-7

DESCRIPTION:

A PORTION OF PARCEL "A" OF THE COCONUT POINT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

SYMBOL LEGEND:

- STREET SIGN
- WIRE PULL BOX
- WATER VALVE
- SEWER VALVE
- CONCRETE POWER POLE
- WOOD POWER POLE
- ALUMINUM LIGHT POLE
- IRRIGATION CONTROL BOX
- FIRE HYDRANT
- BOLLARD
- WATER METER
- BACKFLOW PREVENTER
- CONCRETE LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE RISER
- CLEAN OUT

- UNDERGROUND UTILITIES LEGEND:
- UNDERGROUND SEWER LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND COMMUNICATION LINE

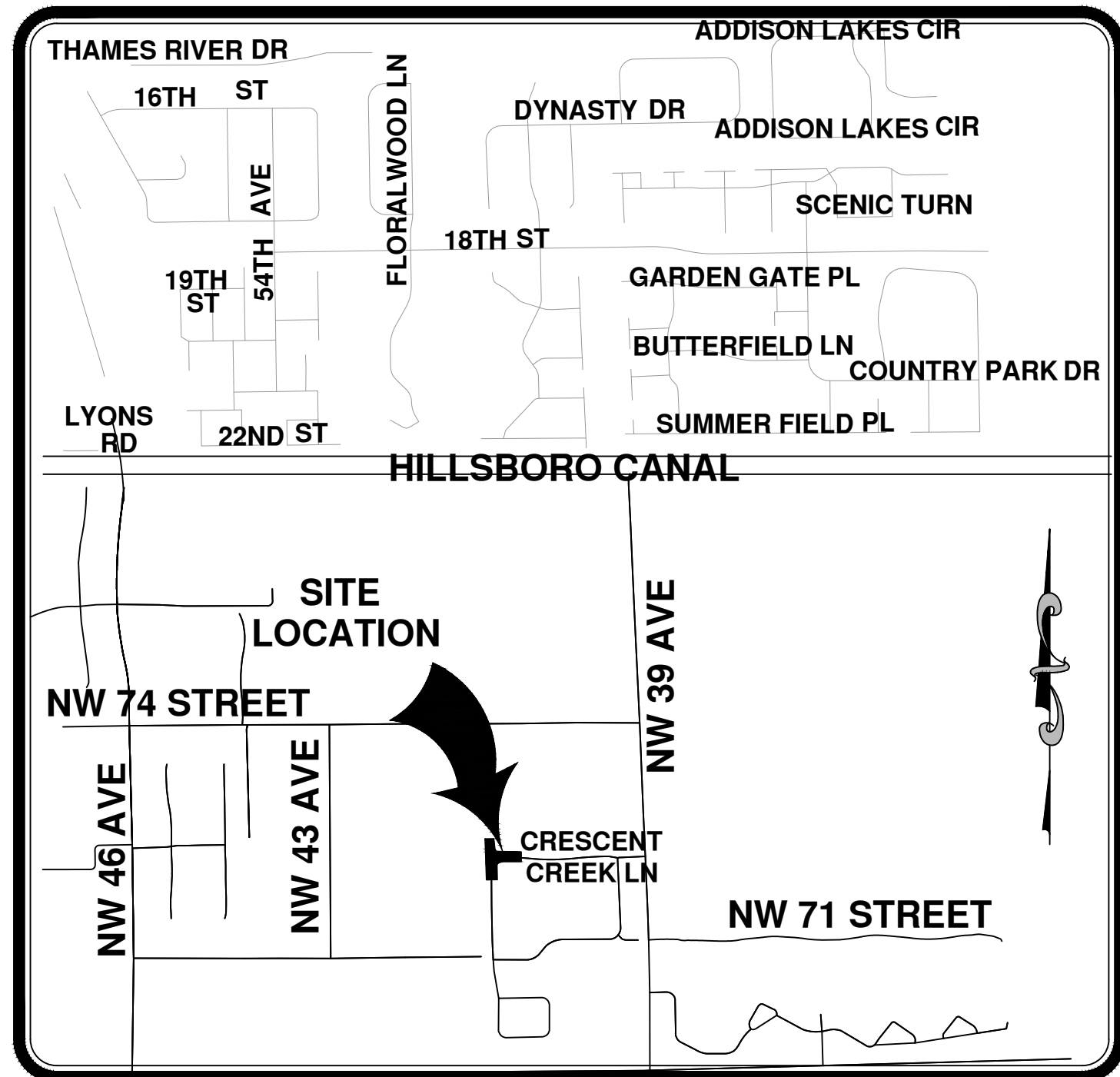
ABBREVIATIONS:

