

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.**

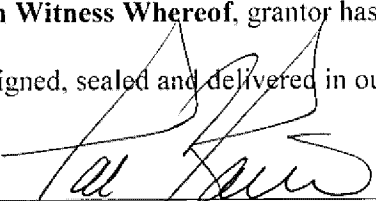
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**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

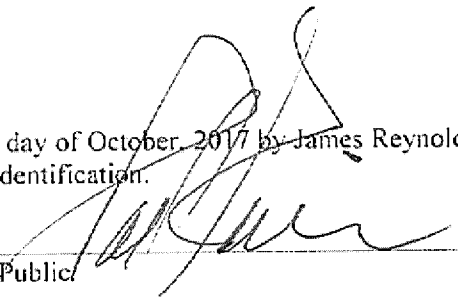
 (Seal)  
James Reynolds

  
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 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:

[Signature]  
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 [Signature]  
Vice 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 [Signature]  
Deputy County Attorney

9 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.**

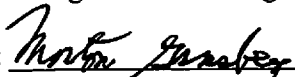
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

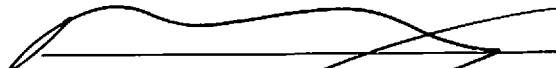
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.


**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

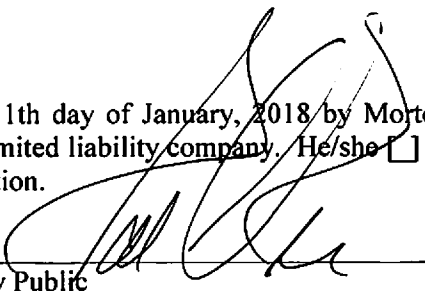
By:   
Morton Ginsberg, Manager

  
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 Public

[Notary Seal]

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



**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.mceengineers.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

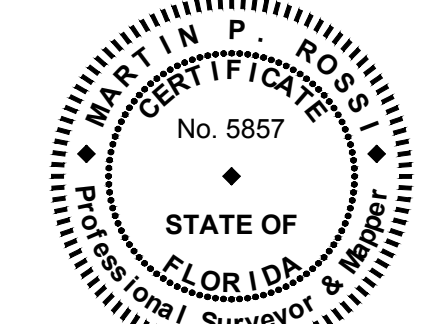
**PROJECT NAME:**

**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. ROSSI, PSM  
PLA. 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

