

Prepared by:
J. J. Goldasich and Associates, Incorporated
7050 W. Palmetto Park Road (15-507)
Boca Raton, Florida 33433

Return original or certified
recorded document to (Agency):
Broward County
115 South Andrews Avenue, Room 409
Ft. Lauderdale, Florida 33301

Joint Deed of Conservation Easement Standard

(within Broward County)

THIS JOINT DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 17th day of April, 2015 by **GRIFFIN 38 - COOPER CITY, L.P.** ("Grantor") whose mailing address is

23975 Park Sorrento, Suite 220, Calabasas, California 91302 to the South Florida Water Management District, 3301 Gun Club Road, West Palm Beach, FL 33406 and Broward County, a political subdivision of the state of Florida, 115 South Andrews Avenue, Room 409, Fort Lauderdale, Florida 33301 (collectively referred to as "Grantees"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantees" shall include any successor or assignee of Grantees.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in Broward County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, South Florida Water Management District Permit No. 06-110149-P ("Permit") and Broward County License No. DF23-1381 ("License") (collectively "Permit and License") and any modifications thereto issued by the Grantees authorize certain activities which could affect wetlands, surface waters, or other aquatic resources in or of the State of Florida; and

WHEREAS, Grantor, in consideration of the consent granted by the Permit and License or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantees a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit and License solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit and License, in a preserved, enhanced, restored, or created condition,



NOW, THEREFORE, in consideration of the issuance of the Permit and License to construct and operate the permitted and licensed activity, and as an Inducement to Grantees in issuing the Permit and License, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of Grantees upon the Conservation Easement Area described on Exhibit "B" which shall run with the land and be binding upon Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit and License (or any modifications thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by Grantees, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit and License (or any modifications thereto).

To carry out this purpose, the following rights are conveyed to Grantees by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, to determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted and licensed or required by the Permit and License (or any modification thereto) (which may include preservation, enhancement, restoration, creation, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit and License, described in the Management Plan, or otherwise approved in writing by Grantees are authorized; and

- iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by Grantees are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify Grantees in writing of its intent to commence such activities. All such activities may only be completed during the time period for which Grantees approved the plan;
- d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;
- g. Acts or uses detrimental to such aforementioned retention of land or water areas; and
- h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit and License (or any modifications thereto), Management Plan (if any), or the intent and purposes of this Conservation Easement.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantees' Liability.** Grantees' liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantees shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantees, and any forbearance on behalf of Grantees to exercise their rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantees' rights hereunder. Grantees shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. **Taxes.** When perpetual maintenance is required by the Permit or License, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish Grantees with satisfactory evidence of payment upon request.

9. **Assignment.** Grantees will hold this Conservation Easement exclusively for conservation purposes. Grantees will not assign their rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in this Conservation Easement.

12. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.

14. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of Broward County, Florida, and shall rerecord it at any time Grantees may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantees harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantees forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantees that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement Area is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

(INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, GRIFFIN 38 - COOPER CITY, L.P. ("Grantor") has hereunto set its authorized hand this 17th day of April, 2025


(Signature)

a Delaware limited partnership
(choose one)

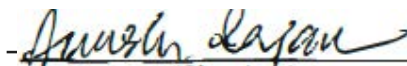
☐ A Florida corporation or ☒

By

Name: Steven C. Porath

Title: Authorized Representative

Signed, sealed and delivered in our presence as witnesses:


(Signature)

By:


(Signature)

Name: ANUSHA RAJAN
(Print)

Name: Roshelle Schwartz
(Print)

Address: 23975 Park Sorrento, Suite 220
Calabasas, CA 91302

Address: 23975 Park Sorrento, Suite 220
Calabasas, CA 91302

STATE OF FLORIDA

COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, the person who subscribed to the foregoing instrument, as the _____ (title), of _____ ☐ (corporation), a Florida corporation, or ☐ _____ (choose one) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☐ _____ (choose one) and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

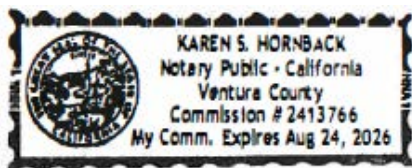
}

On April 17, 2025 before me, Karen S. Hornback, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven C. Porath
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Signature Karen S. Hornback
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ eeee eeee e_e

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____ eeee e

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ eeee eeee Signer's Name: _____ ee_eee

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____ ee

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator ☐ Trustee ☐ Guardian of Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT A

[LOCATION MAP]



CHIA VINI TRADING SOCIETY ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
2045 N. 30TH STREET, SUITE 1000, PHOENIX, ARIZONA 85016
TEL: (602) 254-4400 FAX: (602) 254-4400
FURNISH US WITH INFORMATION, INCLUDING: ADDRESS, PHONE NO. FOR
FURNISH US WITH INFORMATION, INCLUDING: ADDRESS, PHONE NO. FOR

OVERALL EARTHWORK PLAN
AND KEY SHEET

Shed Everett Edmonds Chas. E. Smith & Son Finnson & Co. No. 50308 Superior Ave. S. 3201 S.	Shed Everett Edmonds Chas. E. Smith & Son Finnson & Co. No. 50308 Superior Ave. S. 3201 S.	DATE 7/2/23 EDMONDS C-1 1 OF 4
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EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

FOR: CC DEVCO, LLC

SKETCH AND DESCRIPTION
CONSERVATION EASEMENT**LEGAL DESCRIPTION:**

PORTIONS OF TRACTS 6, AND 8, BLOCK 1, SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, A "EVERGLADES PLANTATION SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS ARE RECORDED IN PLAT BOOK A2, PAGE A7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERN MOST CORNER OF PARCELA "A", THE FAIRWAYS OF A SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A101, PAGE A1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCELA 21, ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS ARE RECORDED IN PLAT BOOK A82, PAGE A42, OF AS AID BROWARD COUNTY RECORDS; THENCE NORTH 02°50'12" WEST ALONG AN EAST BOUNDARY OF SAID PARCELA "A", A DISTANCE OF 23.66 FEET; THENCE NORTH 87°09'48" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°50'12" WEST ALONG A LINEAL YING 10 FEET EAST OF A AND A PARALLEL WITH, WHEN MEASURED AT A RIGHT ANGLE TO THE SAID EAST BOUNDARY, A DISTANCE OF 34.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 372.00 FEET, A THROUGH A CENTRAL ANGLE OF 26°21'27", A FOR AN ARC DISTANCE OF 171.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°31'15" EAST ALONG A LINEAL YING 10 FEET SOUTHEAST OF A AND A PARALLEL WITH, WHEN MEASURED AT A RIGHT ANGLE TO A SAID EAST BOUNDARY, A DISTANCE OF 266.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 590.00 FEET, THROUGH A CENTRAL ANGLE OF 14°40'52", A FOR AN ARC DISTANCE OF 51.18 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE LAST DESCRIBED CURVE LYING A 10 FEET SOUTHEASTERLY OF A AND A CONCENTRIC WITH A SAID EAST BOUNDARY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, A THROUGH A CENTRAL ANGLE OF 82°05'25", A FOR AN ARC DISTANCE OF 44.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°42'28" EAST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 30°17'32" WEST, A DISTANCE OF 22.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 96°46'17", A FOR AN ARC DISTANCE OF 44.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°28'45" EAST, A DISTANCE OF 22.48 FEET; THENCE SOUTH 23°31'15" WEST ALONG A LINEAL YING 22 FEET SOUTHEASTERLY OF A AND A PARALLEL WITH, WHEN MEASURED AT A RIGHT ANGLE TO A SAID EAST BOUNDARY, A DISTANCE OF 362.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 158.00 FEET, A THROUGH A CENTRAL ANGLE OF 26°21'27", A FOR AN ARC DISTANCE OF 72.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°50'12" EAST, A DISTANCE OF 96.97 FEET; THENCE SOUTH 87°09'48" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 27°38'45" WEST; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 139.52 FEET, THROUGH A CENTRAL ANGLE OF 53°03'42", A FOR AN ARC DISTANCE OF 129.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36°31'19" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 53°28'41" WEST, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 50°38'30", A FOR AN ARC DISTANCE OF 61.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA. CONTAINING 132,616 SQUARE FEET OR 3.044 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST BOUNDARY OF PARCELS 20 AND 21, ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 02°50'12" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF A PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA AS OUTLINED IN CHAPTERS 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY A DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, A BOARD OF A PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT AS A SKETCH AND DESCRIPTION IS A TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

Raymond
YoungDigitally signed by
Raymond Young
Date: 2024.09.06
16:11:48 -04'00'RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND A
ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL
SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
L ARC LENGTH
M.D.C.R. MIAMI-DADE COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R RADIUS
Δ CENTRAL ANGLE

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2014\14-0013-001 SOLTERRA PLAT\DRAWINGS\SKETCH_AND_DESC\14-0013-001_SD_CONSERV ESMT_REVISED-8-29-24

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. It has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and for REVISIONS

	DATE	BY	CK'D
1. REVISE EASEMENT BOUNDARY	06/21/24	JDP	RY
2. REVISE EASEMENT BOUNDARY	09/06/24	JDP	RY

**CRAVEN • THOMPSON & ASSOCIATES, INC.**
ENGINEERS • PLANNERS • SURVEYOR'S3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271ALL MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION. COPYRIGHT (C) 2024

JOB NO.: 14-0013-001-01 SHEET 1 OF 2 SHEETS

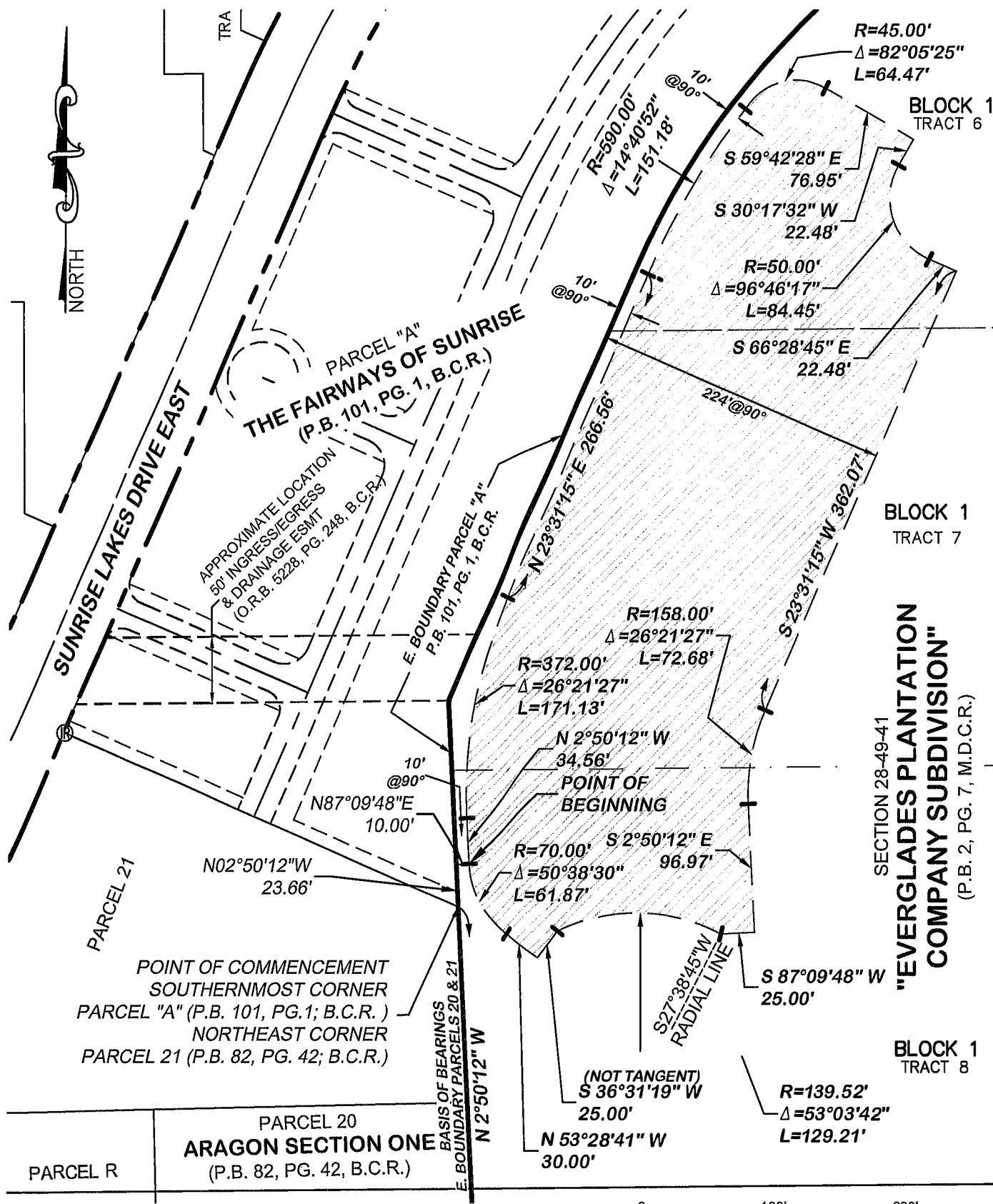
DRAWN BY: RY

F.B. N/A PG. N/A

CHECKED BY: TB

DATED: 03/04/24

CONSERVATION EASEMENT



\\CTAFLE02\SURVEY_PROJECTS\PROJECTS\2014\14-0013-001 SOLTERRA
PLAT\DRAWINGS\SKETCH_AND_DESC\14-0013-001_SD_CONSERV ESMT_REVISED-8-29-24



Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024

JOB NO.: 14-0013-001-01 SHEET 2 OF 2 SHEETS

DRAWN BY: JDP

F.B. N/A PG. N/A

CHECKED BY: RY

DATED: 06/13/24

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

April 30, 2025

Griffin 38 – Cooper City, LP
c/o Steven Porath
23975 Park Sorrento, Ste. 220
Calabasas, CA 91302
E-mail: njenny@tollbrothers.com

Dear Mr. Porath:

This is to notify you of the Resilient Environment Department's action concerning your application received December 23, 2023, for authorization to fill a wetland area at 10550 Griffin Rd, Cooper City, Florida. The application has been reviewed for an Environmental Resource License.

Broward County - Environmental Resource License (ERL) Review – Granted

The Department has reviewed the project for compliance with Aquatic and Wetland Resource Protection Ordinance Sec. 27-331 through 27-341 of the Broward County Code. Based on the information submitted, Environmental Resource License No. **DF23-1381** is hereby issued. The above-named licensee is hereby authorized to perform the work per the approved drawings(s), plans, documents and specifications as submitted by the licensee, and made a part hereof. The above referenced approvals will remain in effect subject to the attached Broward County General Conditions, Broward County Specific Conditions, and stamped exhibits.

The issuance of this license is a **final agency determination**. A person with a substantial interest may file a petition to request review of, or to intervene in a review of, a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances (excerpt attached).

Sincerely,

Linda Sunderland

Linda Sunderland, PWS
Environmental Program Supervisor

April 30, 2025

Date

ENC:

1. Environmental Resource License
2. Sec. 27-14 Administrative Review Procedures (4 pages)
3. One copy of stamped drawings (42 pages)

cc:

1. Jim Goldasich, JJ Goldasich and Associates, Incorporated (via e-mail)
2. USACOE-PBG (via e-mail)



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

ENVIRONMENTAL RESOURCE LICENSE

Licensee: Griffin 38 – Cooper City, LP
c/o Steven Porath
23975 Park Sorrento, Ste. 220
Calabasas, CA 91302

License No: DF23-1381
Project:
Wetland Impact for Development

This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named applicant, hereinafter called licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows:

Description of Work: This project involves the development of a 13.47-acre residential development and associated surface water management system. Currently, the site contains 7.58 acres of uplands, 5.89-acres of jurisdictional wetlands (WD2303-009), and no existing surface waters. The following regulated activities are proposed during construction of the development: (1) the filling of approximately 5.89-acres of existing wetlands with approximately 38,500 cubic yards of clean fill; (2) creation of 0.67-acre of other surface waters, including the installation of a boat ramp and one endwall along the perimeter of the lake; and (3) installation of a headwall into a canal and canal bank stabilization.

Unavoidable impacts to 5.89 acres of wetlands shall be offset through the creation of a 2.919-acre off-site herbaceous mitigation area, to be issued as part of a separate license / permit, DF24-1271. This area will be encumbered by a Joint Deed of Conservation Easement to SFWMD and Broward County.

Location of Work: This project is located at 10550 Griffin Rd, Cooper City, Florida. Section 30, Township 50, South, Range 41 East. Folio Number 504130010040. The off-site mitigation is located at 7400 NW 24 PL SUNRISE, Florida. Folio Number 494127010040.

