

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.**

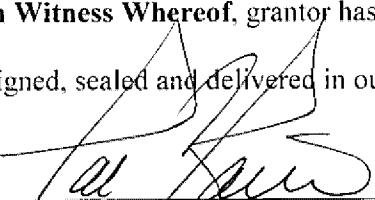
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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.

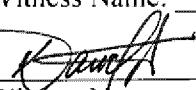
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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)

  
Witness Name: David Scherck

State of Florida  
County of Broward

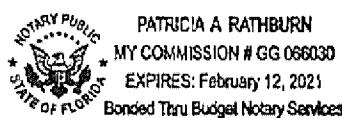
The foregoing instrument was acknowledged before me this 31st day of October, 2017 by James Reynolds, who  
[ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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:**

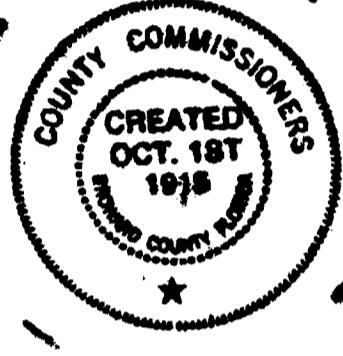
1. All matters of record including existing public purpose utility and government easements and rights of way.
2. An Interlocal Agreement between Broward County and City of Coconut Creek for the Acquisition, Improvement, Enhancement, Operation and Management of Green Space # 24, recorded simultaneously herewith;
3. Deed of Conservation Easement given the 10<sup>th</sup> 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.

3

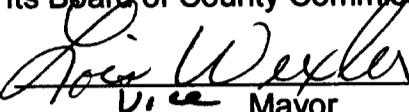
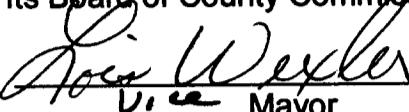
IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

(Official Seal)  
ATTEST:

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

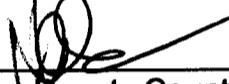


BROWARD COUNTY, FLORIDA  
By Its Board of County Commissioners

By   
V.   
Mayor

9<sup>th</sup> 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:

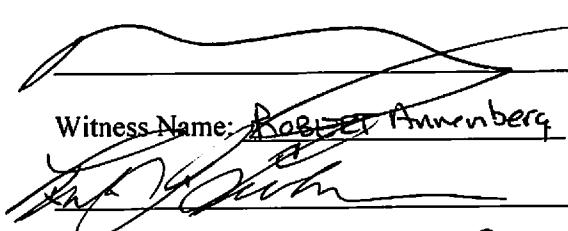
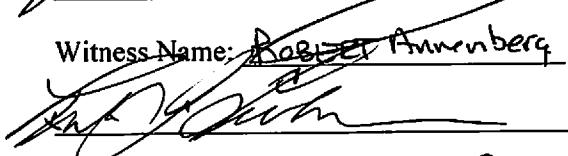
**Tract 42, Block 83 of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2 at pages 45-54 of the Public Records of Palm Beach County, Florida; said land situate, lying and being in Broward County, Florida.**

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:

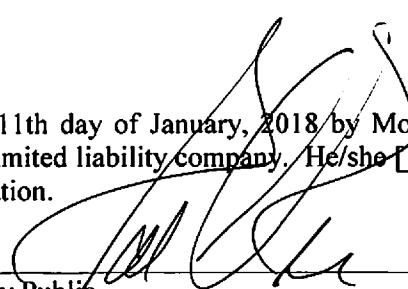
Witness Name: Robert Annenberg  
  
Witness Name: Linda Lieberman  


MG Lehigh Acres Holding LLC  
By: Morton Ginsberg  
Morton Ginsberg, Manager

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 [X] 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