**SUBMITTAL:**

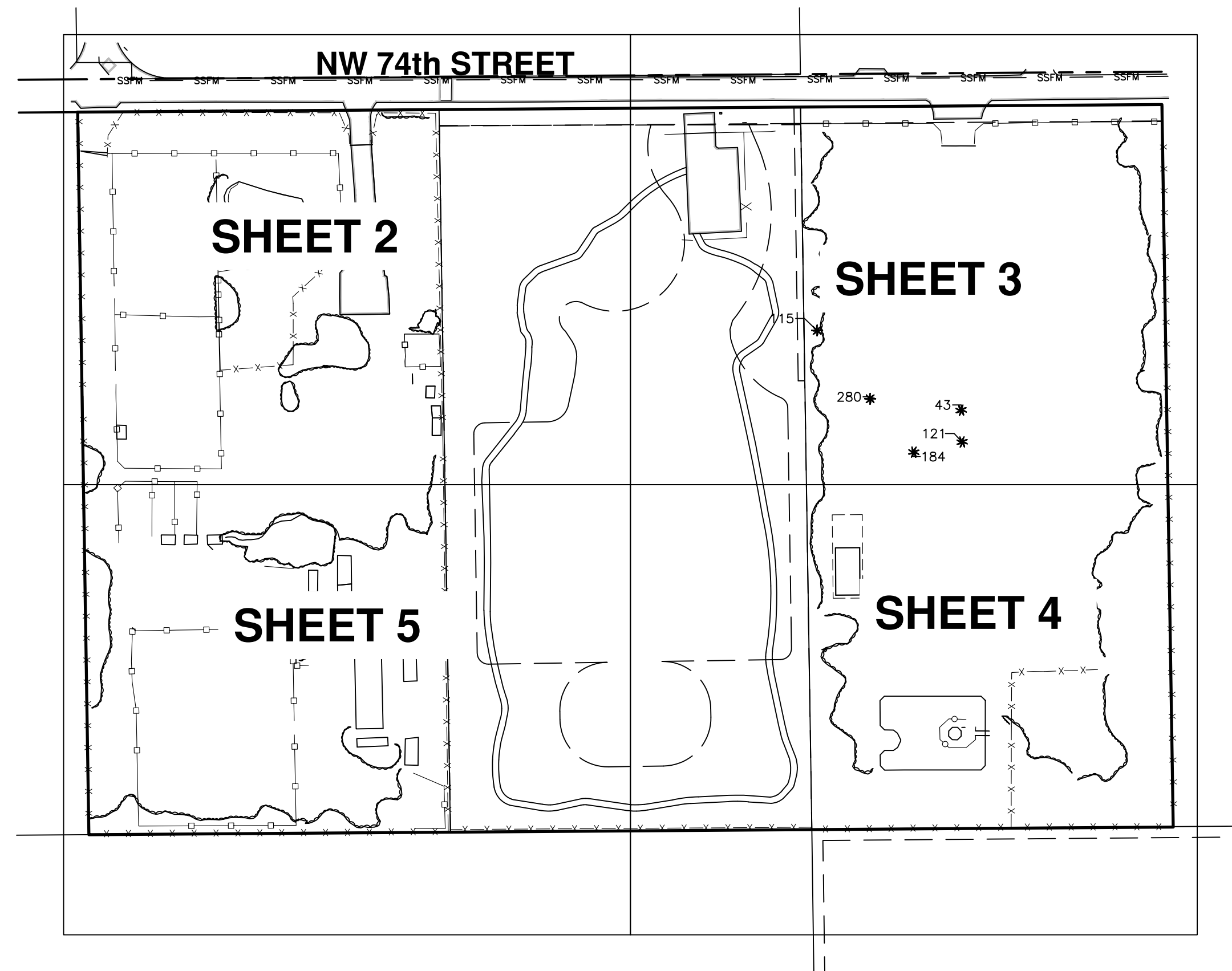
**DRC SUBMITTAL**

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

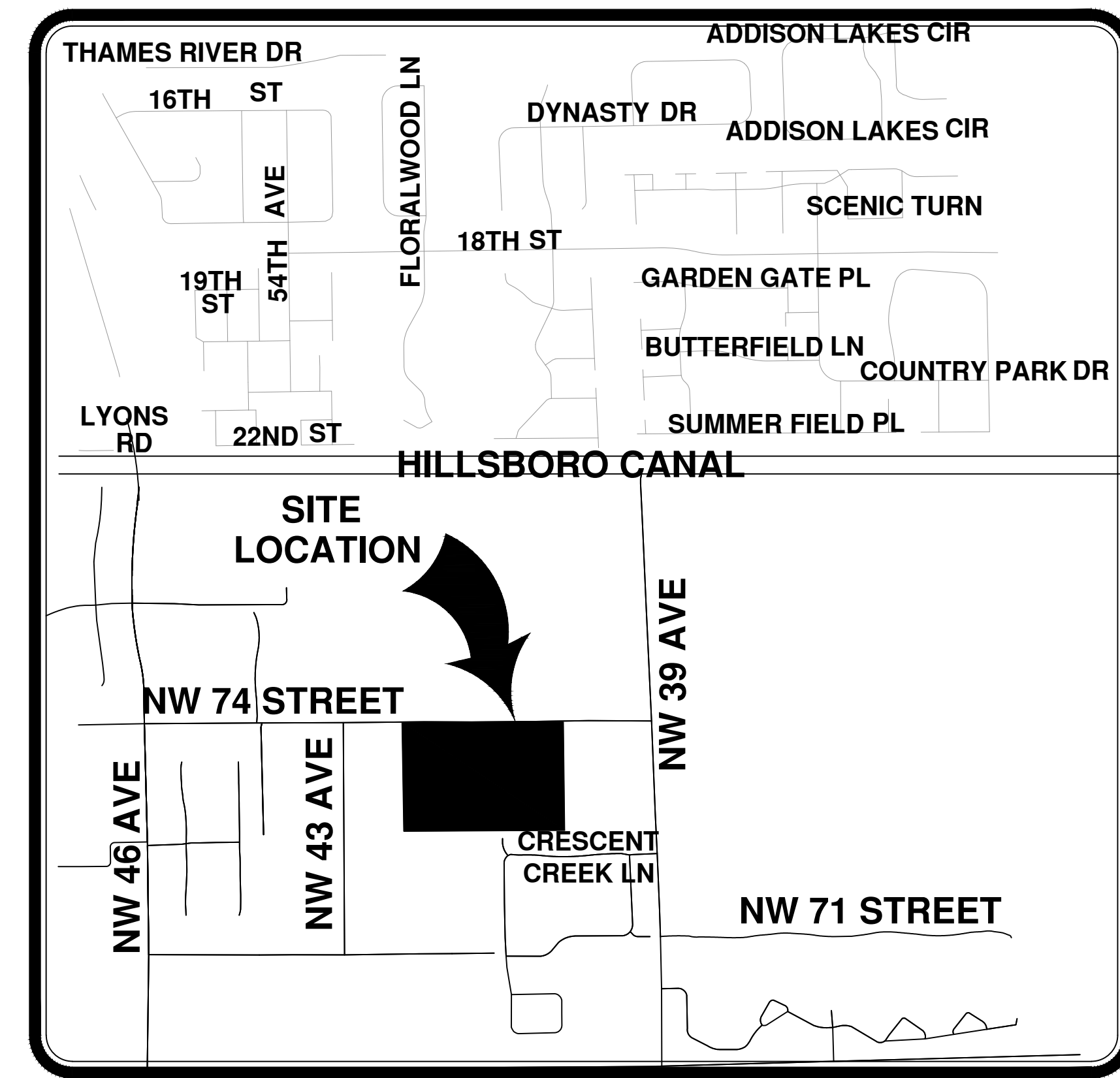
**SHEET TITLE:**  
**SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY**

**SHEET NUMBER:**

**SURV-1**



**KEY MAP**  
NOT TO SCALE



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

**DESCRIPTION:**

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. 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
  - O.H.W. — 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
  - Q.L.F. - CHAIN LINK FENCE
  - B.F.P. - BACKFLOW PREVENTER
  - R/W - RIGHT OF WAY
  - F.P.L. - FLORIDA POWER & LIGHT COMPANY

- TREE LEGEND:**
- 24 ○ 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:**

- 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'
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N89°35'56"E ALONG THE SOUTH RIGHT-OF-WAY OF NW 74th STREET.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OWNERSHIP ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE AGENCY.
- SEE SHEETS 2-5 FOR SURVEY AND SHEETS 6-7 FOR TREE DISPOSITION CHART.
- 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. 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:**  
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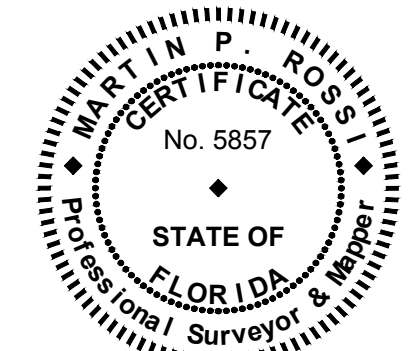
**PROJECT NAME:**

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**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*