Construction shall be in accordance with submitted ERL Application Form received on 11/15/2023, and all additional information submitted; plans stamped by the Department on 04/30/2025 (attached); and with all General and Specific Conditions of this license.

General Conditions:

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by Resilient Environment Department (RED) pursuant to Chapter 27 of the Broward County Code of Ordinances. RED will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by RED.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify RED within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to RED that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on the licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to RED, may be used by RED as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by § 403.111, F.S.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by RED personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
11. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
12. In addition to the general conditions set forth above, each license issued by RED shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of RED. The licensee agrees that specific conditions are enforceable by RED for any violation thereof.
13. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of RED, and any forbearance on behalf of RED to exercise its rights hereunder in the event of any breach by the licensee, shall not be deemed or construed to be a waiver of RED's rights hereunder.

Specific Conditions:

A. Standard Conditions

1. **Notify the Department in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.** Commencement notification should include such information as the intended start date, estimated duration of construction, and the name and contact information of the firm contracted to do the work. Failure to comply with this condition may result in enforcement action.
2. Any project causing environmental problem(s) shall be reported immediately to the Department's Environmental Response Line at 954-519-1499.
3. All project generated solid waste and/or spoil material must be disposed of in a suitable approved manner in accordance with current regulations at an upland location (not including surface waters and wetlands).
4. Only clean fill shall be placed in the water bodies being filled. Any fill material used shall be free of garbage, rubbish, refuse, asphalt, hazardous materials, organic matter such [as] wood, lumber, tree or tree trimmings, or other contaminants. The disposal of any putrescible or deleterious debris in any water body is prohibited.

B. Construction Conditions

1. If the approved license drawings and/or license attachments/plans conflict with the specific conditions, then the specific conditions shall prevail.
2. Demolition and construction related debris must be disposed of at an approved upland location and may not be left in any wetlands or any surface waters.
3. This license does not eliminate the necessity to obtain any required federal, state, local or special district authorizations prior to the start of any activity approved by this license.

C. Compensatory Mitigation Conditions (Off-Site)

1. Construction and installation of the Areas shall be in accordance with attached plans by the Department (attached) and associated information.
2. **Construction of the mitigation area shall be concurrent with impacts to the jurisdictional wetland areas.**
3. The following steps must be taken prior to submittal of the Time-Zero monitoring report, all relevant correspondence may be uploaded to ePermits or e-mailed to AWRlicense@broward.org
 - (a) Upon completion of the mitigation earthwork, the Licensee shall submit an as-built survey providing a Florida registered surveyor's certification of elevations in relation to design and surveyor verification of actual acreage for all licensed mitigation habitats. **Plant installation shall not begin until after the Department has approved the as-built survey.**
 - (b) The source for the plants and muck (a minimum of 12-inches of muck required) for the wetland area shall be conveyed prior to plant installation. Plant substitutions or planting plan alterations must be approved by the Department prior to installation.

If there are conflicts with any other agency regarding the mitigation area, notify the Aquatic and Wetland group immediately.

4. Once condition C.3. has been approved a Time-Zero monitoring report may be submitted. The Time Zero report is required within 30 days earthwork approval and prior to any Certificate of Occupancy being issued for any structure on the site.

5. The Area(s) shall be monitored, and reports submitted quarterly for five (5) years describing in detail the condition of the Areas relative to the reference wetland and the criteria listed above (D. 3.a-e).
6. A viable wetland system shall be established that replicates a natural reference wetland in basic structure and function. To assure that the Area(s) become self-sustaining, the following criteria shall be met:
 - (a) A minimum of 80% coverage by desirable wetland species after a two (2) year period and demonstration of persistence for three (3) additional years.
 - (b) Less than 2% coverage by invasive exotic and undesirable species is allowable if plants are dispersed and not concentrated in any particular area. Exotic and undesirable species include, but are not limited to, *Melaleuca*, Australian pine, Brazilian pepper, *Bischofia*, torpedo grass, primrose willow, cattail, air potato, and *Syngonium*. Treatment efforts should be tailored to prevent these species from becoming reproductively mature.
 - (c) A minimum of 80% survival of each planted species shall be maintained each quarter. An exception to this condition may be allowed where species composition, density of planted and recruitment species, the overall wetland condition, as characterized by the growth rates and viability of the Areas are of higher quality, as determined by the Department.
 - (d) Hydrologic conditions and soil characteristics are in general conformity to those specified in plans. Data from the permanent surveyed staff gauges must be collected every two weeks and submitted with the quarterly monitoring reports.
7. Should the Department determine that the Areas are not achieving the listed criteria during some portion of the monitoring period, the licensee shall determine the reasons for failure and prepare plans that demonstrate clearly how the problem(s) will be corrected and submit such plans immediately to the Department for approval. Those plans shall be implemented within 30 days from the Departments written approval.
8. Introduction (direct or indirect) of Grass Carp (*Ctenopharyngodon idella*) is strictly prohibited. The Licensee shall properly employ and maintain Grass Carp exclusion devices as necessary to prevent entry into the area.
9. Permanent physical markers designating the preserve status of the wetland conservation area and buffer zones shall be placed around the entire perimeter of the mitigation area a maximum 100 feet apart. The markers shall be maintained in perpetuity.
10. The licensee shall be responsible for the successful completion of the mitigation work, including the monitoring and maintenance of the mitigation areas for the duration of the plan. The mitigation area shall not be turned over to another entity until the mitigation work is accomplished as licensed and staff has approved the Time Zero mitigation report.
11. Spoil generated from the excavation authorized by this license must be used on-site or placed in off-site uplands and contained in such a manner as to prevent erosion into wetlands or other surface waters.
12. The licensee shall provide any future purchaser(s) of this site with a copy of this license.
13. Required water quality treatment (including ½" dry pretreatment and/or 1" wet detention as required by the appropriate jurisdictional agencies) must be provided **prior to** discharge into any part of the licensed wetland mitigation area. The mitigation areas cannot be considered in, or used for, meeting stormwater treatment requirements. Stormwater from development that abuts the mitigation areas shall be routed away from the mitigation areas through swales or other conveyances and treated or discharged into treatment lakes at a distance adequate to maximize treatment prior to mixing with waters in the mitigation areas.
14. The Department must be notified of any change of consultant/contractor during the construction and mitigation monitoring phases of this project.
15. The conservation area shall be the perpetual responsibility of the licensee and may in no way be altered from its natural or licensed state as documented herein, apart from its normal maintenance.

D. Conservation Easement/Financial Assurance

1. A fully executed Conservation Easement must be recorded within six months of license issuance or prior to any COs being issued for the project whichever comes first.
2. If the property ownership changes prior to the Conservation Easement being recorded, the Department shall be notified in writing and a new Conservation Easement draft with an updated Opinion of Title must be provided within 30 days of the ownership transfer.
3. The conservation area shall be the perpetual responsibility of the underlying landowner and may in no way be altered from their natural or licensed state as documented in this license, with the exception of restoration activities. Activities prohibited within the conservation area(s) include, but are not limited to: construction or placement of soil or other substances such as trash; removal or destruction of trees, shrubs or other vegetation (with the exception of exotic/nuisance vegetation) removal; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation.

E. A copy of this license shall be kept on site during all phases of construction

Recommended for approval by:

Michelle Decker
License Processor

Issued this 30th day of April 2025

Expiration Date: April 30th, 2030

Broward County Resilient Environment Department

Linda Sunderland
Linda Sunderland, PWS
Environmental Program Supervisor
Environmental Permitting Division

Sec. 27-14. Administrative review of EPGMD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
- (1) The requirement that a facility or activity obtain a license or environmental review approval.
 - (2) Interpretations of license or environmental review approval conditions.
 - (3) Interpretations of variance conditions.
 - (4) The decision to suspend or revoke a license or environmental review approval.
 - (5) The requirement of certain license conditions.
 - (6) The issuance of a license or environmental review approval.
 - (7) The denial of a license or environmental review approval.
 - (8) The scope of a license or environmental review approval, geographic or otherwise.
 - (9) The scope of a variance, geographic or otherwise.
 - (10) The issuance of a stop work order.
 - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
- (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
 - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
 - (1) The nature of the determination sought to be reviewed.
 - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
 - (3) The specific determination for which the review is sought.
 - (4) The specific legal grounds upon which the parties seek review of the determination.
 - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
 - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
 - (7) A copy of the director's or the designee's written final determination.
 - (8) A statement of the relief requested stating precisely the action that the petitioner wants EPGMD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by EPGMD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

- (1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through EPGMD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.
 - (2) The petitioner shall give notice of the hearing by:
 - a. Giving personal notice to all proper parties; and
 - b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
 - c. Posting notice at a location determined by the Broward County Administrator's Office.
 - (3) The petitioner shall bear the cost of giving notice.
 - (4) The notice shall contain, at a minimum:
 - a. A description and location of the facility or the activity to be conducted by the petitioner; and
 - b. The time and place of the hearing.
- (k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.
- (l) The hearing shall be a quasi-judicial hearing.
- (1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and EPGMD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.
 - (2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.
- (m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:
- (1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of EPGMD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon EPGMD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)
Secs. 27-15--27-19. Reserved.



Initial: 05/28/2023

Revised: 12/14/2023

J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN



(561) 883-9555
jig@jiggoldasich.com
Seagrass to Sawgrass

Hanson Homestead
CC Homes-BC Wetland JD
Wetlands & Surface Waters
Davie, Broward County, FL

Areas with
Wetland
Conditions
& Surface
Waters

80 40 0 80 160 240 320 400

Broward County

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04/30/2023



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- CIBWD GENERAL NOTES
- 1) THE FOLLOWING GENERAL NOTES ARE REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT. THEY ARE NOT MEANT TO BE ALL INCLUSIVE, AND IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENT OF THE CENTRAL BROWARD WATER CONTROL DISTRICT.
- 2) ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO CONSTRUCTION.
- 3) BONDS: UPON COMPLETION OF COMMISSIONERS' APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE, THE FOLLOWING ITEMS MUST BE COMPLIED WITH:
- A) BOND (CASH OR SURETY, IN THE DISTRICT'S FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER OF RECORD'S ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS, (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT SECRETARY/MANAGER OR DISTRICT ENGINEER).
- B) SINKS, LAKE/POUND BANKS, SLOPES, CANALS, AND OTHER EXCAVATIONS SHALL BE BONDED SEPARATELY FROM OTHER DRAINAGE IMPROVEMENTS AND WILL BE HELD BY THE DISTRICT UNTIL SUCCESSFUL COMPLETION. THE AMOUNT OF THIS SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY RECOMMENDATION OF THE DISTRICT SECRETARY/MANAGER.
- C) THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A RECORDED INSTRUMENT. RELEASE OR REDUCTION FROM THE RECORDED INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
- D) BONDS SHALL BE PROVIDED BY THE PRINCIPALS OF DEVELOPMENT ONLY. CONTRACTOR OR SUB-CONTRACTOR BONDS ARE NOT ACCEPTABLE.
- E) UPON SUCCESSFUL COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF "AS-BUILT/RECORD DRAWINGS" BY THE DISTRICT BOARD OF COMMISSIONERS, A PERCENTAGE OF THE PERFORMANCE BOND AS DETERMINED BY THE DISTRICT MAY BE RELEASED. THE BALANCE OF BOND SHALL REMAIN IN FULL FORCE AND EFFECT FOR AN ADDITIONAL TWELVE (12) MONTHS AFTER FINAL INSPECTION AND APPROVAL, UNLESS SUPPLEMENTED BY NEW BOND FORMS IN THE REQUIRED AMOUNTS AND APPROVED BY THE DISTRICT ATTORNEY.
- F) INSPECTIONS: WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICT'S INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS, ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTION MUST BE MADE BY DISTRICT PERSONNEL, BEFORE BACKFILLING OF ANY STORM DRAIN STRUCTURES, PIPES, EXFILTRATION TRENCHES, WORK IN DISTRICT CANALS, AND BEFORE PLACEMENT OF ASPHALT OR CONCRETE PAVEMENT. CALL (954) 424-2110 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION OF THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.
- G) LIMESTONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE SIXTY PERCENT (60 %).
- H) ALL MUCK AND DELETERIOUS SOILS SHALL BE REMOVED FROM THE TOP OF BANK TO TOP OF BANK LIMITS OF DRY DETENTION/RETENTION AREAS, AND EXFILTRATION TRENCHES DOWN TO A MINIMUM OF FIVE FEET (5') BELOW THE WATER CONTROL ELEVATION AND REPLACED WITH SUITABLE WELL-DRAINING SOILS.
- I) ALL RUBBAGE VEGETATION SHALL BE REMOVED FROM WITHIN THE PROJECT LIMITS AND WITHIN THE PORTION OF THE CIBWD CANAL THAT FALLS WITHIN THE PROPERTY BOUNDARY. THIS ALSO APPLIES WHEN THE PROPERTY ADJUTS A ROADWAY AND THE DISTRICT CANAL IS LOCATED ON THE OPPOSITE SIDE OF THE ROAD WITH RESPECT TO THE PROPERTY. IN THIS CASE, RUBBAGE VEGETATION SHALL BE REMOVED FROM THE CANAL BANK NEAREST THE PROPERTY LINE.
- J) EXISTING STORM SEWERS SHALL BE CLEANED FROM THE POINT OF CONNECTION WITH NEW STORM SEWERS OR DRAINAGE STRUCTURES TO THE FIRST EXISTING STRUCTURE UPSTREAM AND DOWNSTREAM OF THE POINT OF CONNECTION. TELEVISION INSPECTION OF THE PIPES SHALL BE REVIEWED AND CERTIFIED THAT THEY ARE CLEAN BY THE ENGINEER OF RECORD PRIOR TO SUBMITTAL OF AS-BUILT DRAWINGS TO THE DISTRICT.
- K) THE LIMITS OF ANY EASEMENT TO BE DEDICATED TO THE DISTRICT SHALL BE STAKED PRIOR TO INSTALLING TREES TO BE LOCATED WITHIN THREE (3) FEET OF A DISTRICT EASEMENT. THE STAKES SHALL REMAIN IN PLACE UNTIL THE SITE OR LANDSCAPE CONSTRUCTION VERIFIES THE INTENDED PLANT LOCATION DOES NOT ENROACH INTO A DISTRICT EASEMENT.
- L) THE DISTRICT SECRETARY/MANAGER AND DISTRICT ENGINEER SHALL BE NOTIFIED PRIOR TO THE SUBMITTAL OF AS-BUILT/RECORD DRAWINGS OF ANY ENCROACHMENT WITHIN A DISTRICT EASEMENT NOT EXPRESSLY APPROVED BY THE DISTRICT BOARD OF COMMISSIONERS.
- M) AS-BUILT SURVEY AND RECORD DRAWING: "AS-BUILT" PLANS FROM THE SURVEYOR OF RECORD MUST BE CERTIFIED AS "RECORD DRAWINGS" BY THE ENGINEER OF RECORD. THE SURVEYOR'S CERTIFICATION SHALL INCLUDE THE LAST DATE OF FIELD DATA ACQUISITION. THE ENGINEER'S CERTIFICATION SHALL INCLUDE THE CONCORD PROJECT COMPLIANCE STATEMENT. AS-BUILT SURVEY SHALL BE PROVIDED AS AN OVERLAY ON THE APPROVED CONSTRUCTION DRAWINGS AT THE SAME SCALE FOR COMPARISON PURPOSES. ALL REFERENCES TO "PROPOSED" SHALL BE STRUCK THROUGH AND REPLACED WITH THE AS-BUILT CONDITION. AS-BUILT SUBMITTALS SHALL FOLLOW THE SAME FORMAT OF GENERAL REVIEW AS DESCRIBED IN THE CENTRAL BROWARD WATER CONTROL DISTRICT'S STORMWATER MANAGEMENT REGULATIONS, STANDARDS, PROCEDURES, AND DESIGN CRITERIA MANUAL.
- N) LAKE/POUND, CANAL, AND DRY DETENTION/RETENTION AREA AS-BUILTS WILL BE CROSS-SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS-BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REFERENCE TO THE LAKE/CANAL MAINTENANCE EASEMENT. SPACING BETWEEN EACH CROSS-SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE/POUND OR DRY DETENTION/RETENTION AREA WAS CONSTRUCTED AS DESIGNED. THE MAXIMUM SPACING BETWEEN CROSS SECTIONS SHALL BE 100'. (1) NGVD29 BENCHMARK, CURVE'S CONNECTING DISTRICT CANALS ONLY REQUIRE ONE (1) BENCHMARK PER EACH PAIR OF HEADWALLS.
- O) THE SURVEYOR OF RECORD SHALL ANNOTATE THE BENCHMARK ELEVATIONS ON THE AS-BUILT DRAWING IN THE FORM PROVIDED BY THE DISTRICT ENGINEER. THE BENCHMARK DATA SHALL ALSO INCLUDE A NORTHING AND EASTING COORDINATE AT THE CENTER OF EACH HEADWALL. THE HORIZONTAL DATUM SHALL BE BASED ON STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1989 (NAD83/99).