<b>ZONING MAP AMENDMENTS (Section 13-36)</b>	
<b>1.</b>	<b>Is not contrary to the Comprehensive Plan.</b> 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.
<b>2.</b>	<b>Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts.</b> The center parcel is already zoned as P - Parks and Recreation so the newly zoned parcels will be adjacent use.
<b>3.</b>	<b>Will not substantially impact public facilities such as schools, utilities and streets.</b> 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.
<b>4.</b>	<b>Will be justified by external land use conditions.</b> The zoning of P - Parks and Recreation aligns with the future land use designation for these parcels.
<b>5.</b>	<b>Will not create or excessively increase automobile and vehicular traffic congestion.</b> 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.
<b>6.</b>	<b>Will not create a storm drainage problem for other properties.</b> All stormwater runoff will be contained on site through proposed dry detention, it will not influence other properties.
<b>7.</b>	<b>Will not adversely affect surrounding living conditions.</b> 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.
<b>8.</b>	<b>Will not adversely affect environmental quality.</b> 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.
<b>9.</b>	<b>Will not adversely affect other property values.</b> The proposed site is a public park that will add value to nearby properties and the community.
<b>10.</b>	<b>Will not be a deterrent to improvement or development of other property.</b> The proposed improvements on the site are contained within the property boundary and do not affect development of other properties.
<b>11.</b>	<b>Will not constitute a special privilege to an individual owner.</b> This property will be a passive park open to the public during the day and closed at nighttime.



## CONSULTANTS:

CHITECT:  
tin Architects  
0 E. Commercial Boulevard, Suite 201  
Lauderdale, FL 33308  
(4) 771-2724  
[www.justinarc.com](http://www.justinarc.com)

P:  
M Engineering  
5 Blue Lagoon Drive, Suite 285  
mi, Florida 33026  
(4) 421-1944  
w.sgmengineering.com

STRUCTURAL ENGINEER:  
Master Consulting Engineers  
111 Ravenswood Road, Suite 320  
Lauderdale, Florida 33312  
(4) 210-7671  
[www.mcengineers.com](http://www.mcengineers.com)

SUSTAINABILITY CONSULTANT:  
COTEC Consulting, Inc.  
7 Clare Avenue, Suite 7  
West Palm Beach, Florida 33401  
(1) 801-7576  
[www.spinnakergroup.com](http://www.spinnakergroup.com)

OTECHNICAL:  
ifica Engineering Services  
N. Congress Avenue, Suite 303  
ray Beach, Florida 33445  
(419-8460  
[w.pacificaes.com](http://www.pacificaes.com)

# PROJECT NAME: **TRAIL IMPROVEMENTS**

Page 1 of 1

I HEREBY CERTIFY THAT THE INFORMATION  
ON MEETS STANDARDS OF PRACTICE AS SET  
FORTH BY THE FLORIDA DEPARTMENT OF  
AGRICULTURE AND CONSUMER SERVICES OF  
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER  
7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 473.027, FLORIDA STATUTES.

VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

9/12/24	<b>DRC SITE PLAN RESUBMITTAL</b>
7/29/24	REV. TO SHOW ELEC. SERV. BOX SYMBOLS

REMITTAL:

DATE ISSUED:	09/16/2022
PROJECT NUMBER:	23-00155
DRAWN BY:	
REVIEWED BY:	
DESIGNED BY:	

**HEET TITLE:**  
**SKETCH OF BOUNDARY**  
**TOPOGRAPHIC SURVEY**

ITEM NUMBER

MATCHLINE - SEE SHEET V-05 FOR CONTINUATION

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
	STP
	◎ STAND PIPE
	PUMP
	ELECTRIC SERVICE BOX

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

24  TREE

 PALM TREE

UNDERGROUND UTILITIES LEGEND:

SFM  UNDERGROUND FORCE MAIN

E  UNDERGROUND ELECTRIC LINE

UWL  UNDERGROUND WATER LINE

**CONSULTANTS:**

**ARCHITECT:**  
 Justin Architects  
 2400 E. Commercial Boulevard, Suite 201  
 Fort Lauderdale, FL 33308  
 (954) 771-7244  
[www.justinarc.com](http://www.justinarc.com)