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

NO.	DATE	REVISIONS

**SUBMITTAL:**

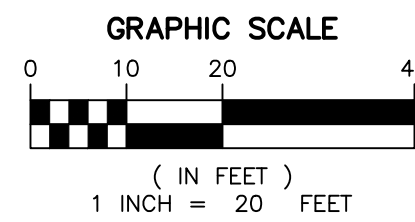
**DRC SUBMITTAL**

**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**



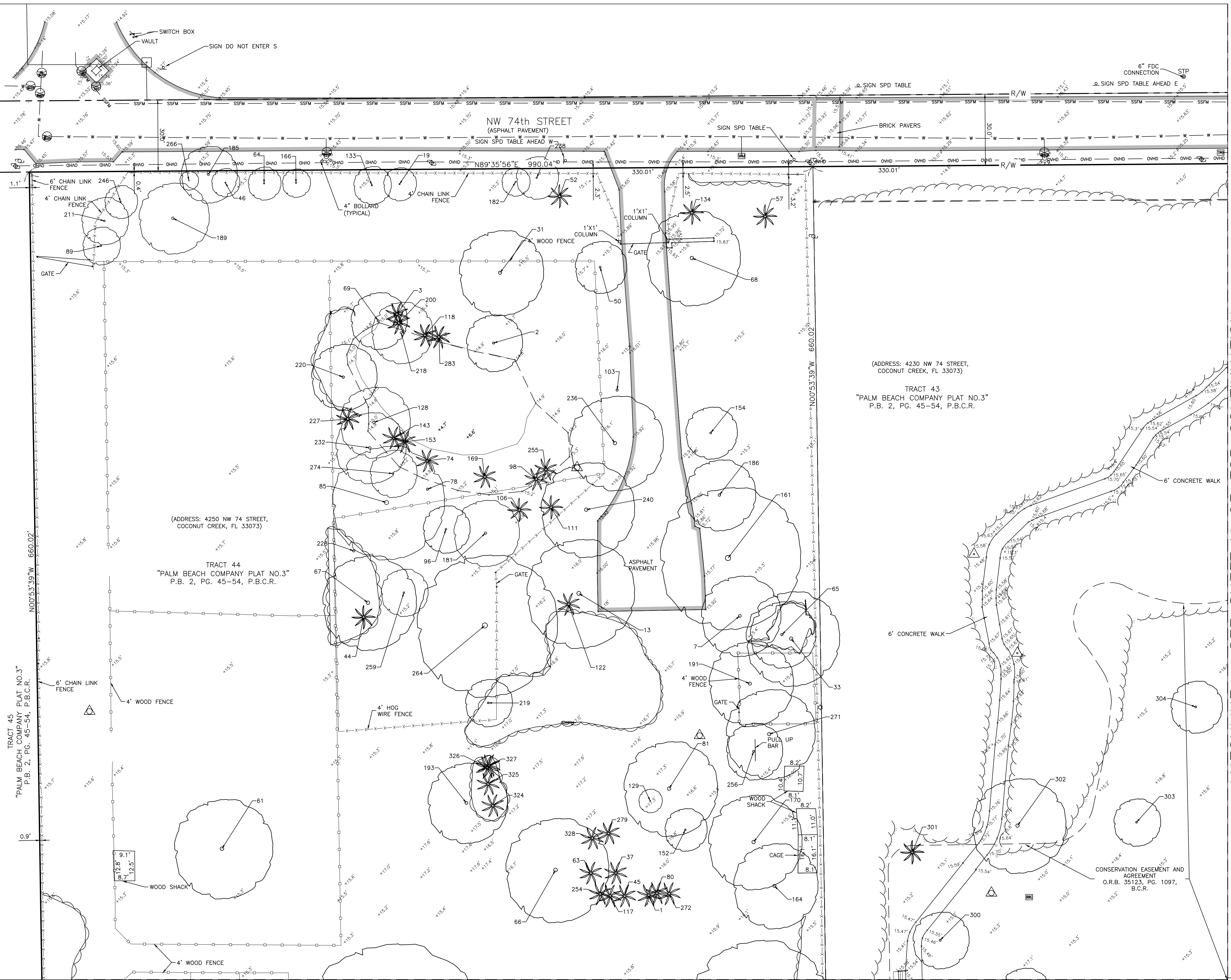
GRAPHIC SCALE

( IN FEET )  
1 INCH = 20 FEET

MATCHLINE - SEE SHEET V-03 FOR CONTINUATION

MATCHLINE - SEE SHEET V-05 FOR CONTINUATION

V:\PROJECTS\2023\23-00155 - COCONUT CREEK PARK\DRAWINGS\00% DRC SUBMITTAL\23-00155\_0155\_SFS.DWG by JROMER 9/16/2024 7:40:01 AM



- SYMBOL LEGEND:**
- STREET SIGN
  - WIRE PULL BOX
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**CONSULTANTS:**

**ARCHITECT:**  
 Justin Architects  
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**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.mceengineers.com

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

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

**CLIENT:**

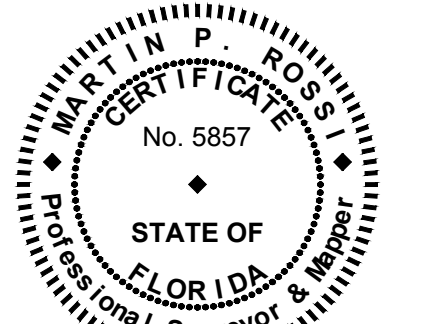
**Coconut Creek**  
 4900 W. Copans Road  
 Coconut Creek, FL 33063