EXISTING DRAINAGE INLET

EXISTING DRAINAGE INLET & EXFILTRATION TRENCH

EXISTING PVI AND FDC

EXISTING FPL BOX

EXISTING LIGHT POLE

EXISTING AIR RELEASE VALVE

EXISTING LIGHT POLE

EXISTING AIR CONDITIONING PAD

EXISTING ELECTRIC BOX

EXISTING TELEPHONE BOX

EXISTING ELECTRIC BOX

EXISTING SEWER MANHOLE

EXISTING TREE

EXISTING VALVE

EXISTING TREE

EXISTING TREE

EXISTING IRRIGATION CONTROL VALVE

EXISTING IRRIGATION CONTROL VALVE

EXISTING DRAINAGE MANHOLE

EXISTING VALVE

EXISTING SANITARY SEWER SERVICE

EXISTING SANITARY SEWER SERVICE

EXISTING SANITARY SEWER CLEANOUT

PROPOSED DRAINAGE STRUCTURE

PROPOSED DRAINAGE STRUCTURE AND EXFILTRATION TRENCH

PROPOSED DRAINAGE STRUCTURE, EXFILTRATION TRENCH & YARD DRAIN

LEGEND

SEWER LATERAL CONNECTIONS TO MAIN IS PER SS 1.0

PROF. 8" C400 SEW. SERV. (1/12" SLOPE MIN. 1/12")

PROF. 8" C400 PUB. CO. PER SS 12.1(P)

IF LOCATED IN TRAFFIC AREA USE SS 33

VALVE BOX PER SS 13.0

PROF. 8" C400 PRIVATE CO.

1" HOLE WATER SERVICE WITH A SINGLE METER BOXES PER WS 2.10 AND WS 2.16 SH 3 OF 4 FOR (1) HOLE WATER METERS, NO METERS ON TRAFFIC AREAS

EXISTING GAS VALVE

PROPOSED CATCH BASIN

PROPOSED CATCH BASIN

PROF. 8" 45" (2) BEND PER V-8

PROF. F.U. AS PER WS 4.50 WITH GUARD POSTS

PROF. 8" 45" TEE W/IF G.V. TIED

PROPOSED CURB & GUTTER

PROPOSED LANDSCAPE PLANTER NO TREE OR PLANTER WITHIN 10' OF PROPOSED WATER OR SEWER MAIN

PROPOSED SIDEWALK

EXISTING WATER METER BOX

EXISTING POWER POLE

EXISTING POWER POLE

SECTION NUMBER

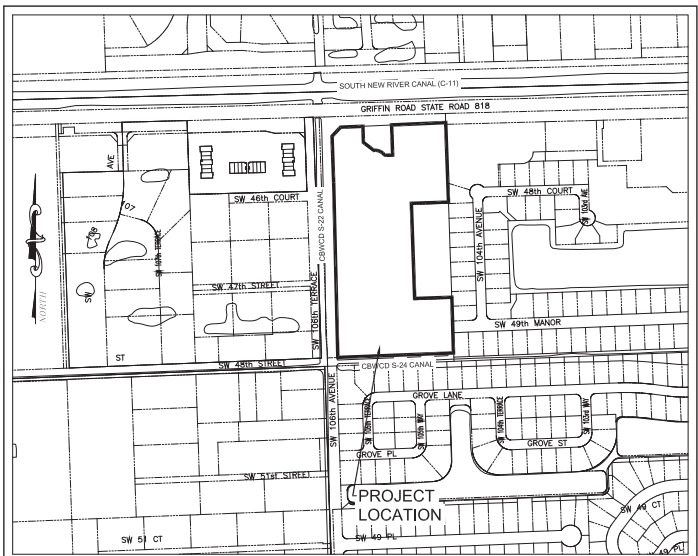
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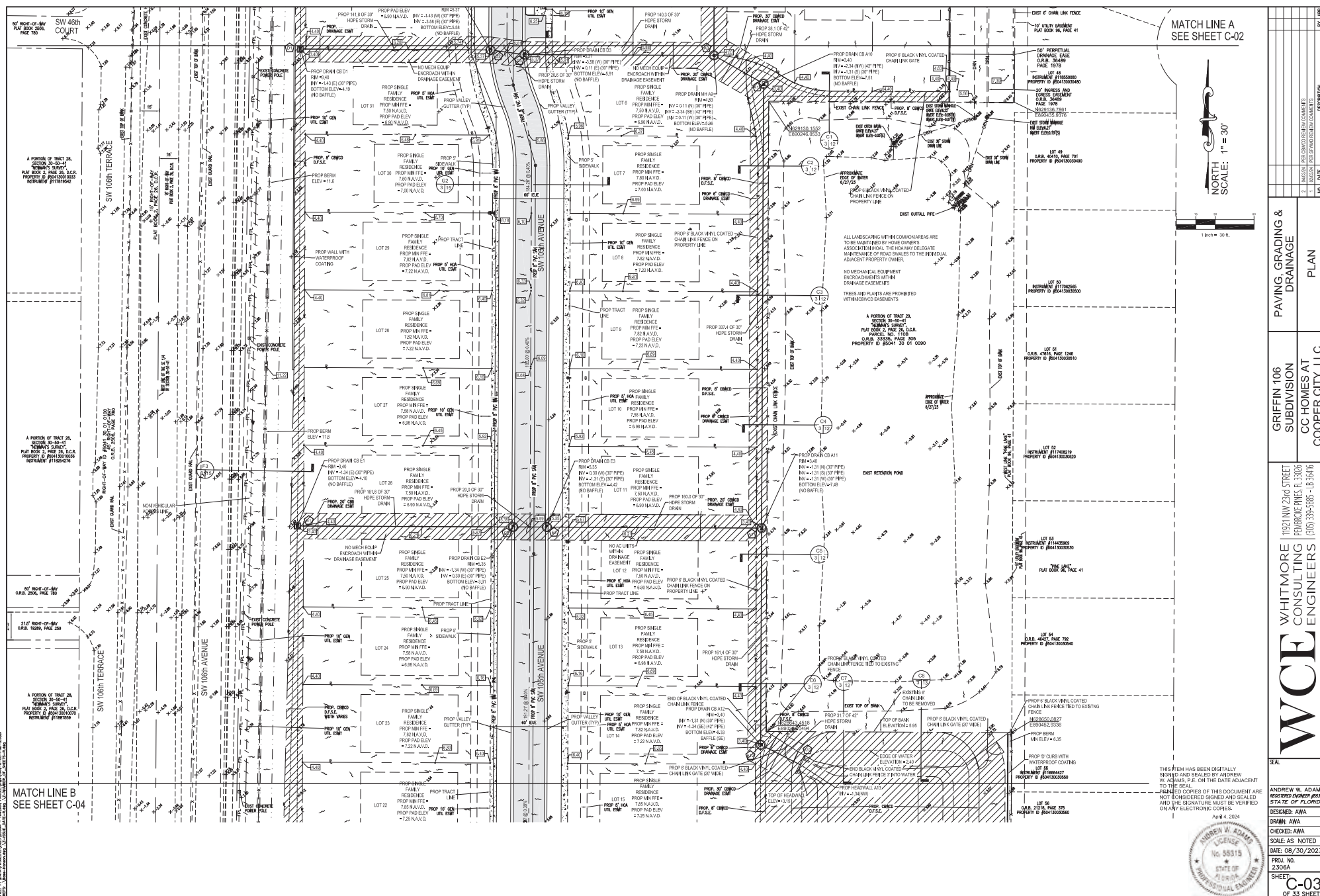
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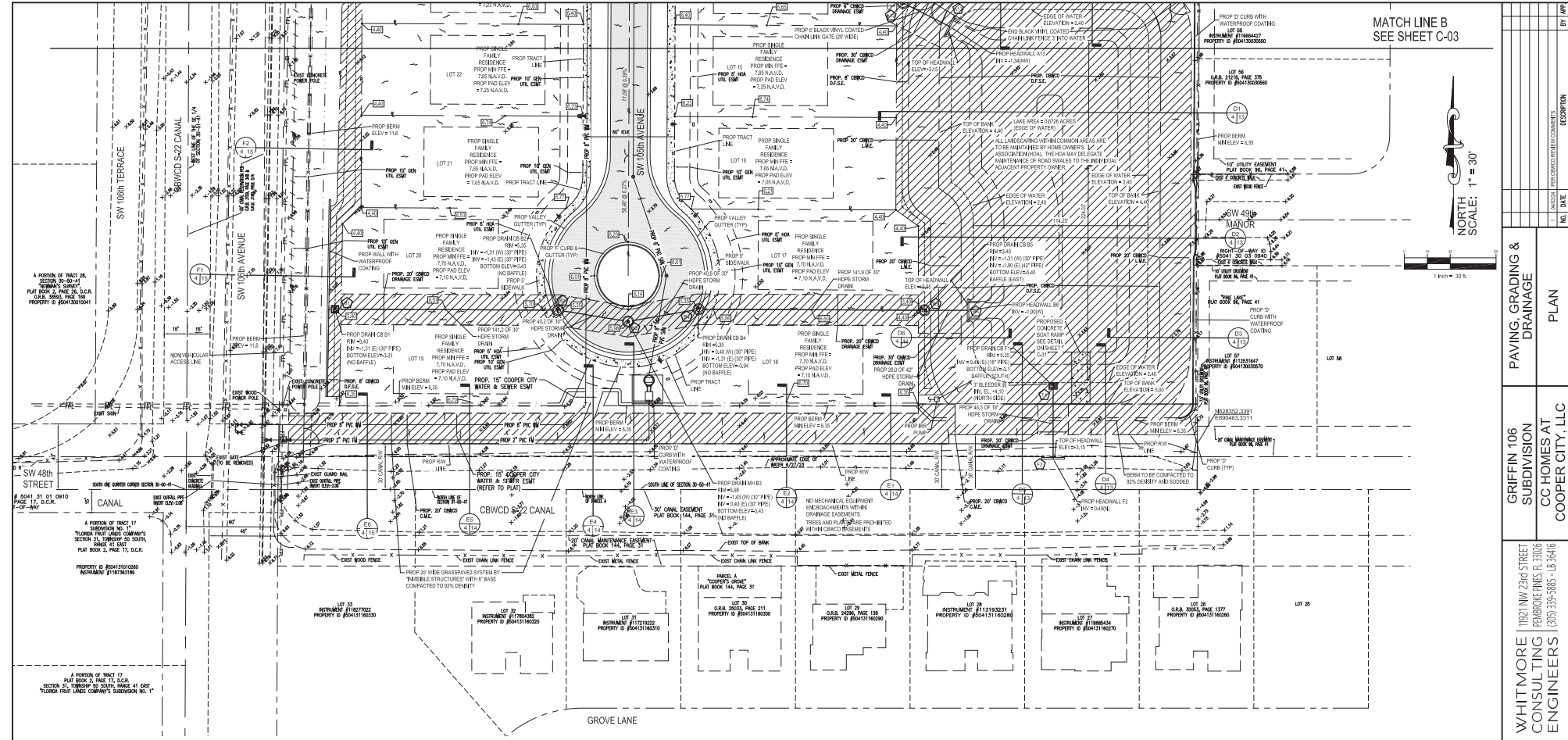
PAVING, GRADING & DRAINAGE PLANS

FOR PROPOSED

GRIFFIN 106 SUBDIVISION







SUMMARY OF DRAINAGE STRUCTURES

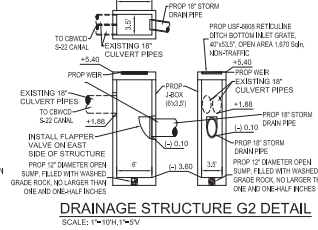
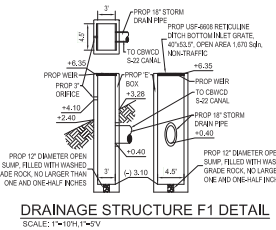
DRAINAGE STRUCTURE LOCATION TABLE

STR No.	STRUCTURE BOTTOM	STRUCTURE TOP
A1	P-BOX (ROUND)	P6
A2	P-BOX (ROUND)	P6
A3	P-BOX (ROUND)	USF 310
A4	A-BOX	USF 6606
A5	J-BOX (ROUND)	USF 4155-4213
A6	J-BOX (ROUND)	USF 310
A7	4x9' BOX	USF 5105-6148 & USF 310
A8	J-BOX (ROUND)	USF 5105-6148
A9	J-BOX (ROUND)	USF 310
A10	J-BOX (ROUND)	USF 4155-4213
A11	J-BOX (ROUND)	USF 4155-4213
A12	J-BOX (ROUND)	USF 4155-4213
B1	HEADWALL	PER FOOT INDEX 430-030
B3	P-BOX (SQUARE)	USF 4155-4213
B2	J-BOX (ROUND)	USF 5105-6148
B3	J-BOX (ROUND)	USF 310

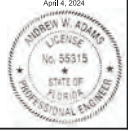
STR No.	STRUCTURE BOTTOM	STRUCTURE TOP
B4	J-BOX (ROUND)	USF 5105-6148
B5	J-BOX (ROUND)	USF 4155-4213
B6	HEADWALL	PER FOOT INDEX 430-030
C1	P-BOX (SQUARE)	USF 4155-4213
C2	J-BOX (ROUND)	USF 310
C3	J-BOX (ROUND)	USF 5105-6148
D1	P-BOX (SQUARE)	USF 4155-4213
D2	J-BOX (ROUND)	USF 5105-6148
D3	J-BOX (ROUND)	USF 5105-6148
D4	J-BOX (ROUND)	USF 4155-4213
E1	P-BOX (SQUARE)	USF 4155-4213
E2	J-BOX (ROUND)	USF 5105-6148
E3	J-BOX (ROUND)	USF 5105-6148
F1	E-BOX	USF 6606
F2	HEADWALL	PER FOOT INDEX 430-030
G1	P-BOX (SQUARE)	USF 4155-4213
G2	J-BOX (R) 3'5"	USF 6606

STRUCTURE No.	NORTHERN COORDINATE	EASTERN COORDINATE
A1	N629467.5849	E880412.2088
A2	N629468.2358	E880373.5735
A3	N629497.1706	E880354.9629
A4	N629498.4087	E880389.3881
A5	N629495.1357	E880316.2313
A6	N629548.9104	E880221.6074
A7	N629543.2483	E880196.0861
A8	N629520.712	E880196.8734
A9	N629163.8557	E880202.3508
A10	N629143.6981	E880241.2723
A11	N629503.4216	E880253.9654
A12	N629653.3861	E880259.4089
A13	N629618.6222	E880290.9922
B1	N628418.1711	E888895.8744
B2	N628423.2727	E888904.3649
B3	N628417.8412	E888908.8233

STRUCTURE No.	NORTHERN COORDINATE	EASTERN COORDINATE
B4	N628427.4686	E880133.8251
B5	N628432.6299	E880281.4255
B6	N628433.7689	E880310.4036
C1	N629443.4472	E888975.3298
C2	N629379.8654	E889051.5947
C3	N629336.1087	E889063.3258
D1	N629156.2031	E888882.823
D2	N629156.7514	E888929.6914
D3	N629156.7514	E888905.1841
E1	N628787.8982	E888984.4728
E2	N628793.2299	E888981.8834
E3	N628794.4263	E888987.8985
F1	N628386.4368	E888987.5418
F2	N628336.6404	E888989.4204
G1	N629456.8513	E888996.1511
G2	N629471.509	E888960.3296



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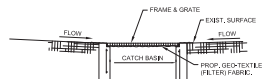


APRIL 4, 2024
DESIGNED: ANA
DRAWING: ANA
CHECKED: ANA
SCALE: AS NOTED
DATE: 08/30/2023
PROJ. NO. 2306A
SHEET: C-04
OF 33 SHEETS

WHITMORE CONSULTING ENGINEERS
1921 NW 23rd STREET
FORT LAUDERDALE, FL 33305
(305) 339-3885 • 1-833-3416
GRiffin 106 SUBDIVISION
CC HOMES AT COOPER CITY, LLC
PAVING, GRADING & DRAINAGE PLAN
BY: JAP
NO. DATE DESCRIPTION
1 UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.