- P.B. - PLAT BOOK
- P.G. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- U.E. - UTILITY EASEMENT
- B.O.S. - BOTTOM OF STRUCTURE
- CLF - CHAIN LINK FENCE
- BFP - BACKFLOW PREVENTER
- F.P.L. - FLORIDA POWER & LIGHT COMPANY
- R - PROPERTY LINE

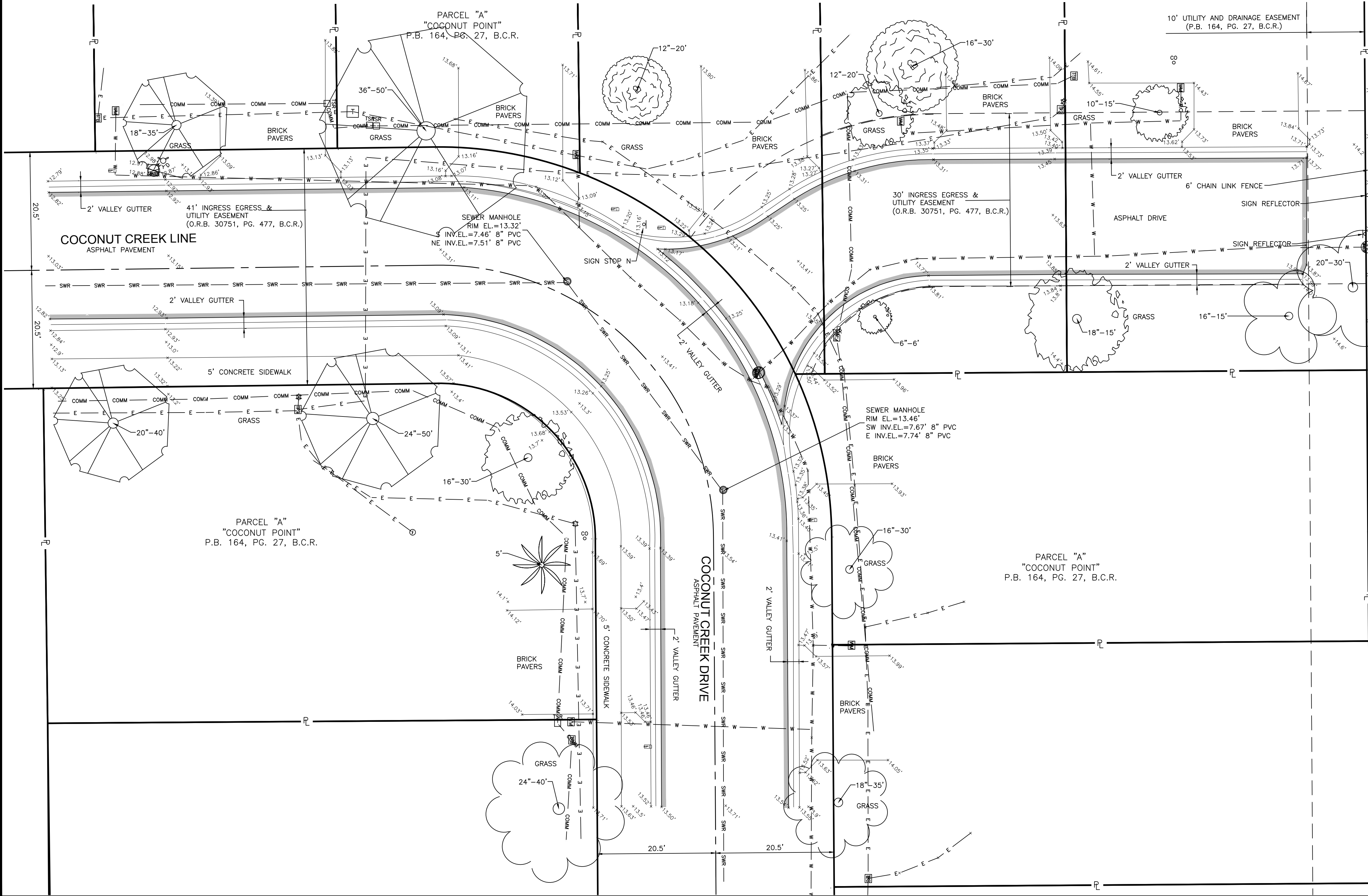
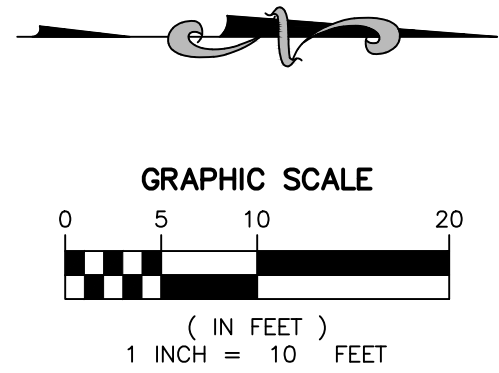
- TRUNK DIAMETER IN INCHES
- CANOPY DIAMETER IN FEET