**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 472.027, 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

*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

**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**

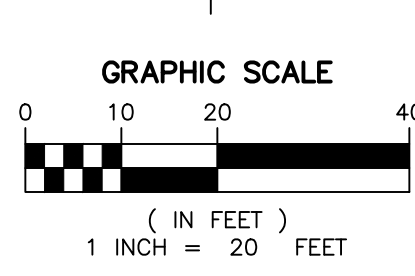
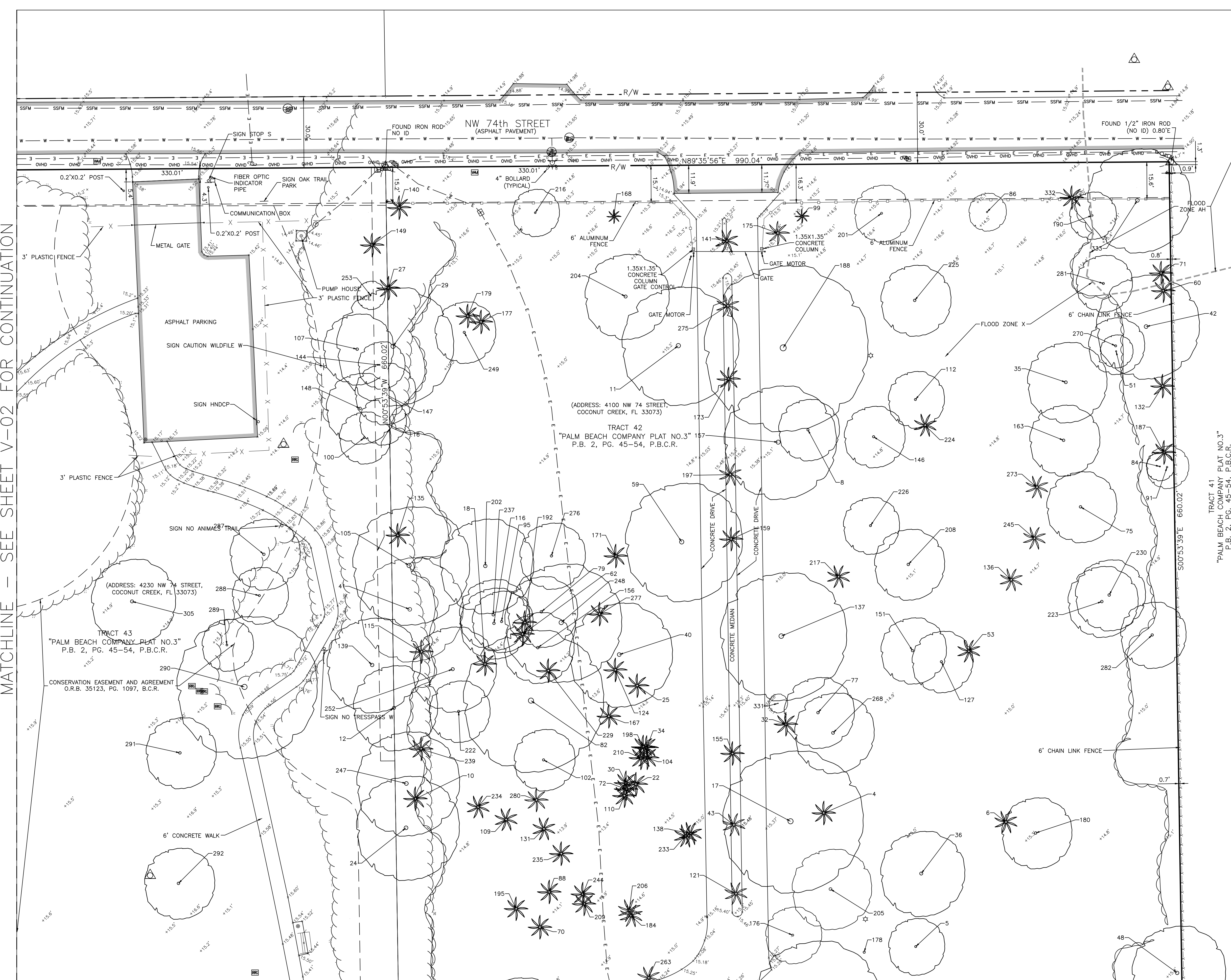
**SHEET NUMBER:**

**SURV-3**

V:\PROJECTS\2023\23-00155 - COCONUT CREEK PARK\DRAWINGS\60% DRC SUBMITTAL\23-00155\_615.DWG by JROMER 9/16/2024 7:40:01 AM

MATCHLINE - SEE SHEET V-02 FOR CONTINUATION

MATCHLINE - SEE SHEET V-04 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
  - STAND PIPE
  - PUMP
  - ELECTRIC SERVICE BOX
  - OVERHEAD WIRE
- 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
  - R/W - RIGHT OF WAY
  - F.P.L. - FLORIDA POWER & LIGHT COMPANY
- TREE LEGEND:**
- NUMBER FROM TREE CHART
  - TREE
  - ★ PALM TREE
- UNDERGROUND UTILITIES LEGEND:**
- UNDERGROUND FORCE MAIN
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND WATER LINE

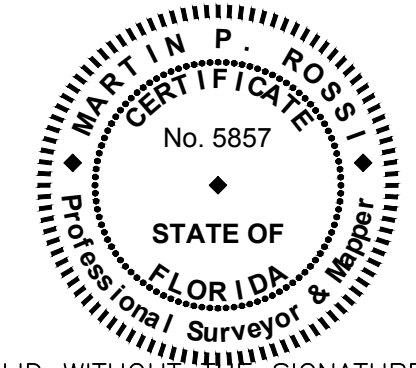
MATCHLINE - SEE SHEET V-03 FOR CONTINUATION

**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.mceengineers.com  
**SUSTAINABILITY CONSULTANT:**  
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 West Palm Beach, Florida 33401  
 (561) 801-7576  
 www.spinakergroup.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. ROSSI, PSM  
 FLA. REGISTRATION NO. 5857 DATE: 02/12/24