SEQUENCE OF MAJOR ACTIVITIES

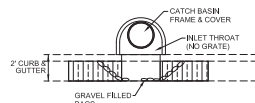
1. INSTALL BERM AT BOUNDARIES OF PROPOSED CONSTRUCTION.
2. CONSTRUCT GRAVEL ACCESS AREA.
3. COMMENCE SITE CONSTRUCTION ACTIVITIES.
4. TEMPORARILY STABILIZE ALL AREAS WITH APPROPRIATE EROSION CONTROL MEASURES.
5. INSTALL PERMANENT SEEDING AND PLANTING IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE COMPLETELY CEASED NO LATER THAN 15 DAYS AFTER THE LAST CONSTRUCTION ACTIVITIES.
6. REMOVE ACCUMULATED SEDIMENT.
7. REMOVE TEMPORARY POLLUTION PREVENTION MEASURES AFTER ALL CONSTRUCTION ON SITE HAS BEEN COMPLETED AND DISPOSE OF ACCORDING TO CODE.



INLET EROSION/SEDIMENT CONTROL

NOTE:

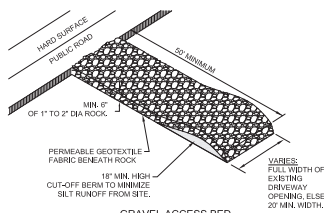
- NOTE:
1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED, SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
 2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.



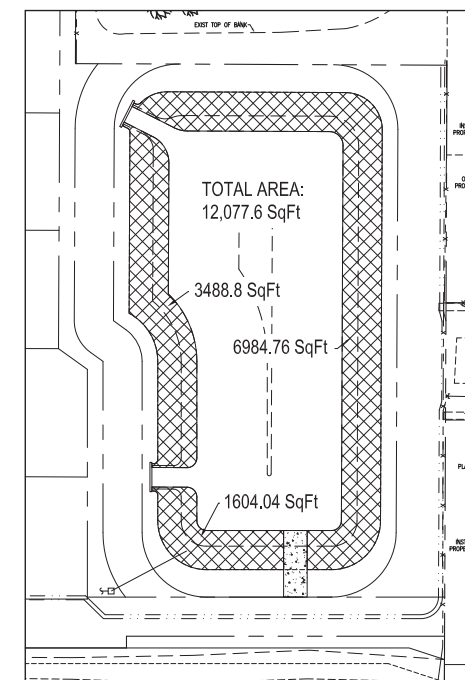
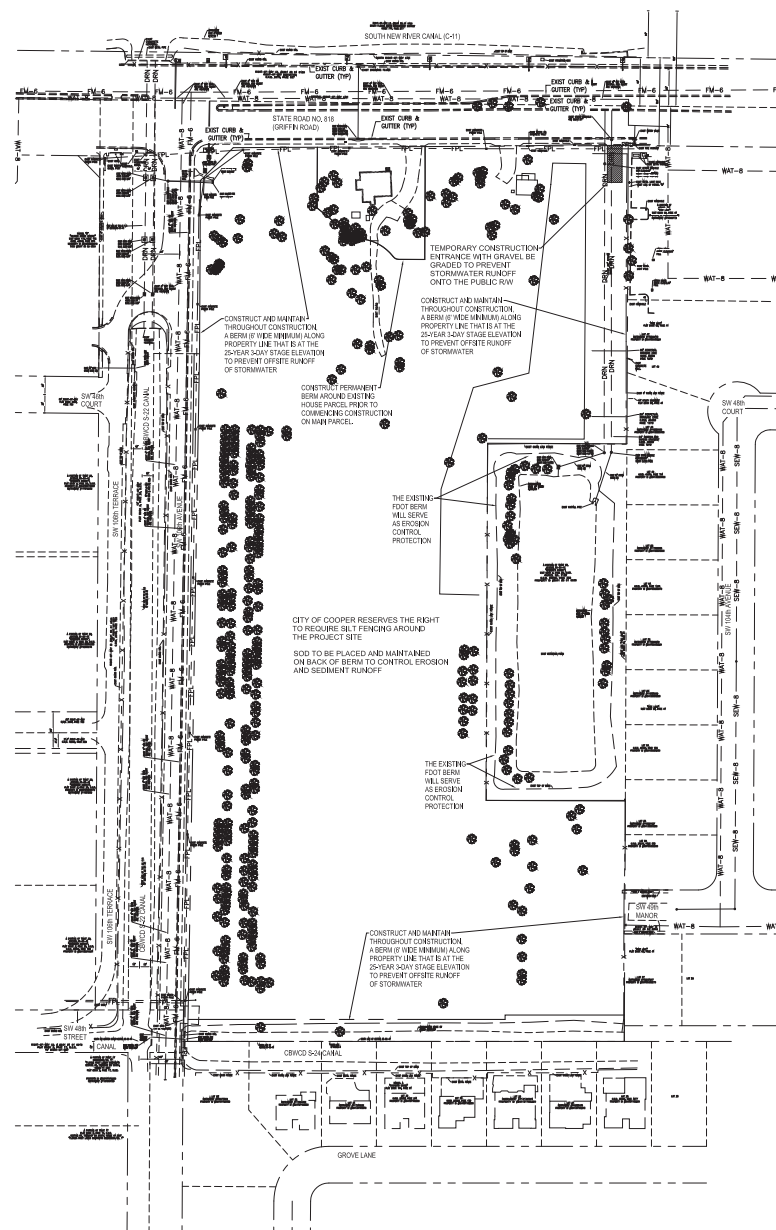
CURB INLET EROSION/SEDIMENT CONTROL
SCALE: N.T.S.

SCALE: N.T.S.

- NOTE:
1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED, SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
 2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.



20' MIN.
GRAVEL ACCESS BED
TEMPORARY CONSTRUCTION ENTRANCE/EXIT



LITTORAL PLANTING AREA EXHIBIT

SCALE: 1"=30'

Littoral Area Calculations			
Project Site area	587,039	SqFt x 2.5%	14,676 SqFt
Lake Surface Area:	29,300	SqFt x 20%	5,860 SqFt
Required littoral area is lesser of above:			5,860 SqFt
Littoral Area Provided:			12,077 SqFt

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TONIC COPIES.

2

ANDREW W. ADAMS
REGISTERED ENGINEER #88334
STATE OF FLORIDA

DESIGNED: AN

DESIGNED: ANA
DRAWN: ANA

DRAINAGE: AWA CHECKED: AWA

CHECKED: AWA

SCALE: AS NOTED

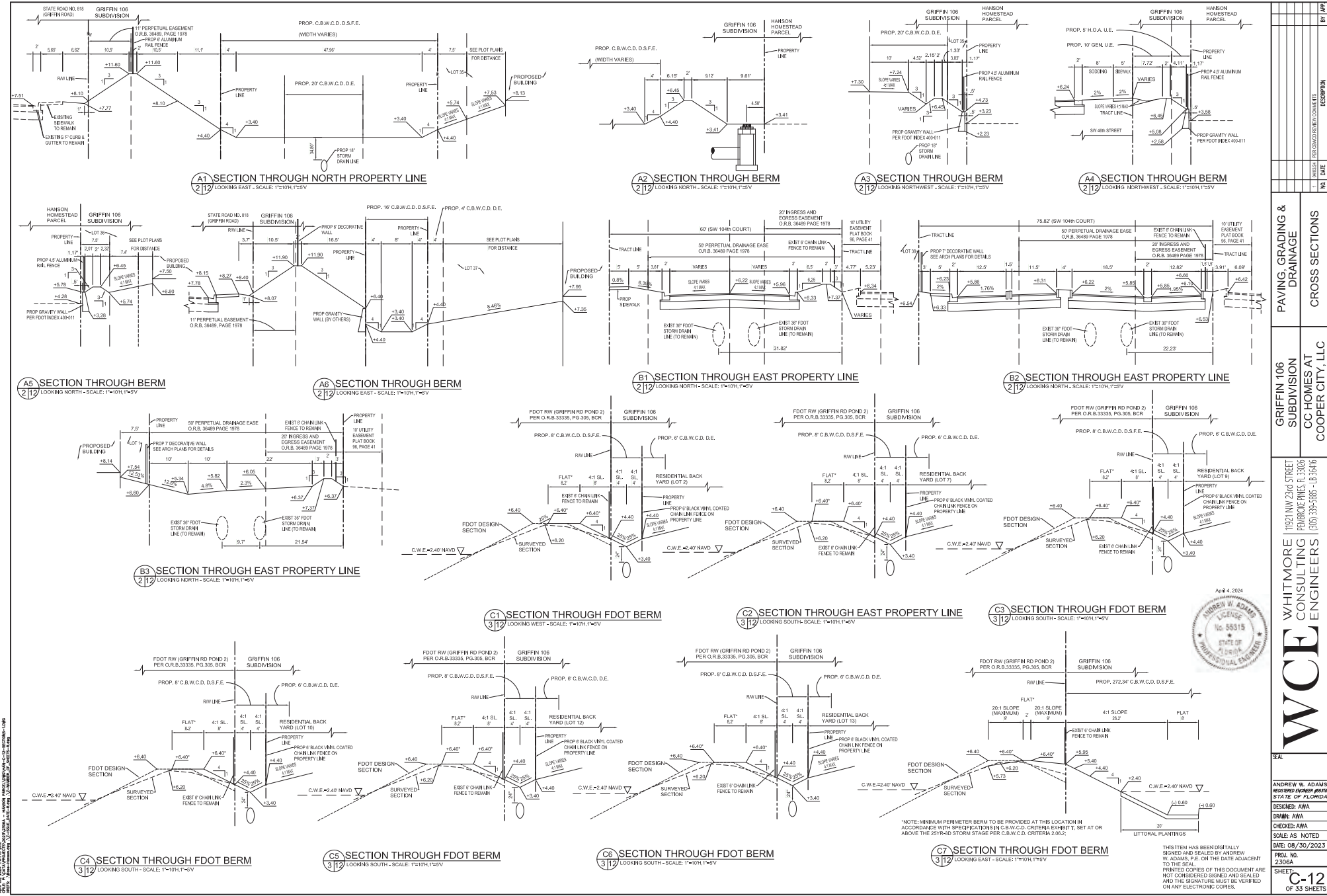
DATE: 08/30/2023

DATE: 08/30/2023

PROJ. NO.
2306A

SHEET: C 11

C-11



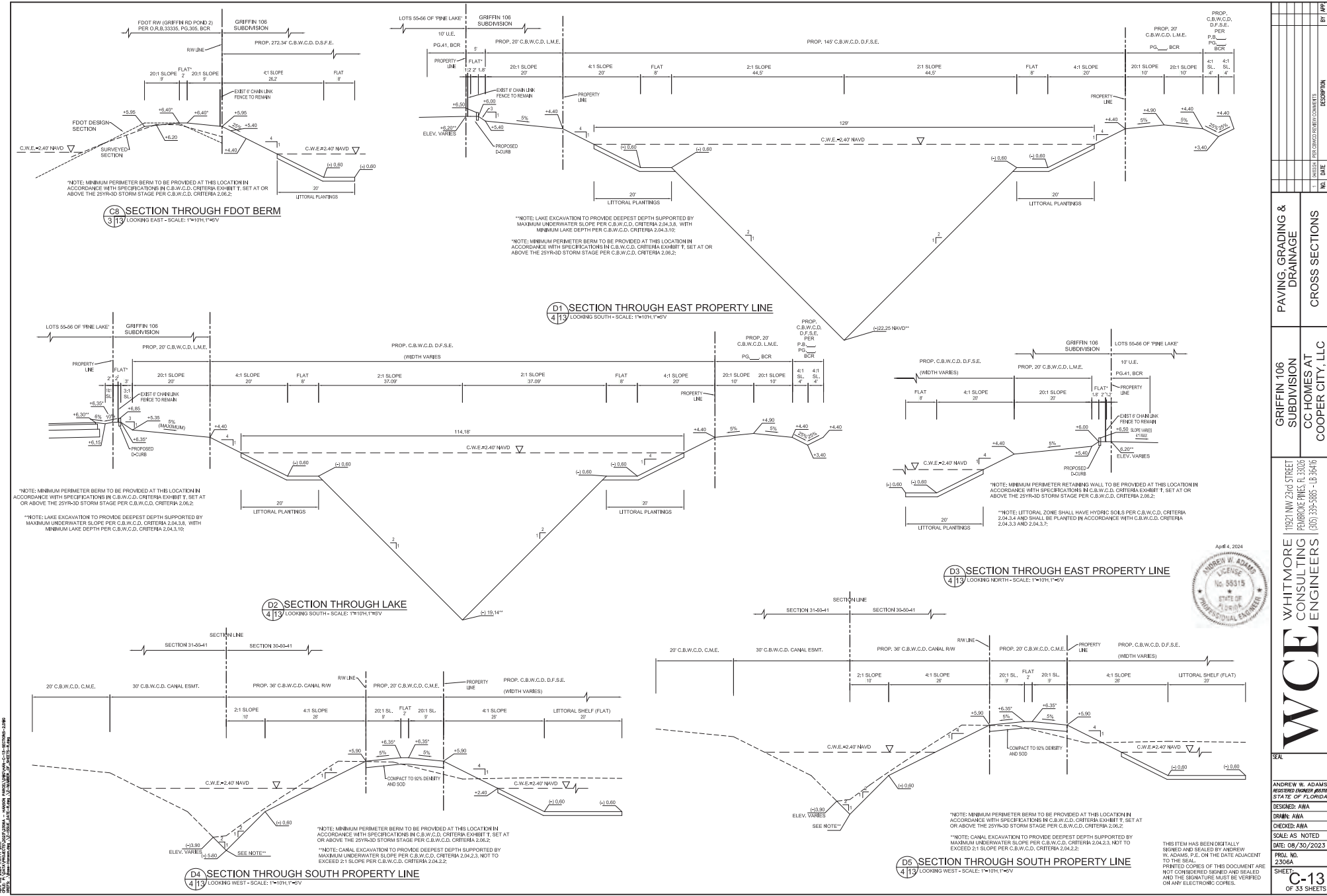
NO.	DATE	DESCRIPTION	BY
1	08/30/2023	ADD/REVISED PER COMMENTS	AWA

SECTION	DESCRIPTION
PAVING, GRADING & DRAINAGE	
CROSS SECTIONS	

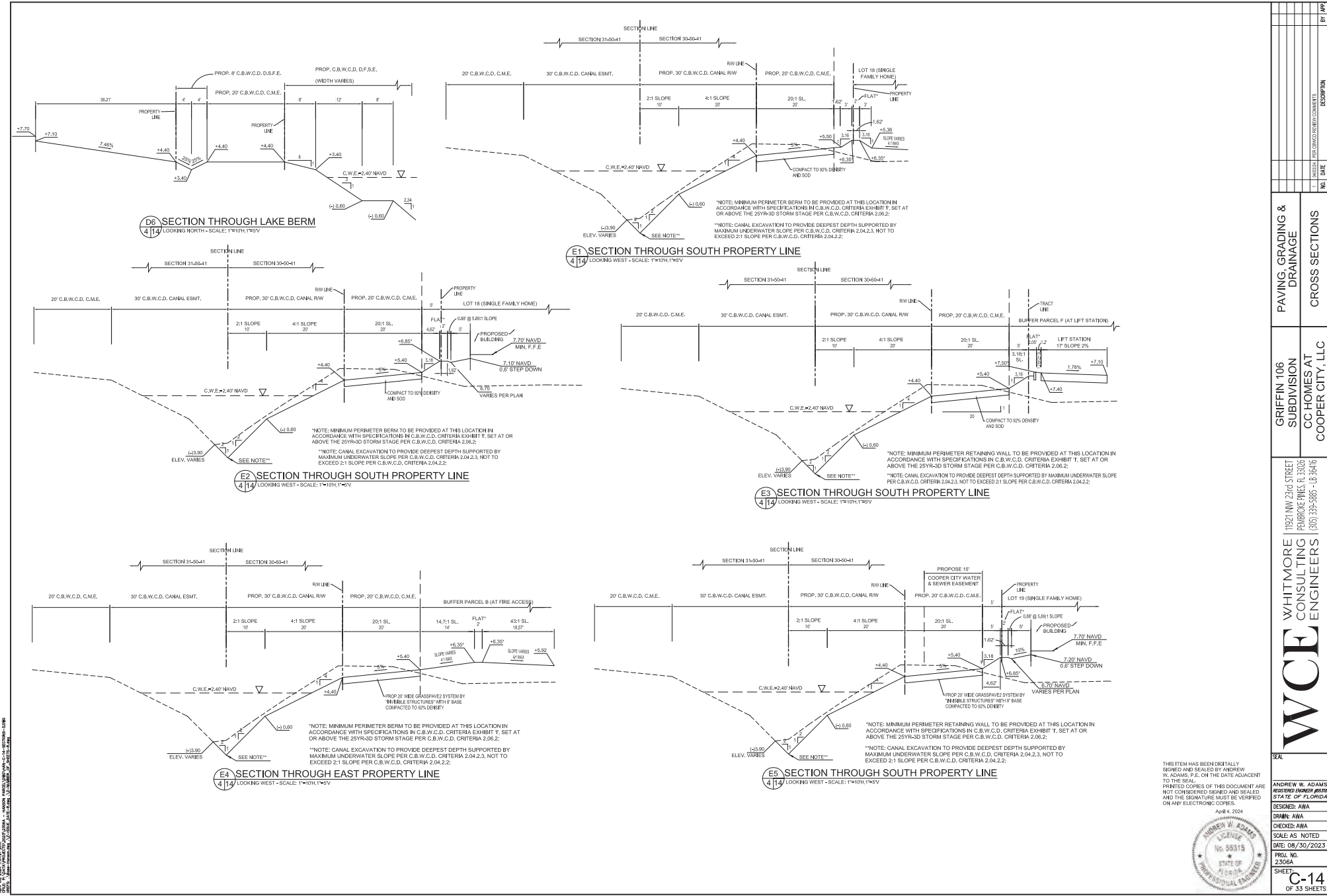
GRIFFIN 106 SUBDIVISION	1121 NW 23rd STREET
CC HOMES AT COOPER CITY, LLC	PER BROWARD COUNTY PLAT 33028
	STATE OF FLORIDA
	(305) 339-5885 - LB 35416