**MEP:**  
 SGM Engineering  
 5805 Blue Lagoon Drive, Suite 285  
 Miami, Florida 33206  
 (954) 421-1944  
[www.sgmengineering.com](http://www.sgmengineering.com)

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

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

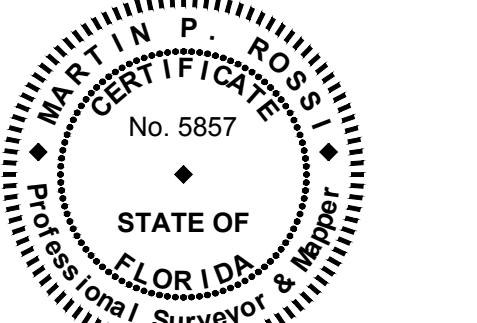
**GEOTECHNICAL:**  
 Pacifica Engineering Services  
 601 N. Congress Avenue, Suite 303  
 Delray Beach, Florida 33445  
 (561) 419-0460  
[www.pacificaes.com](http://www.pacificaes.com)



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

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

**SUBMITTAL:**

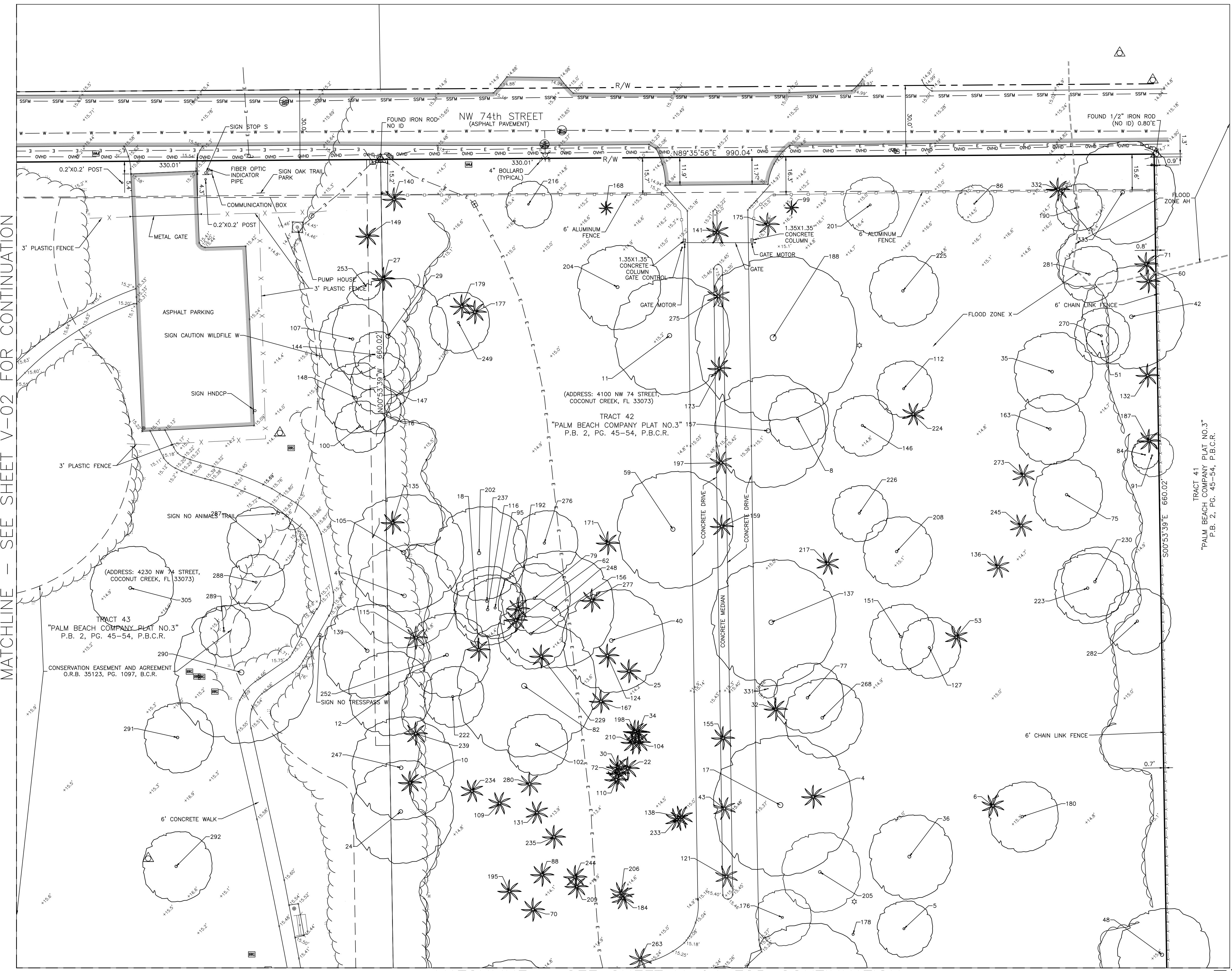
**DRC SUBMITTAL**

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

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

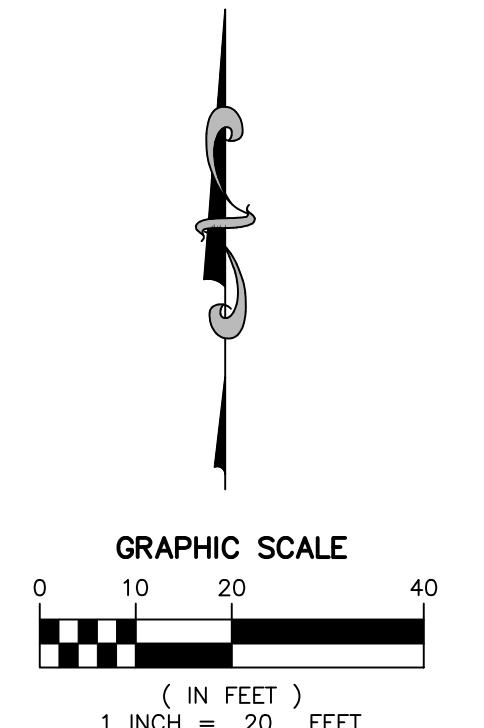
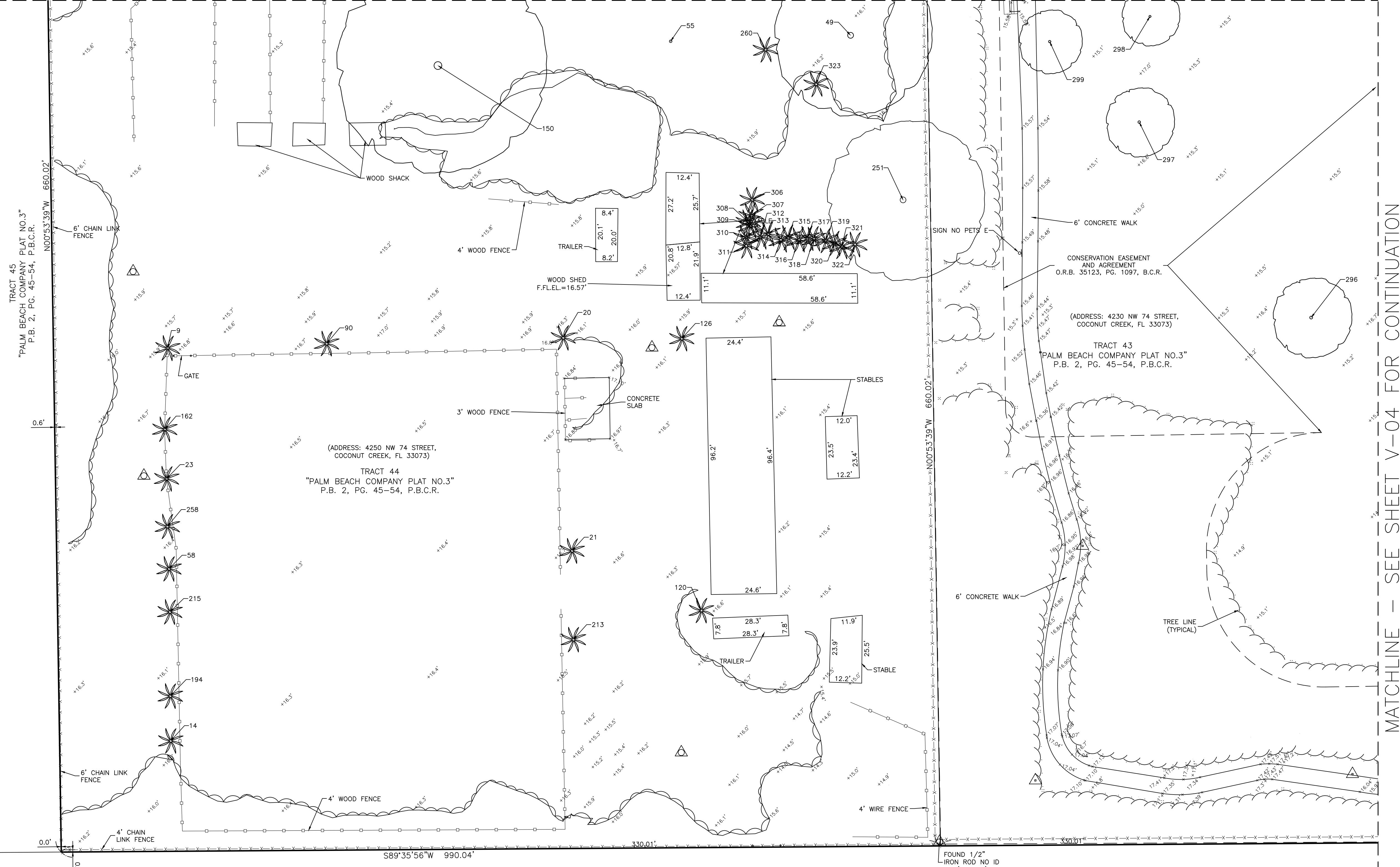
**SHEET NUMBER:**