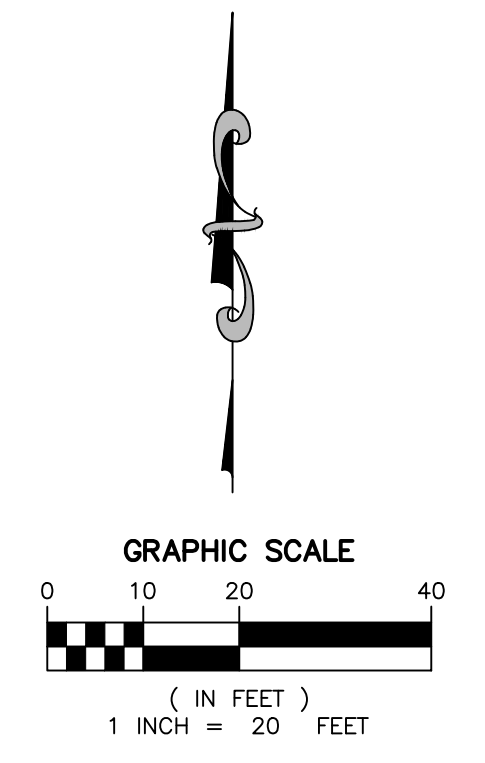
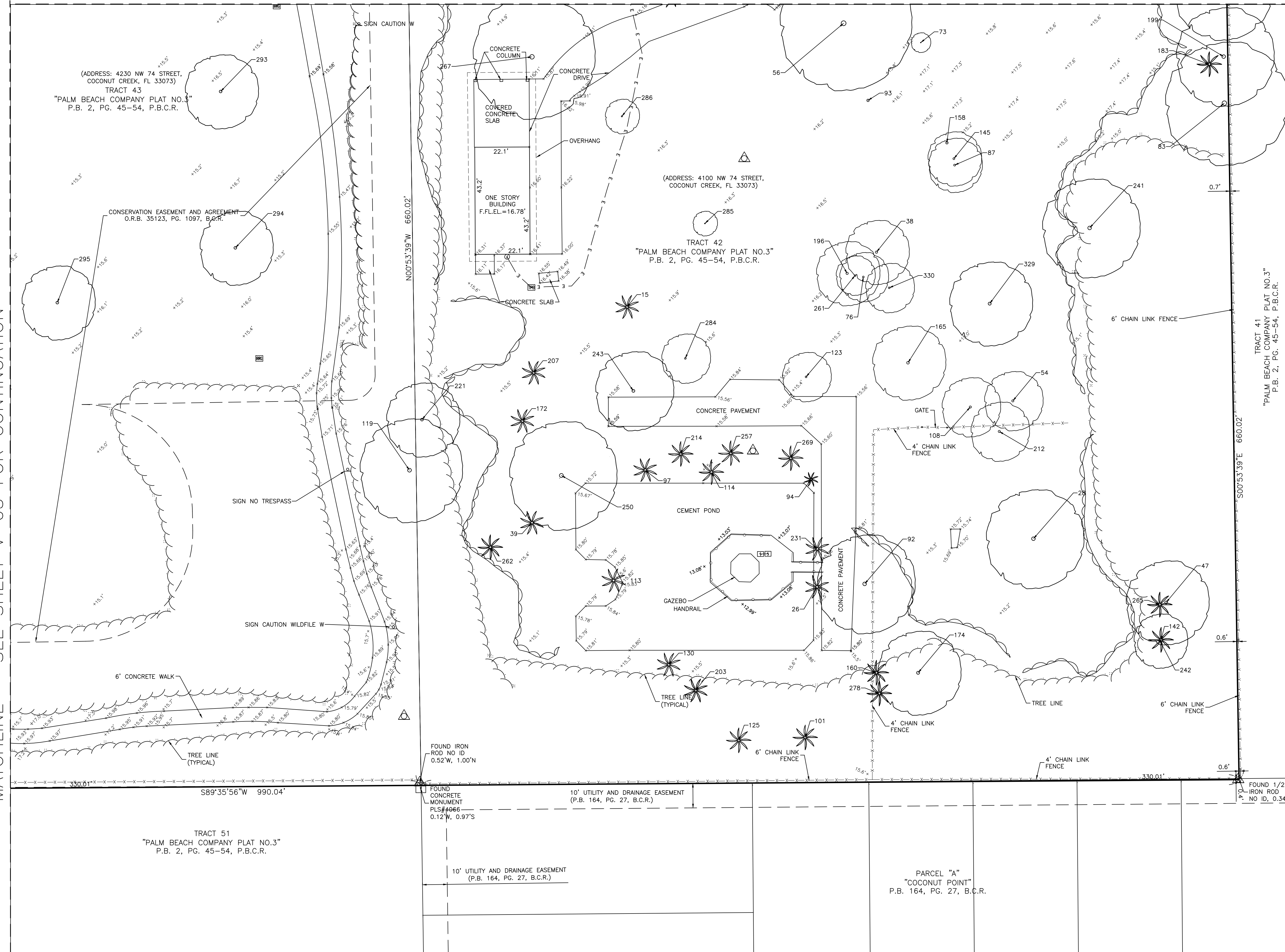
*Martin P. Rossi*

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

**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-4**

MATCHLINE - SEE SHEET V-05 FOR CONTINUATION

V:\PROJECTS\2023\23-00155 - COCONUT CREEK OAK TRAILS PARK\DRAWINGS\00% DRC SUBMITTAL\23-00155\_SFS.DWG by JROMER 9/16/2024 7:40:01 AM



- 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
  - P.C. - 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

MATCHLINE - SEE SHEET V-01 FOR CONTINUATION

**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  
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**STRUCTURAL ENGINEER:**  
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 (954) 210-7671  
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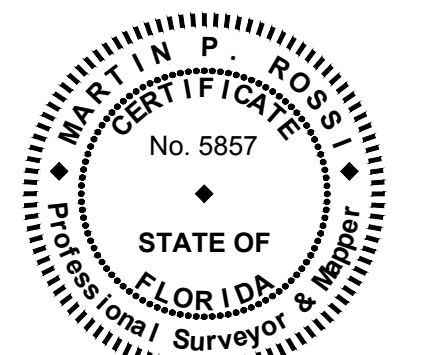
**SUSTAINABILITY CONSULTANT:**  
 SOCO TEC Consulting, Inc.  
 1177 Clare Avenue, Suite 7  
 West Palm Beach, Florida 33401  
 (561) 801-7576  
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**GEOTECHNICAL:**  
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 601 N. Congress Avenue, Suite 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:**  
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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  
 P.L.A. REGISTRATION NO. 5857 DATE: 02/12/24