WCE	WHITMORE CONSULTING ENGINEERS
SEAL	
ANDREW W. ADAMS	
REGISTERED PROFESSIONAL ENGINEER	
STATE OF FLORIDA	
NO. 55515	
APRIL 4, 2024	
PROFESSIONAL ENGINEER	

DESIGNED: AWA	
DRAWN: AWA	
CHECKED: AWA	
SCALE: AS NOTED	
DATE: 08/30/2023	
SHEET: C-12	
OF 33 SHEETS	



PAVING, GRADING & DRAINAGE		CROSS SECTIONS	
DESCRIPTION		NO. DATE	
GRiffin 106 SUBDIVISION		CC HOMES AT COOPER CITY, LLC	
1121 NW 23rd STREET P.O. BOX 113302 (305) 339-3885 - 13 3646		WCE ENGINEERS	
SEAL		ANDREW W. ADAMS REGISTERED ENGINEER STATE OF FLORIDA No. 55315 April 4, 2024	
DESIGNED: AWA		SCALE: AS NOTED	
CHECKED: AWA		DATE: 08/30/2023	
PROJ. NO. 2306A		SHEET C-13	
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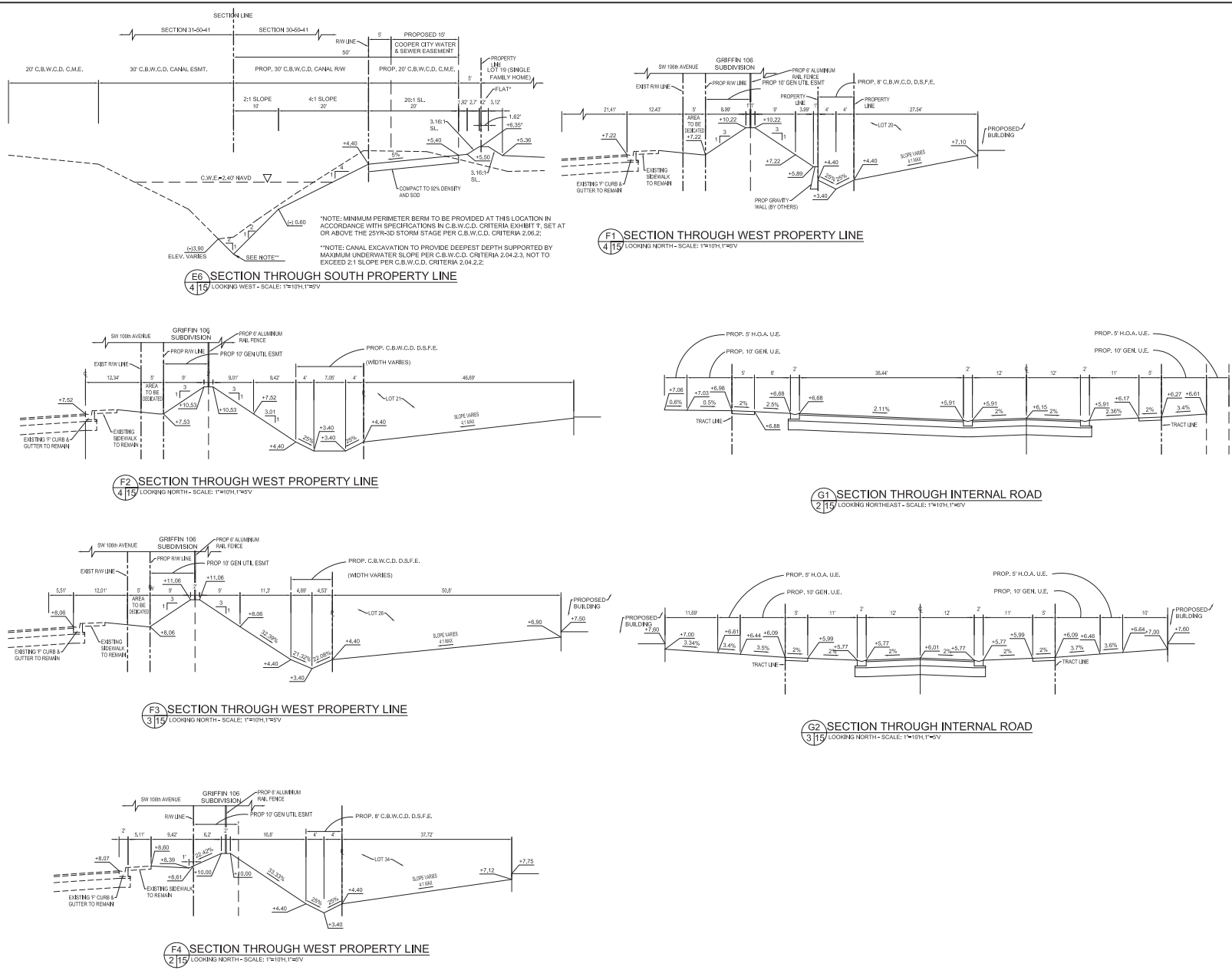
DATE: 04/30/2025
BY: ANDREW W. ADAMS
PROJECT: 23066A
SHEET: 30 OF 33
THIS SHEET IS A PART OF A SET OF DRAWINGS FOR THE PROJECT OF THE CITY OF COOPER CITY, FLORIDA. THE PROJECT IS THE CONSTRUCTION OF A NEW CANAL AND EASEMENT. THE PROJECT IS THE CONSTRUCTION OF A NEW CANAL AND EASEMENT. THE PROJECT IS THE CONSTRUCTION OF A NEW CANAL AND EASEMENT.

NO.	DATE	DESCRIPTION	BY
1	04/30/2025	REVISED PER CIVIL ENGINE COMMENTS	AW

PAVING, GRADING & DRAINAGE	CROSS SECTIONS
GRIFIN 106 SUBDIVISION	CC HOMES AT COOPER CITY, LLC

1921 NW 23rd STREET FORDHAM PINES, FL 33026 (305) 339-5885 - 13 3646	WCE WHITMORE CONSULTING ENGINEERS
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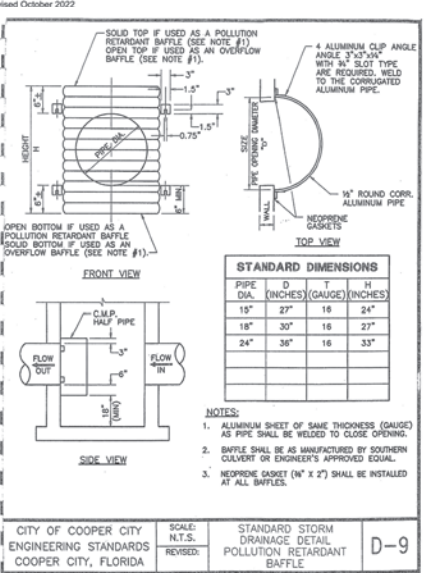
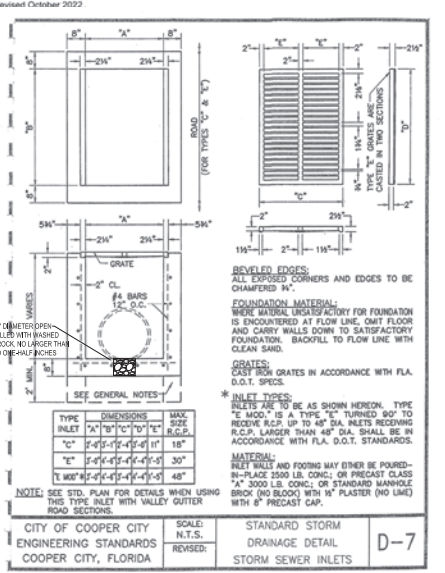
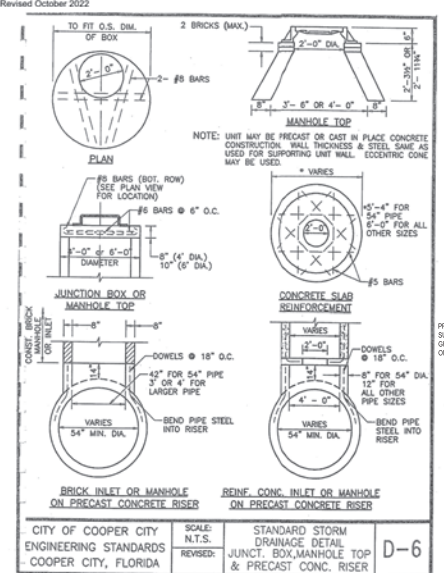
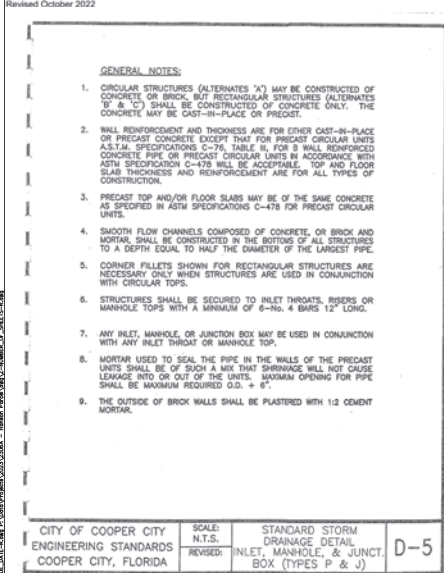
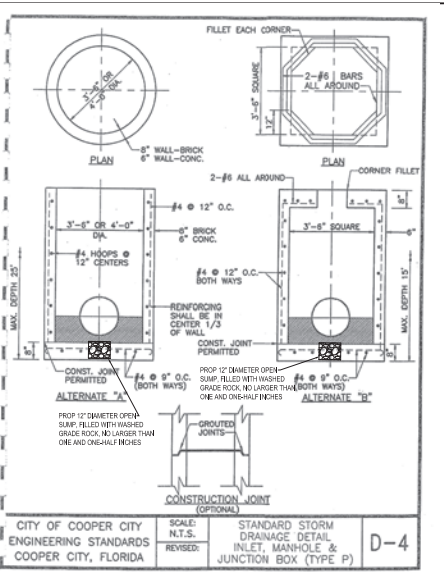
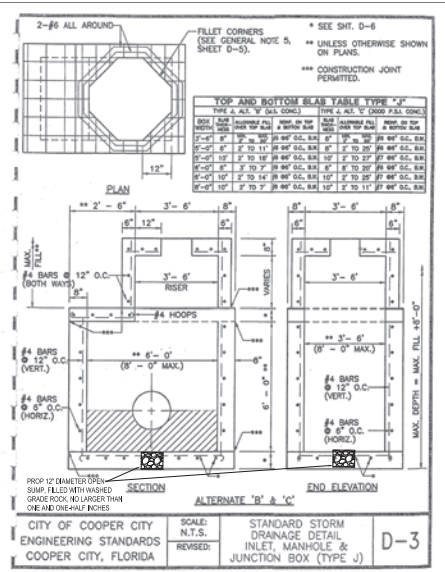
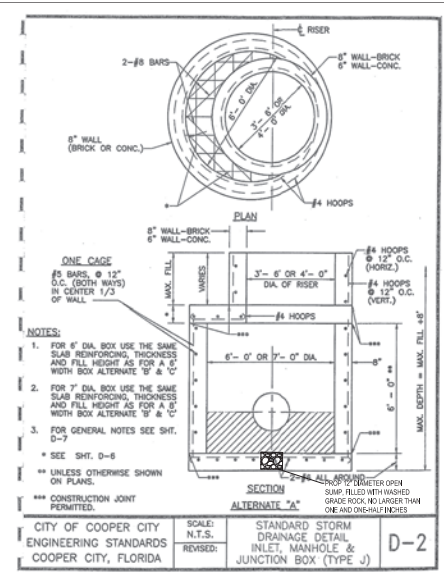
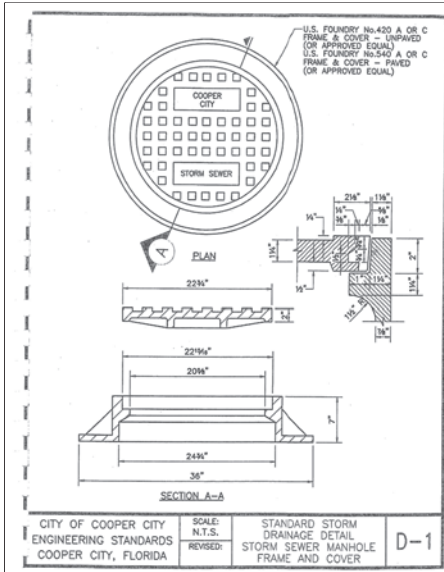
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DESIGNED: AWA CHECKED: AWA SCALE: AS NOTED DATE: 08/30/2023 PROJ. NO. 23066A SHEET C-14 OF 33 SHEETS	



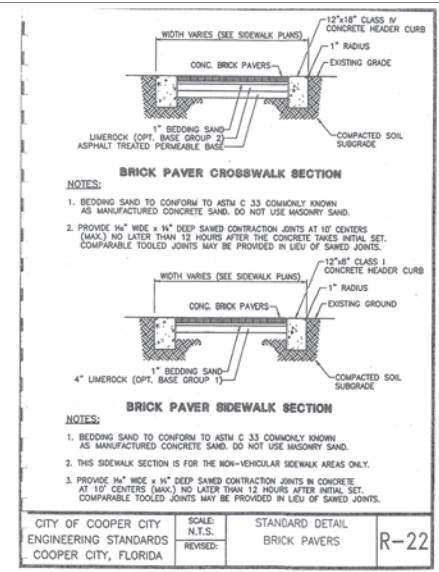
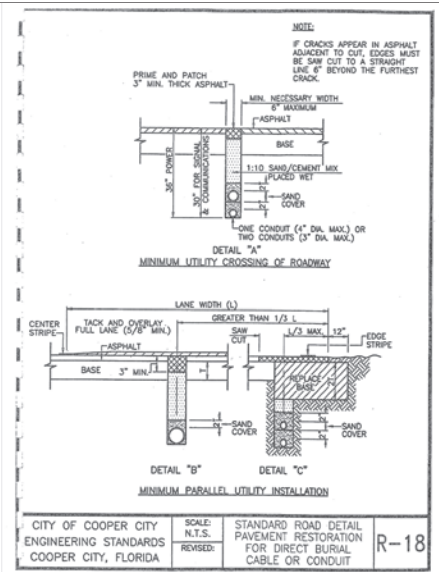
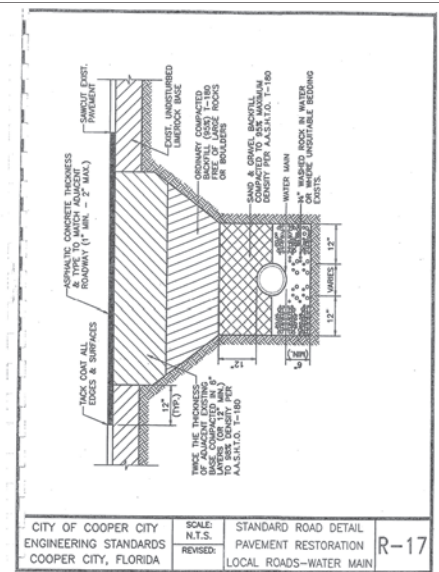
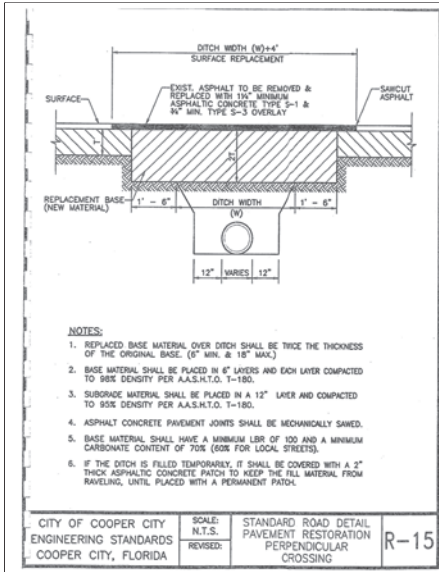
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April 4, 2024
DRAWING AWA
CHECKED: AWA
SCALE: AS NOTED
DATE: 08/30/2023
PROJ. NO.
2306A
SHEET
C-15
OF 33 SHEETS