TREE LEGEND:

- TREE
- OAK TREE
- PINK TABEBUIA TREE
- MAHOGANY TREE
- GUMBO LIMBO TREE
- PALM TREE
- PALM HEIGHT IN FEET



TOWNSHIP 47S - RANGE 42E - SECTION 32
LOCATION MAP
N.T.S.



TRACT 42
PALM BEACH FARMS PLAT NO. 3
P.B. 2, PG. 45-54, P.B.C.R.

SURVEYORS NOTES:

- THIS TOPOGRAPHIC SURVEY DOES NOT REPRESENT A BOUNDARY AND WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHT-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN DATUM OF 1988 AND ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK ADB517 WITH DESIGNATION: "PILING" AND LOCATED AT WEST EDGE OF CONCRETE SIDEWALK ON THE WEST SIDE OF LYONS ROAD JUST SOUTH OF THE HILLSBOROUGH CANAL BRIDGE. ELEVATION = 15.11'
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N89°35'56"E ALONG THE SOUTH LINE OF TRACT 42 OF PALM BEACH FARMS PLAT NO.3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- UTILITIES ARE DEPICTED PER A SUBSURFACE UTILITY INVESTIGATION CONDUCTED ON JUNE 21st 2024. INDUSTRY STANDARD GEOPHYSICAL PROSPECTING TECHNIQUES WERE USED IN CONJUNCTION WITH GROUND PENETRATING RADAR TO DETECT UNDERGROUND UTILITY LINES IN AREAS SPECIFIED BY THE CLIENT. DUE TO SITE CONDITIONS AND INHERENT LIMITATIONS WITH CURRENT TECHNOLOGY, NO GUARANTEE IS EXPRESSED THAT ALL UTILITIES WERE SUCCESSFULLY DETECTED AND LOCATED. CLIENT / CONTRACTOR IS HEREBY ADVISED TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 811 PRIOR TO ANY EXCAVATION. MILLER LEGG SHALL NOT BE HELD LIABLE FOR DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION.

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CLIENT:

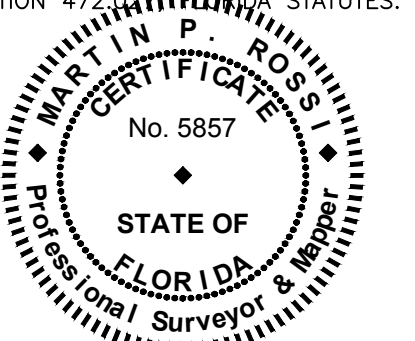
Coconut Creek
4900 W. Copans Road
Coconut Creek, FL 33063

PROJECT NAME:

OAK TRAILS PARK IMPROVEMENTS
4230 NW. 74th Street
Coconut Creek, FL 33073

SEAL:

I HEREBY CERTIFY THAT THE INFORMATION HEREON MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.001, FLORIDA STATUTES.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

APPROVED: Martin P. Rossi, PSM
FLA. REGISTRATION NO. 5857 DATE 06/21/24

Martin P. Rossi

NO.	DATE	REVISIONS
1	08/12/24	DRC SITE PLAN RESUBMITTAL

SUBMITTAL:

DRC SUBMITTAL

DATE ISSUED: 09/16/2024
PROJECT NUMBER: 23-00155
DRAWN BY:
REVIEWED BY:
DESIGNED BY:

SHEET TITLE:
SKETCH OF TOPOGRAPHIC SURVEY

SHEET NUMBER:
SURV-8