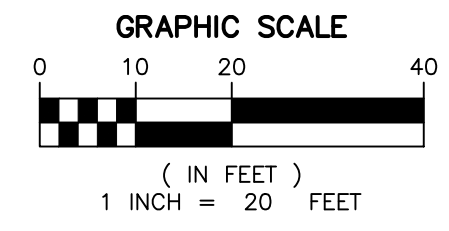
*Martin P. Rossi*

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

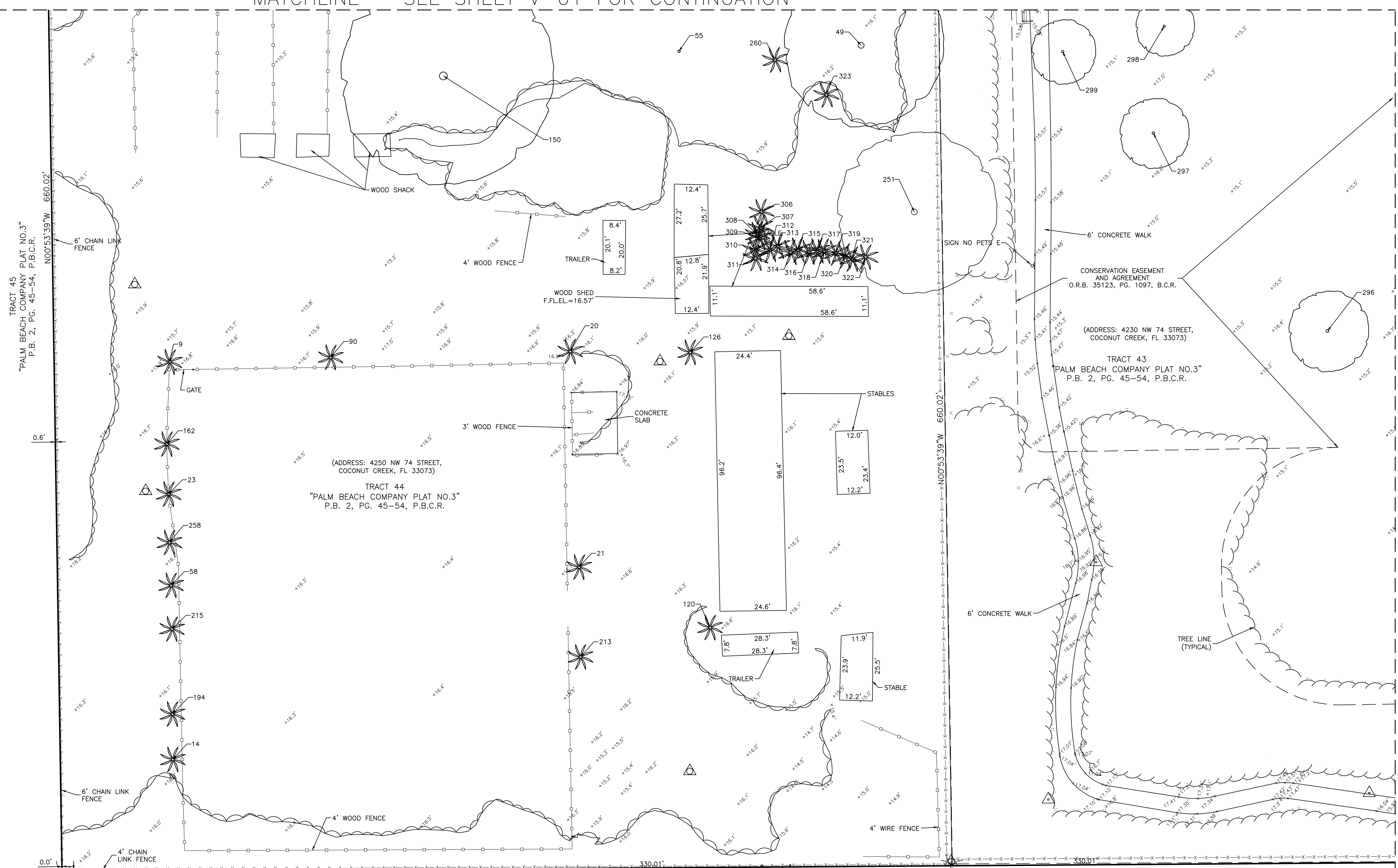
**SUBMITTAL:**  
**DRC SUBMITTAL**  
 DATE ISSUED: 09/16/2024  
 PROJECT NUMBER: 23-00155  
 DRAWN BY:  
 REVIEWED BY:  
 DESIGNED BY:

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

**SHEET NUMBER:**  
**SURV-5**



- 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
  - 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
  - R/W - RIGHT OF WAY
  - F.P.L. - FLORIDA POWER & LIGHT COMPANY
- TREE LEGEND:**
- NUMBER FROM TREE CHART
  - TREE
  - PALM TREE
- UNDERGROUND UTILITIES LEGEND:**
- SSW - UNDERGROUND FORCE MAIN
  - E - UNDERGROUND ELECTRIC LINE
  - W - UNDERGROUND WATER LINE



MATCHLINE - SEE SHEET V-04 FOR CONTINUATION

V:\PROJECTS\2023\23-00155 - COCONUT CREEK OAK TRAILS PARK\DRAWINGS\00% DRC SUBMITTAL\23-00155\_0155\_0155.DWG by JROMER 9/16/2024 7:40:01 AM

V:\PROJECTS\2023\23-00155 - COCONUT CREEK - OAK TRAILS PARK\DRAWINGS\00% DRC - SUBMITTAL\23-00155\_015.DWG by JROMER 9/16/2024 7:40:01 AM

TREE INVENTORY CHART table with columns: ID #, Common Name, Botanical Name, DBH (inches), Height (feet), Spread (feet), Condition, Notes. Rows 1-105.

TREE INVENTORY CHART table with columns: ID #, Common Name, Botanical Name, DBH (inches), Height (feet), Spread (feet), Condition, Notes. Rows 106-211.



South Florida Office: 13680 NW 5th Street Suite 200, Sunrise, Florida 33325 954-436-7000 www.millerlegg.com

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.spinakergroup.com

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

CLIENT:



4900 W. Copans Road Coconut Creek, FL 33063

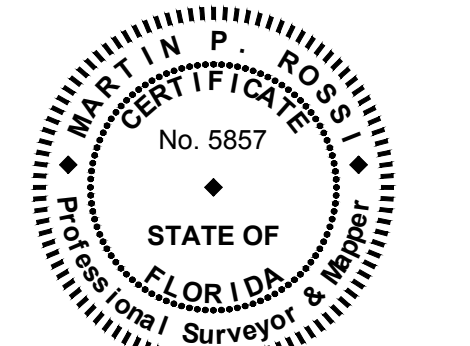
PROJECT NAME:

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 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.