**SURV-3**





MATCHLINE - SEE SHEET V-01 FOR CONTINUATION



The logo for Miller Legg features the company name in a large, bold, blue, sans-serif font. A blue checkmark graphic is positioned above the letter 'L' in 'Miller' and the letter 'G' in 'Legg'.

## **CONSULTANTS:**

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

MEP:  
SGM Engineering  
5805 Blue Lagoon Drive, Suite 285  
Miami, Florida 33026  
(954) 421-1944  
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STRUCTURAL ENGINEER:  
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4101 Ravenswood Road, Suite 320  
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SUSTAINABILITY CONSULTANT:  
SOCOTEC Consulting, Inc.  
1177 Clare Avenue, Suite 7  
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(561) 801-7576  
[www.spinnakergroup.com](http://www.spinnakergroup.com)

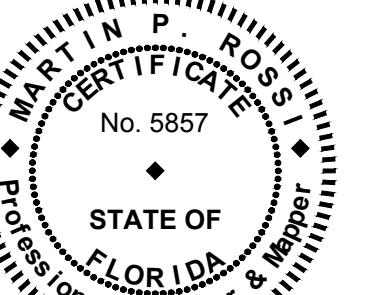
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Pacifica Engineering Services  
601 N. Congress Avenue, Suite 303  
Delray Beach, Florida 33445  
(561) 419-8460  
[www.pacificaes.com](http://www.pacificaes.com)

The logo for Coconut Creek. It features a stylized butterfly with yellow and white wings on the left, and the words "Coconut Creek" in a large, bold, black, lowercase, sans-serif font on the right.