NO.		DATE	DESCRIPTION	BY
1	AWA	08/30/2023	PRELIMINARY DRAINAGE	AWA
2	AWA	08/30/2023	PAVING, GRADING & DRAINAGE	AWA
3	AWA	08/30/2023	CROSS SECTIONS	AWA
4	AWA	08/30/2023	GRiffin 106 SUBDIVISION	AWA
5	AWA	08/30/2023	CC HOMES AT COOPER CITY, LLC	AWA
6	AWA	08/30/2023	11521 NW 23rd STREET	AWA
7	AWA	08/30/2023	PEDESTAL PAVES 11.33026	AWA
8	AWA	08/30/2023	(303) 333-3885 - 13 3546	AWA
9	AWA	08/30/2023	WHITMORE CONSULTING ENGINEERS	AWA
10	AWA	08/30/2023	WCE	AWA
11	AWA	08/30/2023	ANDREW W. ADAMS	AWA
12	AWA	08/30/2023	REGISTERED ENGINEER #20010	AWA
13	AWA	08/30/2023	STATE OF FLORIDA	AWA
14	AWA	08/30/2023	DESIGNED: AWA	AWA
15	AWA	08/30/2023	CHECKED: AWA	AWA
16	AWA	08/30/2023	SCALE: AS NOTED	AWA
17	AWA	08/30/2023	DATE: 08/30/2023	AWA
18	AWA	08/30/2023	PROJ. NO. 2306A	AWA
19	AWA	08/30/2023	SHEET C-15	AWA
20	AWA	08/30/2023	OF 33 SHEETS	AWA



COOPER CITY	STANDARD DETAILS	NO. ONE	DESCRIPTION	BY
WHITMORE CONSULTING ENGINEERS	11021 NW 23rd STREET FORT LAUDERDALE, FL 33305 (954) 339-0885 - 13 3646	GRIFIN 106 SUBDIVISION CC HOMES AT COOPER CITY, LLC		
WCE				
ANDREW W. ADAMS REGISTERED ENGINEER STATE OF FLORIDA DESIGNED: AWA DRAWN: AWA CHECKED: AWA SCALE: AS NOTED DATE: 08/30/2023 PROJ. NO. 2306A SHEET C-29 OF 33 SHEETS				

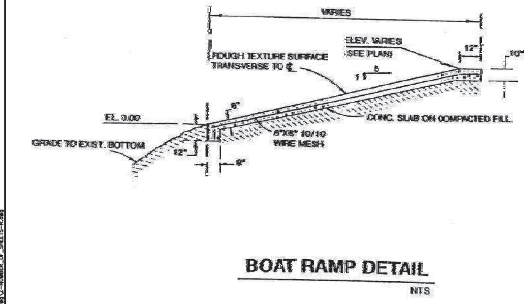


Revised October 2022

Revised October 2022

Revised October 2022

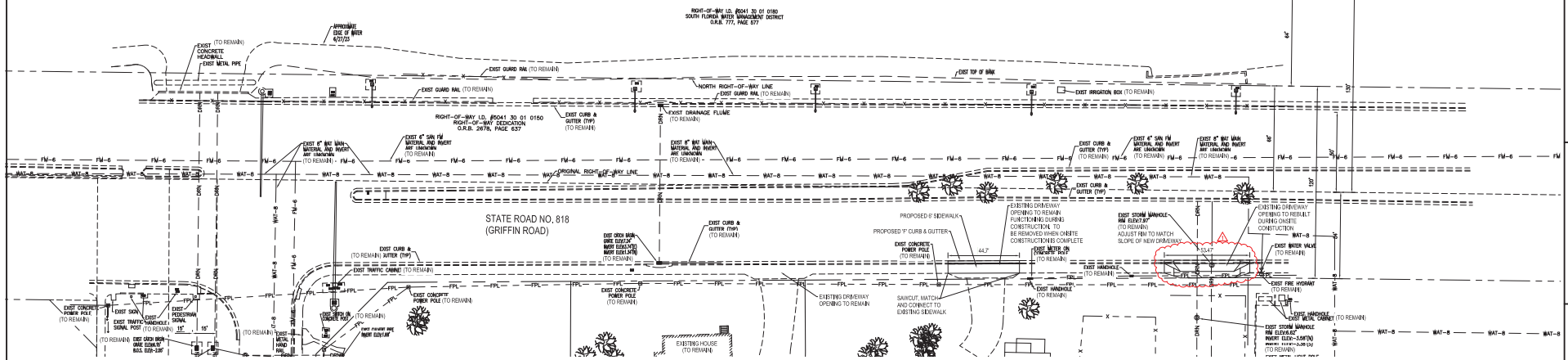
Revised October 2022



DESCRIPTION		BY	DATE
COOPER CITY			
STANDARD DETAILS			
GRiffin 106 SUBDIVISION			
CC HOMES AT COOPER CITY, LLC			
11021 NW 23rd STREET PENSACOLA, FL 32506 (904) 339-0885 • 13 3646			
WHITMORE CONSULTING ENGINEERS			
WCE			
ANDREW W. ADAMS REGISTERED ENGINEER #6010 STATE OF FLORIDA			
DESIGNED: ANA			
CHECKED: ANA			
SCALE: AS NOTED			
DATE: 08/30/2023			
PROJ. NO. 2306A			
SHEET C-31			
OF 33 SHEETS			



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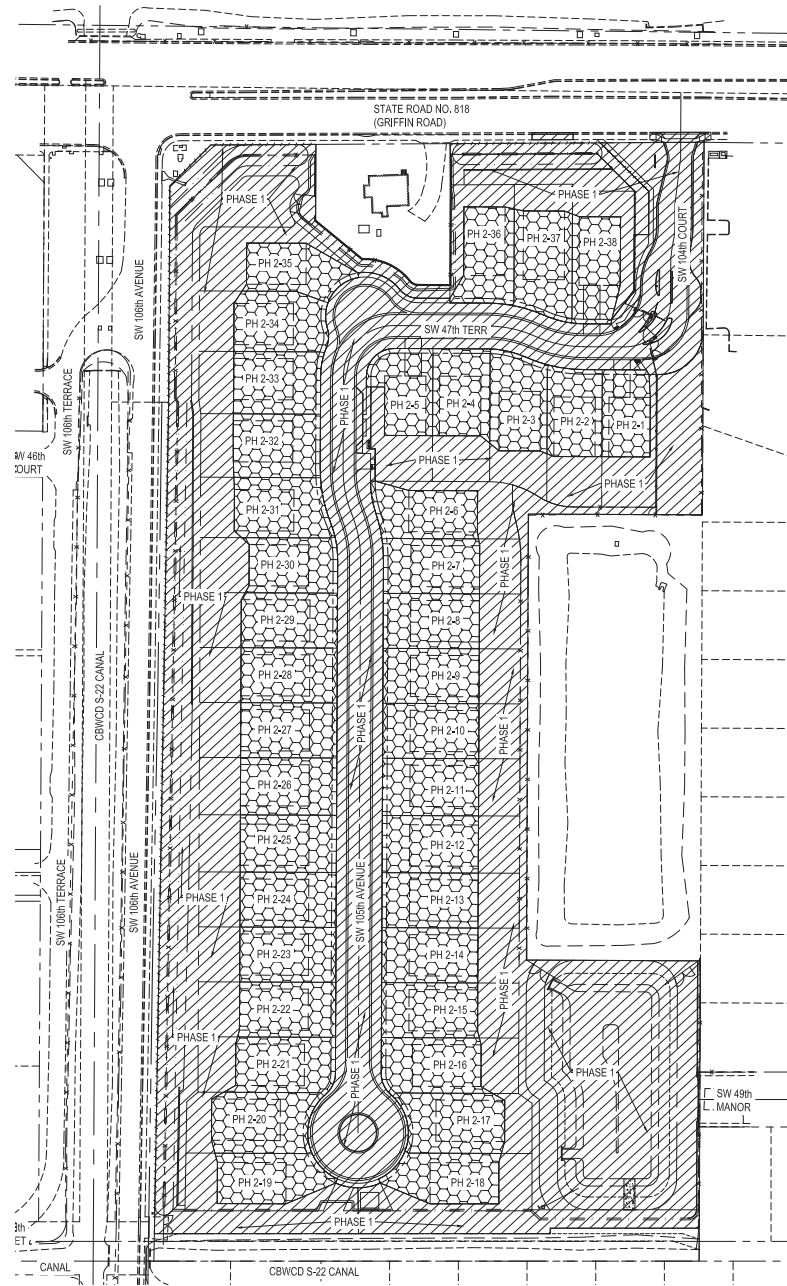
1. CONTRACTOR SHALL FOLLOW ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC CONSTRUCTION SAFETY.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS, ANY DISCREPANCIES OR DISCREPANCIES TO BE CORRECTED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
3. ALL EXISTING UTILITIES TO BE REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
4. THE CONTRACTOR SHALL OBTAIN A SUNDOWN SITE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-433-4770.
5. CONTRACTOR SHALL MAINTAIN COPIES OF ALL PERMITS AND APPROVALS ON SITE AND AVAILABLE FOR REVIEW.
6. CONTRACTOR SHALL INSTALL THE REQUIRED SLOP EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
7. LOCAL GAS, AIR, WATER, AND SEWER LINES, INCLUDING BUT NOT LIMITED TO WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
8. THE EXISTING FR-TRANSMISSION LINES AND EXISTING FUEL LINE ARE TO REMAIN UNDISTURBED. THESE LINES ARE TO BE PROTECTED AND BE MAINTAINED IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT TO BE REMOVED SHALL BE MAINTAINED IN OPERATION.
9. CONTRACTOR IS TO CONTACT THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT.
10. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND LOCAL REGULATIONS.
11. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
12. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PERFORM MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIALS TO MATCH THE EXISTING MATERIALS TO THE ITEM THAT IS TO REMAIN.
13. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTOR BY OWNER'S STRUCTURE, OR GEOTECHNICAL ENGINEER.
14. EXPLOSIVES SHALL NOT BE USED.
15. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED BEST PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
16. THE CONTRACTOR SHALL CONSIDER DEMOLITION ACTIVITIES TO BE NEARBY TO ALL EXISTING AND ADJACENT FACILITIES, AND TO BE NEARBY TO ALL EXISTING AND ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENT AGENCY.
17. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREA OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPLICANT GOVERNMENT AGENCY.
18. CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND ADJACENT LOCAL STANDARDS, AFTER THE DUST CONTROL PLAN IS REVIEWED AND APPROVED BY THE ENGINEER. DUST SHALL BE CLEANED UP ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
19. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANYTIME.
20. THE DEMOLITION PLANS IS INTENDED TO IDENTIFY ACTIVITIES THAT ARE TO BE REMOVED, IT IS NOT INTENDED TO BE A SUBSTITUTE FOR ANY OTHER PLAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
21. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (HOLD WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL VILLAGE, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. ALL DEBRIS SHALL BE DISPOSING OF OFFSITE AT A LICENSED DISPOSAL FACILITY.
22. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
23. ALL UNDESIRABLE STRUCTURES FOUNDING ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
24. SITE IS TO BE COMPACTED AND LEFT GRADED LEVEL.
25. EXISTING OVERHEAD LINE AND TRANSFORMERS TO BE REMOVED BY FPL.

 WHITE ENGINEERS CONSULTING ENGINEERS	1921 NW 23rd STREET Ft. Lauderdale, FL 33306 (305) 335-5885 • LB 36416		GRIFFIN 106 SUBDIVISION CC HOMES AT COOPER CITY, LLC		FDOT R/W DEMOLITION PLAN		<table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></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THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY ANDREW
W. ADAMS, P.E. ON THE DATE ADJACENT
TO THE SEAL.
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AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

April 4, 2024

DATE: 04/30/2025
DRAWN BY: AWA
CHECKED BY: AWA
DESIGNED BY: AWA
PROJECT: 106 SUBDIVISION
SHEET: 36 OF 33



LEGEND

- PHASE 1 - CONSISTING OF SITE INFRASTRUCTURE, LAKE, AND ROAD
- PHASE 2 - CONSISTING OF 38 SUB PHASES - EACH SUB PHASE CONSISTS OF BUILDING PAD AND SEGMENT OF SIDEWALK ADJACENT TO INDIVIDUAL PARCEL

PHASE 1 TO BE COMPLETED FIRST. PHASES 2-1 THROUGH 2-38 MAY BE COMPLETED OUT OF ORDER DEPENDING UPON CONSTRUCTION PHASING. EACH SUB-PHASE TO RECEIVE BOARD APPROVAL OF ASBUILTS TO ALLOW CERTIFICATE OF OCCUPANCY WITHIN THAT SUB-PHASE.

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ON ANY ELECTRONIC COPIES.

April 4, 2024
ANDREW W. ADAMS
LICENSE
No. 55315
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SEAL		ANDREW W. ADAMS REGISTERED ENGINEER #55315 STATE OF FLORIDA		DESIGNED: AWA		CHECKED: AWA		SCALE: AS NOTED		DATE: 08/30/2023		PROJ. NO. 2306A		SHEET C-33 OF 33 SHEETS		GRiffin 106 SUBDIVISION CC HOMES AT COOPER CITY, LLC		PHASING PLAN		11521 NW 23rd STREET PENSACOLA, FL 32506 (904) 339-5885 - 13 3646		No.		DATE		DESCRIPTION		BY		APP	

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Hanson Homestead		Application Number WD2303-009		Assessment Area Name or Number BC Wetland Wet Prairie	
FLUCCs code 6430		Further classification (optional) Rangeland / Nursery		Impact or Mitigation Site? Impact	
Assessment Area Size 5.89 Acres					
Basin/Watershed Name/Number C - 11 Canal		Affected Waterbody (Class) Class III		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) Not located within an AP or OFW	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
The wetlands within the Hanson Homestead parcel are isolated by upland pasture areas, roadways, and upland berms and do not directly connect to offsite wetlands or surface waters.					
Assessment area description					
The area a herbaceous vegetated nursery area that has been managed for more than 40 years. The soils have oxidized and show little hydric character. Vegetation is dominated by exotic pastureland vegetation.					
Significant nearby features Major regional highway, single family residential developments, canals on north, and west side of property. Small farm pond adjacent to the pasture area.				Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique for the area.	
Functions Open pasture with tree plantings associated with a nursery, stormwater seepage, upland wildlife.				Mitigation for previous permit/other historic use N/A	
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Raccoons, feral cats, urban birds, cattle.				Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None	
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None directly or indirectly observed during field evaluations of the AA.					
Additional relevant factors:					
Assessment conducted by: J Goldasich and A Goldasich				Assessment date(s): May and June 2023	

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Hanson Homestead	Application Number: WD2303-009	Assessment Area Name or Number: BC Wetland Wet Prairie
Impact or Mitigation: Impact	Assessment Conducted by: J Goldasich and A Goldasich	Assessment Date: May and June 2023

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)		
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions		
				Current With Impact		
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.					
	b. Invasive plant species.			X		
	c. Wildlife access to and from AA (proximity and barriers).			X		
	d. Downstream benefits provided to fish and wildlife.					
	e. Adverse impacts to wildlife in AA from land uses outside of AA.			X		
	f. Hydrologic connectivity (impediments and flow restrictions).					
Current	With Impact	g. Dependency of downstream habitats on quantity or quality of discharges.				
		h. Protection of wetland functions provided by uplands (upland AAs only).				
2	0	Notes: Area is isolated from offsite wetlands and surface waters by existing roadways, single family residential developments and fences. Wildlife corridors between the site and adjacent lands are completely severed and non-existent.			Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of water levels and flows.					
	b. Reliability of water level indicators.					
	c. Appropriateness of soil moisture.					
	d. Flow rates/points of discharge.					
	e. Fire frequency/severity.					
	f. Type of vegetation.			X		
	g. Hydrologic stress on vegetation.					
	h. Use by animals with hydrologic requirements.					
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).			X		
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).					
Current	With Impact	k. Water quality data for the type of community.				
		l. Water depth, wave energy, and currents.				
1	0	Notes: Area is isolated from offsite flows and the hydrologic regime is entirely dependent upon rainfall events. Site is wetter in the north end of the site due to seepage and/or surface ponding due to elevation differences.			Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
.500(6)(c) Community Structure X Vegetation Benthic Both	I. Appropriate/desirable species			X		
	II. Invasive/exotic plant species					
	III. Regeneration/recruitment					
	IV. Age, size distribution.					
	V. Snags, dens, cavity, etc.					
	VI. Plants' condition.					
	VII. Land management practices.			X		
	VIII. Topographic features (refugia, channels, hummocks).					
	IX. Submerged vegetation (only score if present).					
	X. Upland assessment area					
Current	With Impact	Notes: Few exotic species due primarily to the land management activities associated with maintenance and for protection of the guy wires, supports for towers and removal of exotic trees.			Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
2	0					