APPROVED: MARTIN P. ROSSI, PSM P.L.A. REGISTRATION NO. 5857 DATE 02/12/24

Martin P. Rossi signature

Table with 2 columns: Date, Description. Row 1: 09/12/24 DRC SITE PLAN RESUBMITTAL. Row 2: 07/29/24 REV. TO SHOW ELEC. SERV. BOX SYMBOLS.

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-6

Table with columns for ID, Species, and various measurements (7, 26, 24, Fair, etc.). Rows 212-314.

Table with columns for ID, Species, and various measurements (14, 12, Good, etc.). Rows 315-330.

CONSULTANTS:

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

MEP: SGM Engineering, 5805 Blue Lagoon Drive, Suite 285, Miami, Florida 33026

STRUCTURAL ENGINEER: Master Consulting Engineers, 4101 Ravenswood Road, Suite 320, Fort Lauderdale, Florida 33312

SUSTAINABILITY CONSULTANT: SOCOTEC Consulting, Inc., 1177 Glare Avenue, Suite 7, West Palm Beach, Florida 33401

GEOTECHNICAL: Pacifica Engineering Services, 601 N. Congress Avenue, Suite 303, Delray Beach, Florida 33445

CLIENT:

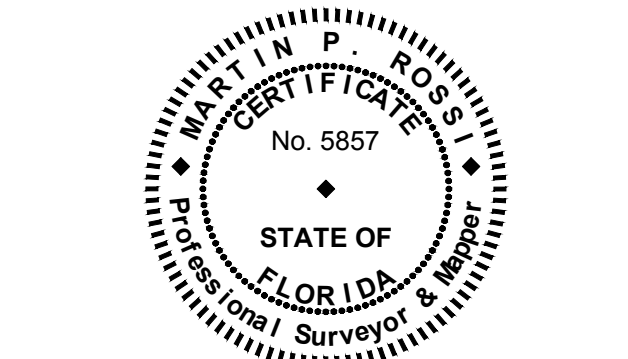
Coconut Creek logo and address: 4900 W. Copans Road, Coconut Creek, FL 33063

PROJECT NAME:

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

SEAL:

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APPROVED: MARTIN P. ROSSI, PSM

Martin P. Rossi signature

Table with columns for revision number, date, and description. Row 1: 09/12/24 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 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