# PROJECT NAME: **OAK TRAILS PARK IMPROVEMENTS**

Page 10

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. ROSSI, 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
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## SUBMITTAL

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

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

TOE SOGRAT

**SHEET NUMBER:**

551

TREE LEGEND:  
NUMBER FROM TREE CHART

24

TREE

PALM TREE

UNDERGROUND UTILITIES LEGEND:

SSFM — UNDERGROUND FORCE MAIN

E — UNDERGROUND ELECTRIC LINE

W — UNDERGROUND WATER LINE

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 elliottii</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 elliottii</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 elliottii</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 elliottii</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 elliottii</i>	20	46	40	Good	
34	Cabbage Palm	<i>Sabal palmetto</i>	11	16	14	Good	
35	Slash Pine	<i>Pinus elliottii</i>	20	42	34	Good	
36	Slash Pine	<i>Pinus elliottii</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>Millettia 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 elliottii</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 elliottii</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 elliottii</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 elliottii</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 elliottii</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 elliottii</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						
92	Slash Pine	<i>Pinus elliottii</i>	20	50	40	Good	Limb Damage - Minor
93	Slash Pine	<i>Pinus elliottii</i>				Dead	
94	Bottle Palm	<i>Hypophorbe laguncularis</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>Hypophorbe laguncularis</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 elliottii</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





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**CLIENT:**

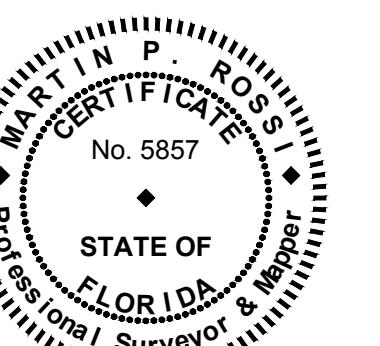


**PROJECT NAME:**

**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. Rossi*  
 APPROVED : *Martin P. Rossi* PSM  
 APPROVED : *Martin P. Rossi* PSM  
 APPROVED : *Martin P. Rossi* PSM

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

**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**

212	Unidentified fruit	<i>Adonidia merrillii</i>	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 equisetifolia</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>Elminium 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	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 Invasive vines
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	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 equisetifolia</i>	5	22	20	Good	
285	Australian Pine	<i>Casuarina equisetifolia</i>	3	20	10	Good	
286	Australian Pine	<i>Casuarina equisetifolia</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

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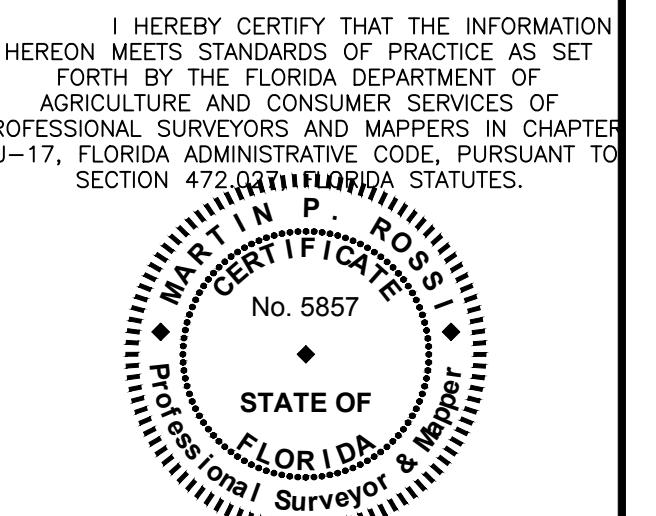
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**PROJECT NAME:**  
**OAK TRAILS PARK IMPROVEMENTS**  
 4230 NW. 74th Street  
 Coconut Creek, FL 33073

**SEAL:**



1 09/12/24 DRC SITE PLAN RESUBMITTAL  
 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 TOPOGRAPHIC SURVEY**

**SHEET NUMBER:**  
**SURV-8**

**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.