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.17	0.00
Impact Delta (ID)	
Current - w/Impact	0.17

Impact Acres =	5.89
-----------------------	------

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	1.001

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Hanson Homestead		Application Number		Assessment Area Name or Number FW Marsh with Buffer Solterra	
FLUCCs code 6400		Further classification (optional)		Mitigation or Preservation? Mitigation	Assessment Area Size 2.88 Acres
Basin/Watershed Name/Number C - 14	Affected Waterbody (Class) Class III		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) None		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Mitigation will be established as a freshwater mixed marsh community hydrology will be improved by grading of the wetland soils. Hydrologic connections will be via ditch,swale and culvert. A water will be treated prior to entry into the wetland.					
Assessment area description Area will consist of a mixture of freshwater marsh, flushing channels, wildlife refugia and hydric and mesic planted buffers.					
Significant nearby features Additional conservation easement approximately 600 feet to the northeast.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique.		
Functions Floodflow attenuation, water quality treatment, nutrient and toxicant retention, wildlife utilization, shoreline stabalization, habitat diversity.			Mitigation for previous permit/other historic use No.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Variuos wading birds, alligator, fish, repiles and amphibians.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Wood stork, Everglades kite, ibis (white), tri-color heron, little blue heron, great (white and blue) egret.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): 					
Additional relevant factors: 					
Assessment conducted by: J Goldasich and A Goldasich			Assessment date(s): December 2022 and February 2024		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Hanson Homestead		Application Number: 231218-41692		Assessment Area Name or Number: FW Marsh with Buffer Solterra		
Impact or Mitigation: Mitigation		Assessment Conducted by: J Goldasich and A Goldasich		Assessment Date: December 2022 and February 2024		
Scoring Guidance		Optimal (10)		Moderate(7)		
Minimal (4)		Not Present (0)				
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed		Condition is optimal and fully supports wetland/surface water functions		Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions		
Minimal level of support of wetland/surface water functions		Condition is insufficient to provide wetland/surface water functions				
		Current		With Mitigation		
.500(6)(a) Location and Landscape Support		a. Quality and quantity of habitat support outside of AA.				
		b. Invasive plant species.				X
		c. Wildlife access to and from AA (proximity and barriers).				X
		d. Downstream benefits provided to fish and wildlife.				
		e. Adverse impacts to wildlife in AA from land uses outside of AA.				
		f. Hydrologic connectivity (impediments and flow restrictions).				X
Current		With Mitigation		g. Dependency of downstream habitats on quantity or quality of discharges.		
0		4		h. Protection of wetland functions provided by uplands (upland AAs only).		
		Notes: Enter notes here				Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
.500(6)(b)Water Environment (n/a for uplands)		a. Appropriateness of water levels and flows.				X
		b. Reliability of water level indicators.				X
		c. Appropriateness of soil moisture.				
		d. Flow rates /points of discharge.				
		e. Fire frequency/severity.				
		f. Type of vegetation.				X
		g. Hydrologic stress on vegetation.				X
		h. Use by animals with hydrologic requirements.				
		i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).				
		j. Water quality of standing water by observation (i.e., discoloration, turbidity).				
Current		With Mitigation		k. Water quality data for the type of community.		
0		8		l. Water depth, wave energy, and currents.		
		Notes: Enter notes here				Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
.500(6)(c)Community structure x Vegetation Benthic Both		I. Appropriate/desirable species				X
		II. Invasive/exotic plant species				X
		III. Regeneration/recruitment				
		IV. Age, size distribution.				
		V. Snags, dens, cavity, etc.				
		VI. Plants' condition.				X
		VII. Land management practices.				
		VIII. Topographic features (refugia, channels, hummocks).				X
		IX. Submerged vegetation (only score if present).				
		X. Upland assessment area				
Current		With Mitigation		Notes: Enter notes here		
0		8		Place an "X" in the box above next to the two (2) most important criteria used in scoring this section		

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Mitigation
0.00	0.67

TEMPORAL LAG TABLE					
YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
< or = 1	1	11-15	1.46	41-45	3.03
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.65
4	1.10	26-30	2.18	>55	3.91
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.434
Mitigation Area Required (acres) = FL/RFG =	2.31

Temporal Lag Factor (TLF) = Temporal Lag Table above	(see)	1.03
Risk Factor (RF) = [1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)		1.50

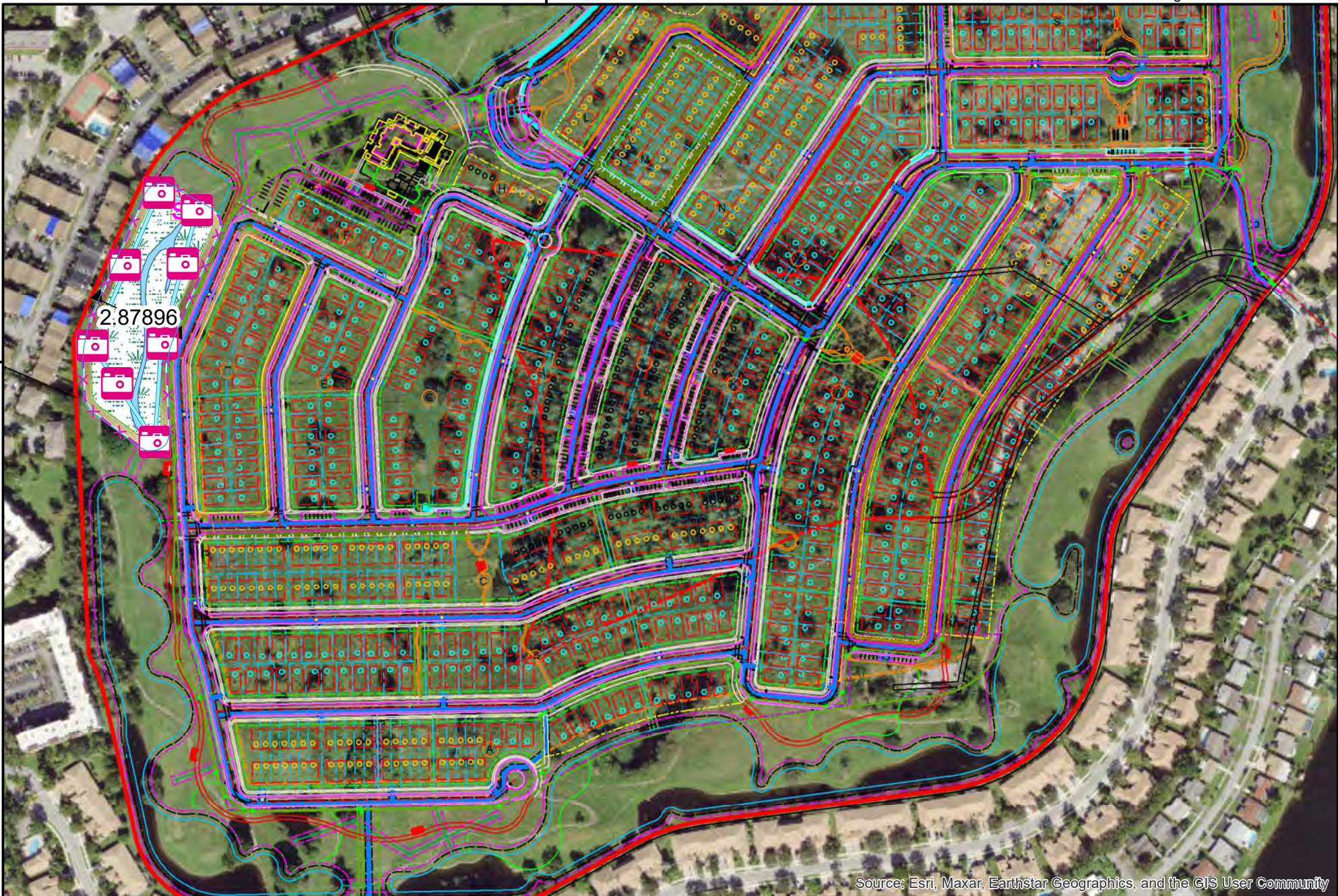
Mitigation Area Size (acres)	2.88
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	1.250

Mitigation Delta (MD)	
w/Mitigation - Current	0.67

FOR PRESERVATION ONLY:	

Excess Mitigation (acres)	0.57
Acres of Impact Offset by this Mitigation Area	7.35

80°15'0"W



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

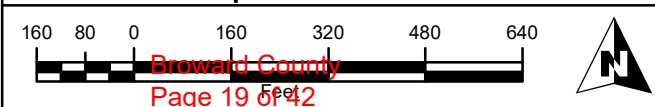
www.GoldasichEnvironmental.com

80°15'0"W

Initial: 02/20/2021 | Current Revision Date: 5/28/2024

J. J. Goldasich and Associates, Incorporated

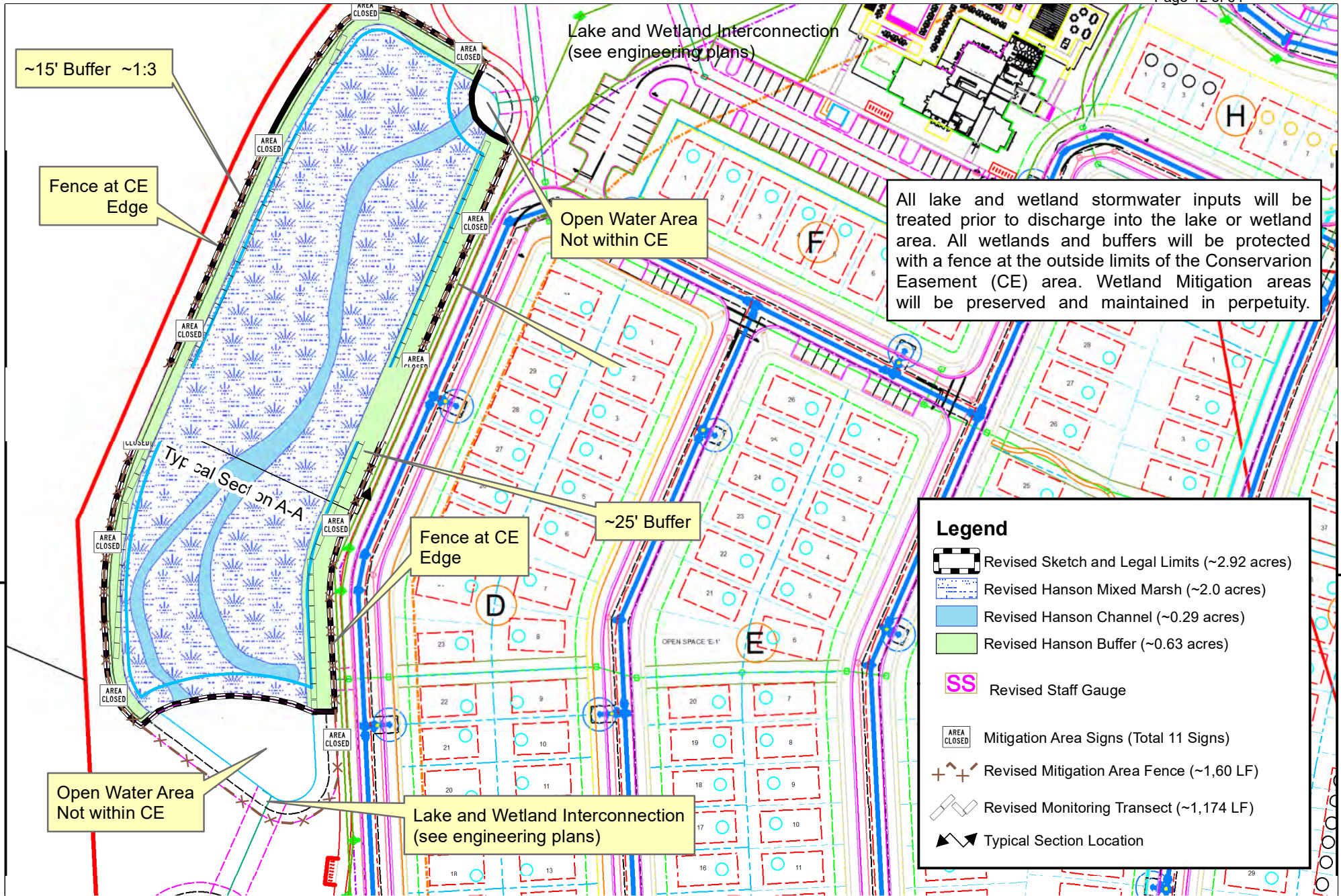
HANSON CC/WV Sunrise, LLC Wetland Mitigation Plan ~2.9 Acre Offsite Mitigation Area Sunrise, Broward County, FL		Hanson 2.9 ac. Offsite Mitigation Area
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Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN

(561) 883-9555
jig@jiggoldasich.com
Seagrass to Sawgrass

Document Path: F:\My Documents\CC Homes\Hanson Homestead\Solterra Offsite Mitigation Area for Hanson.mxd



Initial: 02/20/2021 | Current Revision Date: 6/17/2024



J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN



(561) 883-9555
jig@jiggoldasich.com
Seagrass to Sawgrass

HANSON

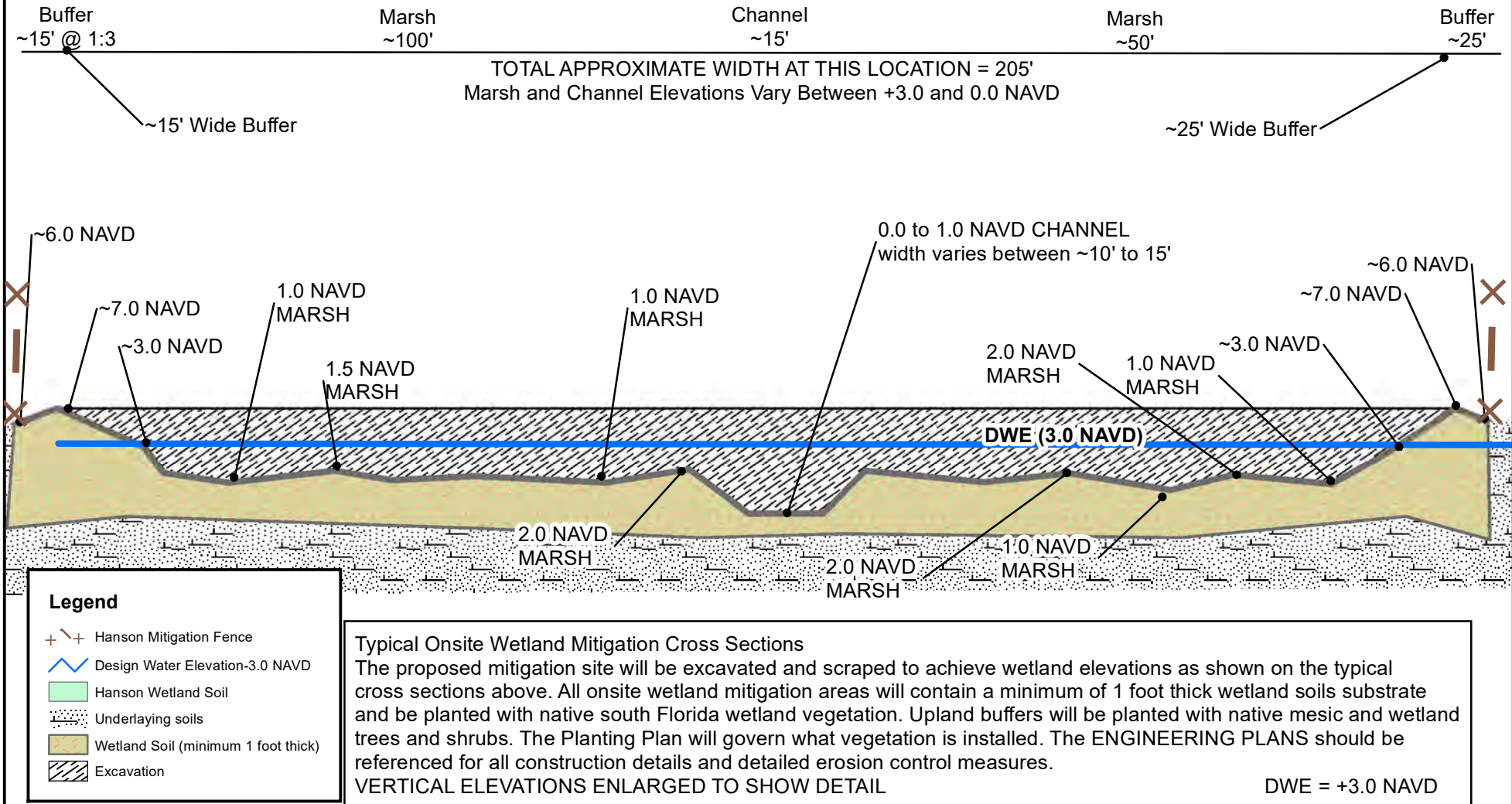
CC/WV Sunrise, LLC
Wetland Mitigation Plan
~2.9 Acre Offsite Mitigation Area
Sunrise, Broward County, FL