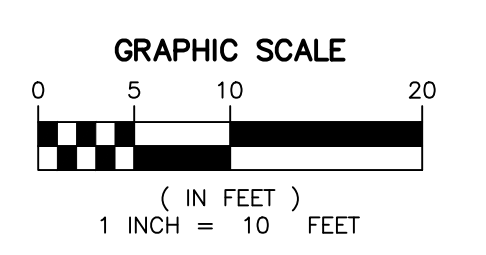
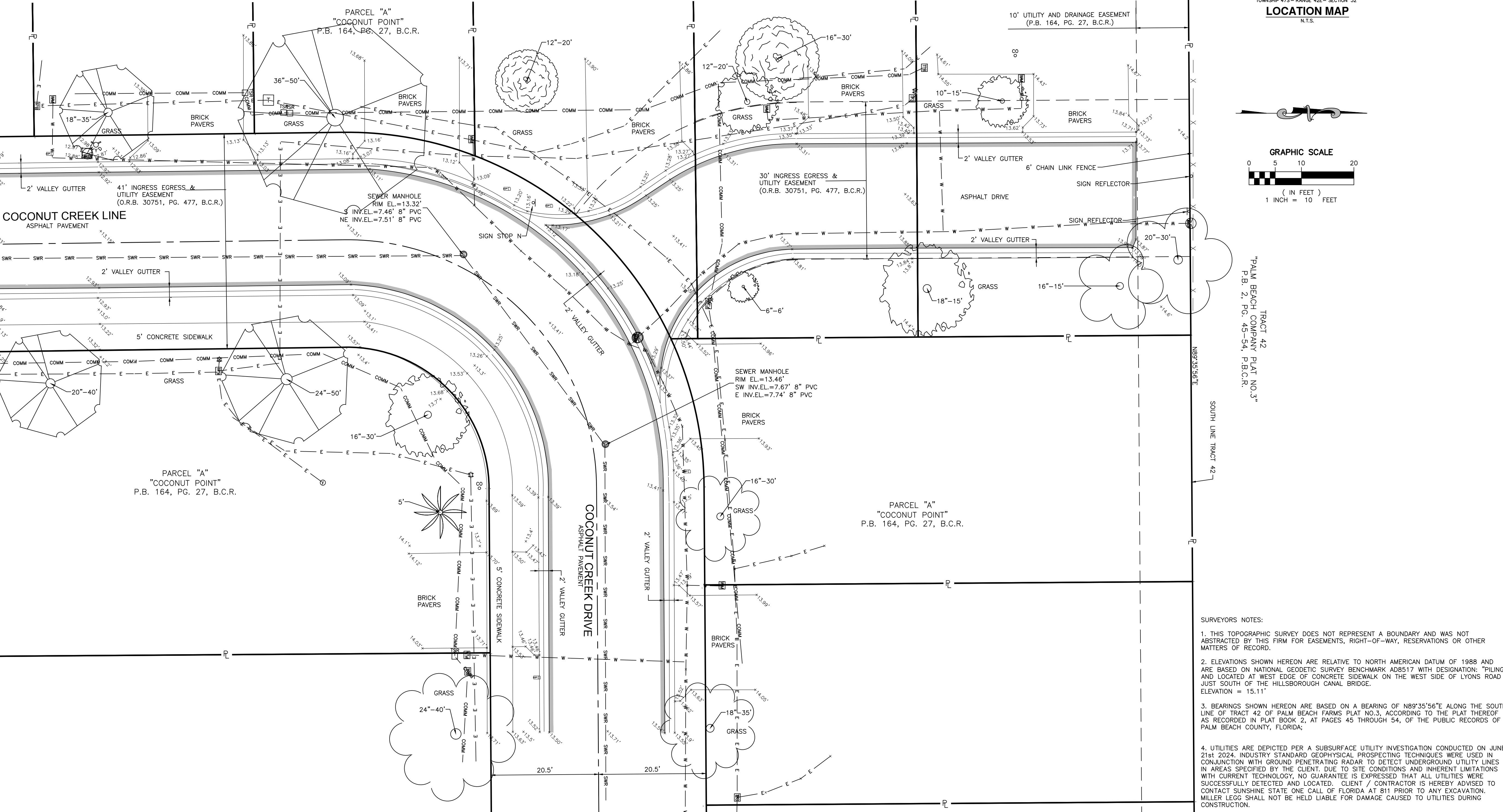
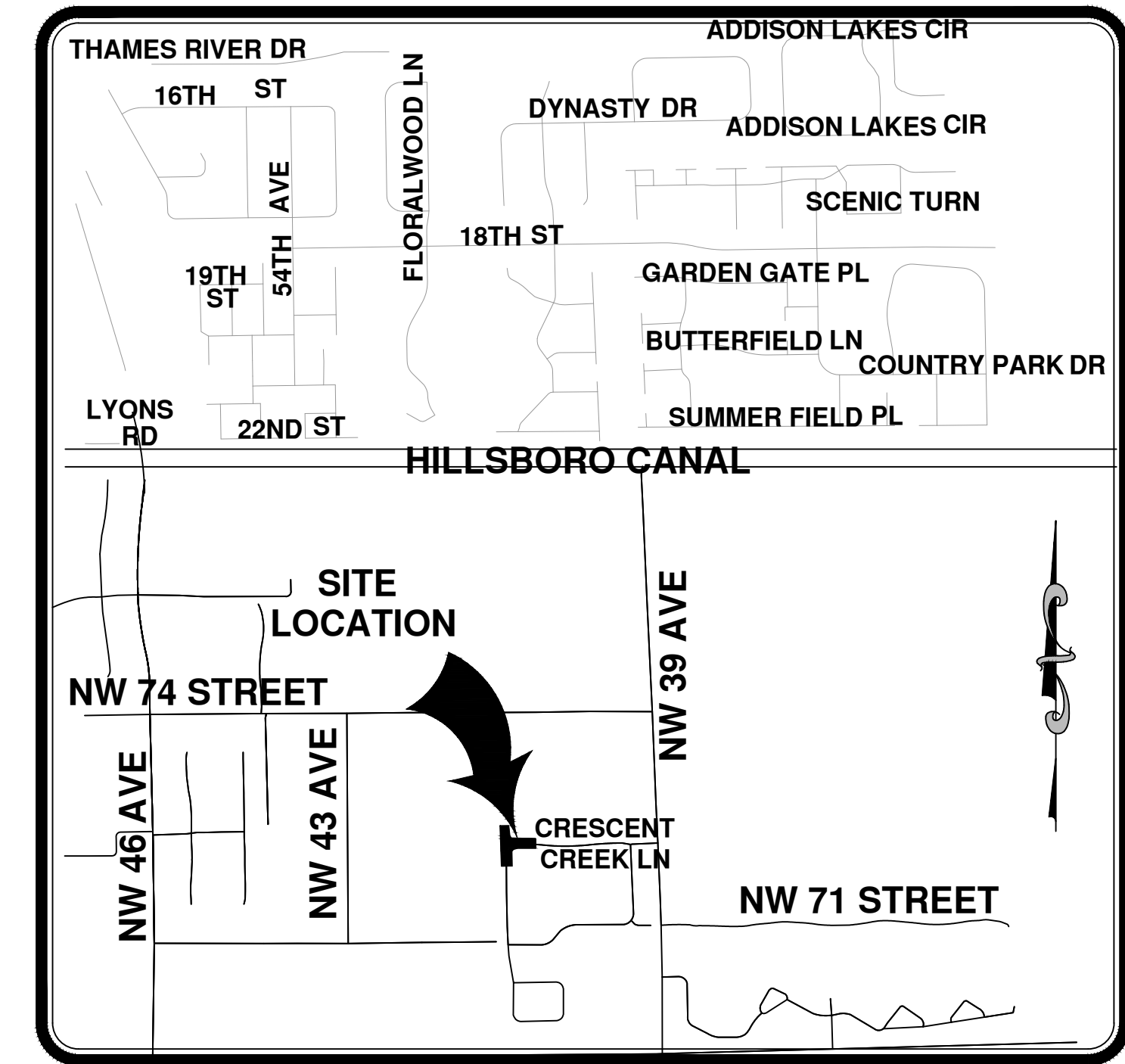
- UNDERGROUND UTILITIES LEGEND:
- SWR UNDERGROUND SEWER LINE
  - E UNDERGROUND ELECTRIC LINE
  - W UNDERGROUND WATER LINE
  - COMM UNDERGROUND COMMUNICATION LINE

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
- B.F.P. - BACKFLOW PREVENTER
- F.P.L. - FLORIDA POWER & LIGHT COMPANY
- R. - PROPERTY LINE

TREE LEGEND:

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



**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 AD8517 WITH DESIGNATION: "PLUNG" 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.

**MILLER LEGG**  
 South Florida Office: 13680 NW 5th Street  
 Suite 200, Sunrise, Florida - 33325  
 954-436-7000  
 www.millerlegg.com

**CONSULTANTS:**

**ARCHITECT:**  
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 2400 E. Commercial Boulevard, Suite 201  
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**CLIENT:**

**Coconut Creek**  
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**PROJECT NAME:**

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**MARTIN P. ROSSI**  
 No. 5857  
 STATE OF FLORIDA  
 Professional Surveyor & Mapper

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 APPROVED: MARTIN P. ROSSI, PSM  
 P.L.A. REGISTRATION NO. 5857 DATE 06/21/24

*Martin P. Rossi*

NO.	DATE	REVISIONS
1	06/12/24	DRC SITE PLAN RESUBMITTAL

**SUBMITTAL:**

**DRC SUBMITTAL**

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

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

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

V:\PROJECTS\2023\23-00155 - COCONUT CREEK OAK TRAILS PARK\DRAWINGS\60% DRC SUBMITTAL\23-00155\_SPS.DWG by JROMER 9/16/2024 7:40:20 AM