**Hanson
2.9 ac.
Offsite
Mitigation
Area**

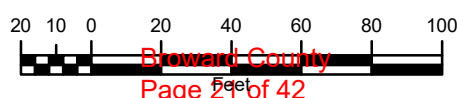
www.GoldasichEnvironmental.com

TYPICAL ONSITE WETLAND MITIGATION AREA CROSS SECTION A-A

CONSTRUCTION DETAILS MUST BE REVIEWED ON THE ENGINEERING PLANS
THE APPROVED PLANTING PLAN WILL GOVERN PLANT TAXA INSTALLED



Initial Date: 12/20/2022 Current Revision Date: 6/6/2024



J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN

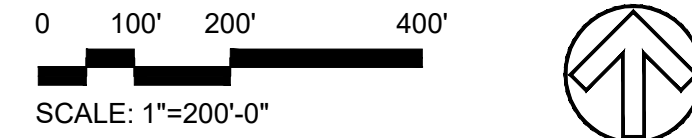


(561) 883-9555
jig@jiggoldasich.com
Seagrass to Sawgrass

CC Homes

Hanson Offsite Area at Solterra
Typical Mitigation Cross Sections
Broward County, Florida

**Typical
Mitigation
Cross
Section**



LEGEND:

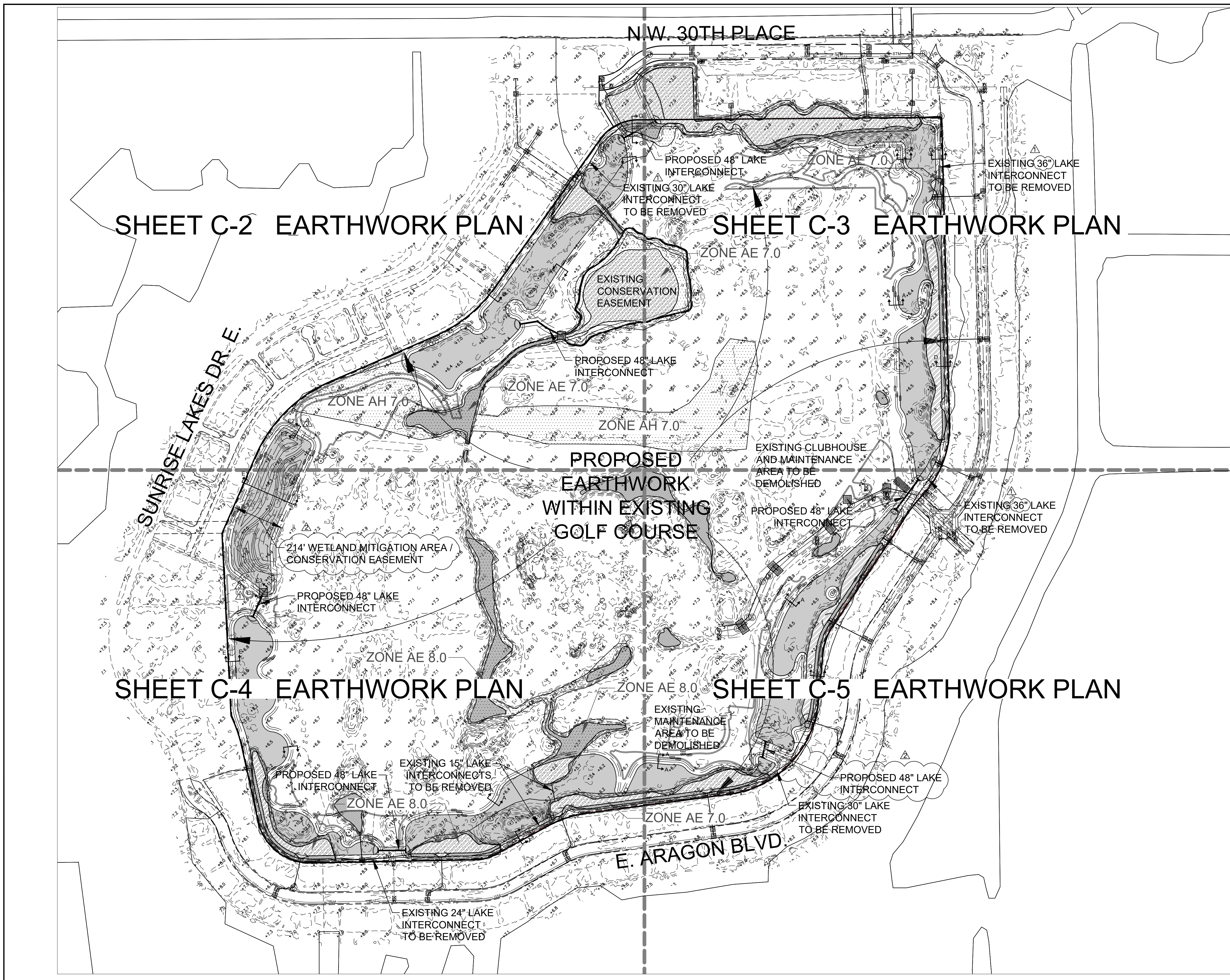
- EXISTING SPOT GRADE (NAVD)
- EXISTING LAKE TO BE FILLED (4.97 ACRES TOTAL)
- PROPOSED LAKE TO BE EXCAVATED (19.30 ACRES TOTAL)
- PORTION OF EXISTING LAKE TO REMAIN (7.70 ACRES ONSITE, 1.31 ACRES OFFSITE, 0.01 ACRES TOTAL)
- PROPOSED EDGE OF WATER (E.O.W.) ELEVATION (NAVD)
- PROPOSED TOP OF BANK (T.O.B.) ELEVATION (NAVD)
- PROPOSED TOP OF LAKE MAINTENANCE EASEMENT (L.M.E.) ELEVATION (NAVD)
- CONSTRUCTION CHAIN LINK FENCE
- FLOATING TURBIDITY BARRIER
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION







- NOTES:
- ALL EXISTING ONSITE IRRIGATION TO BE REMOVED.
 - THERE IS NO KNOWN EXISTING ONSITE GAS INFRASTRUCTURE. CONTRACTOR TO CONFIRM WITH CITY OF SUNRISE GAS PRIOR TO START OF WORK.
 - ALL EXISTING ONSITE WATER AND SEWER INFRASTRUCTURE TO REMAIN.
 - FUTURE DRY RETENTION AREAS SHOWN ARE FOR CONCEPTUAL APPROVAL ONLY, AND NOT FOR CONSTRUCTION UNDER THIS APPLICATION.

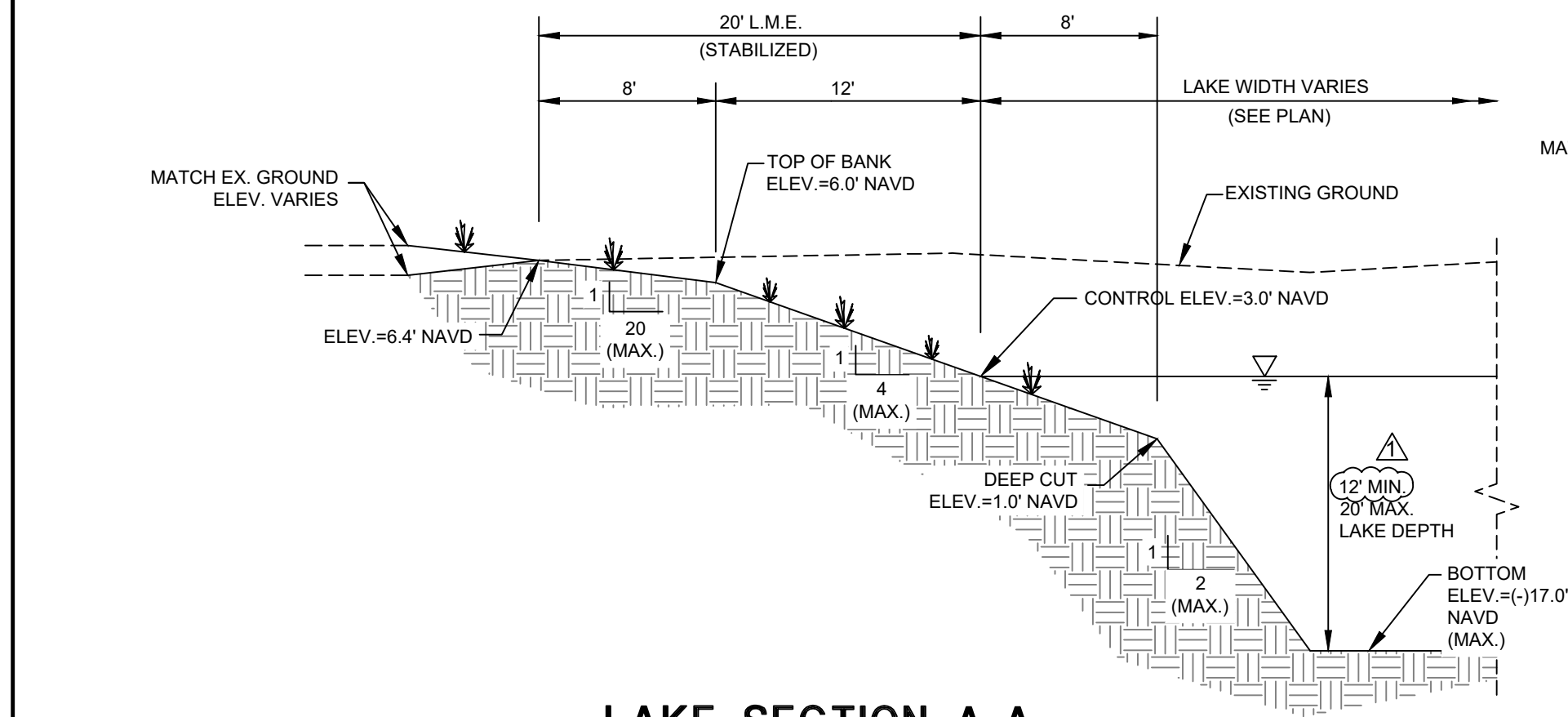
LAKE AREA SUMMARY:				DRY RETENTION AREA SUMMARY:			
ONSITE:							
AREA NO.	EDGE OF WATER (E.O.W.) AREA (E.L. 3.0' NAVD)	TOP OF BANK (T.O.B.) AREA (E.L. 6.0' NAVD)		AREA NO.	BOTTOM AREA (E.L. 4.0' NAVD)	TOP OF BANK (T.O.B.) AREA (E.L. 6.0' NAVD)	
1	4.33	5.26 AC.		1	0.68 AC.	0.81 AC.	
2	2.93 AC.	3.51 AC.		2	0.69 AC.	0.35 AC.	
* 3	3.14 AC.	4.00 AC.		3	0.30 AC.	1.52 AC.	
4	5.23 AC.	6.28 AC.		4	0.58 AC.	0.59 AC.	
5	2.46 AC.	2.92 AC.		5	1.25	1.53 AC.	
* 6	3.24 AC.	4.12 AC.		6	0.70 AC.	0.79	
7				7	0.42	0.50 AC.	
TOTAL AREA 27.00 AC.			33.05 AC.	8	0.54 AC.	0.72 AC.	
				9	1.94 AC.	2.09	
				10	0.25	0.30 AC.	
				11	0.60	0.77 AC.	
				12			
TOTAL AREA 27.00 AC.			33.05 AC.	TOTAL AREA 9.26 AC.			10.73 AC.
OFFSITE:							
AREA NO.	EDGE OF WATER (E.O.W.) AREA (E.L. 3.0' NAVD)	TOP OF BANK (T.O.B.) AREA (E.L. 6.0' NAVD)					
1	13.0 AC.	15.6 AC.					
TOTAL AREA 28.31 AC.			34.80 AC.				
* LAKE NOS. 3 AND 6 ARE WETLANDS AND ARE NOT COUNTED TOWARDS REQUIRED WATER QUALITY VOLUME							

Chad E. Edwards, State of Florida, Professional Engineer, License No. 59306
This document has been digitally signed and sealed by Chad E. Edwards, P.E. on the date indicated here.
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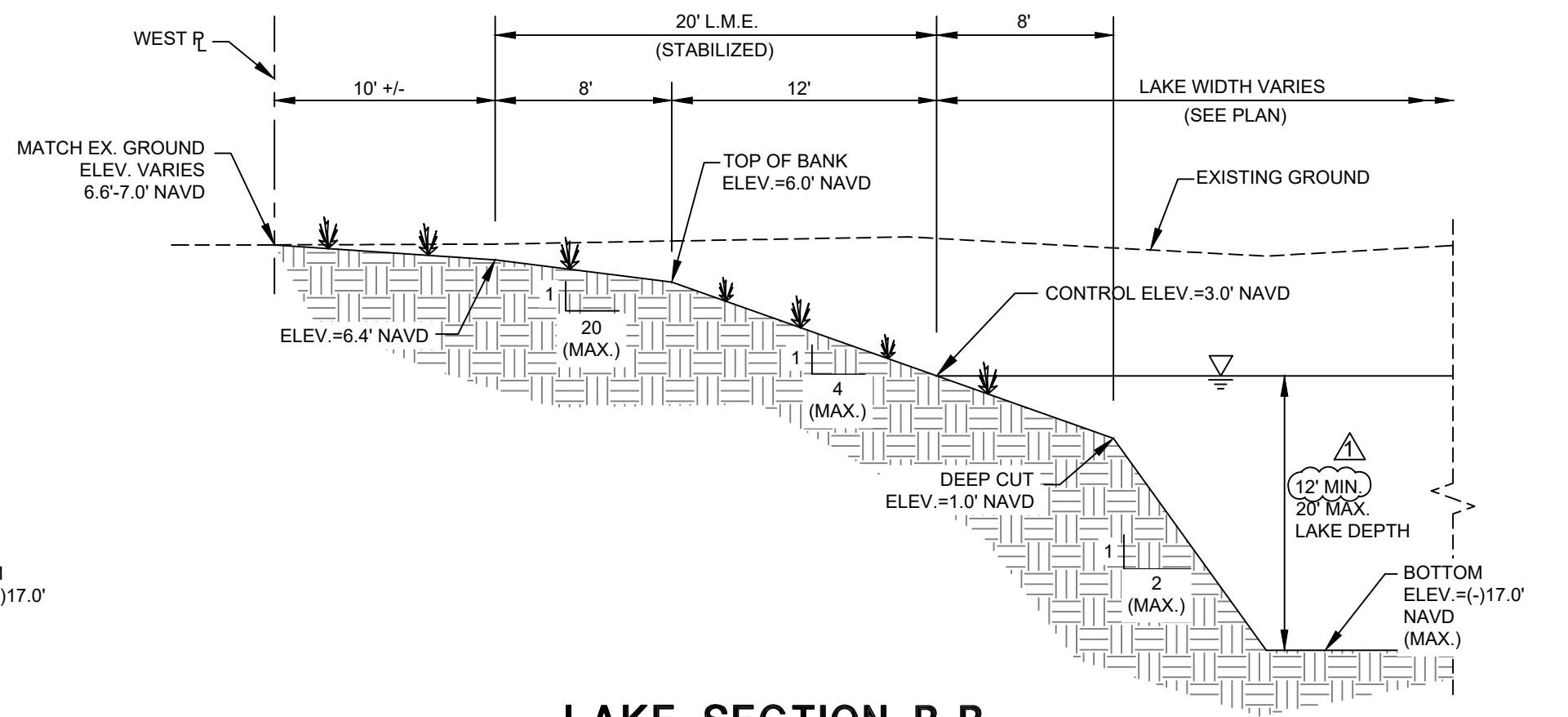
LEAVE BLANK - FOR CITY USE ONLY



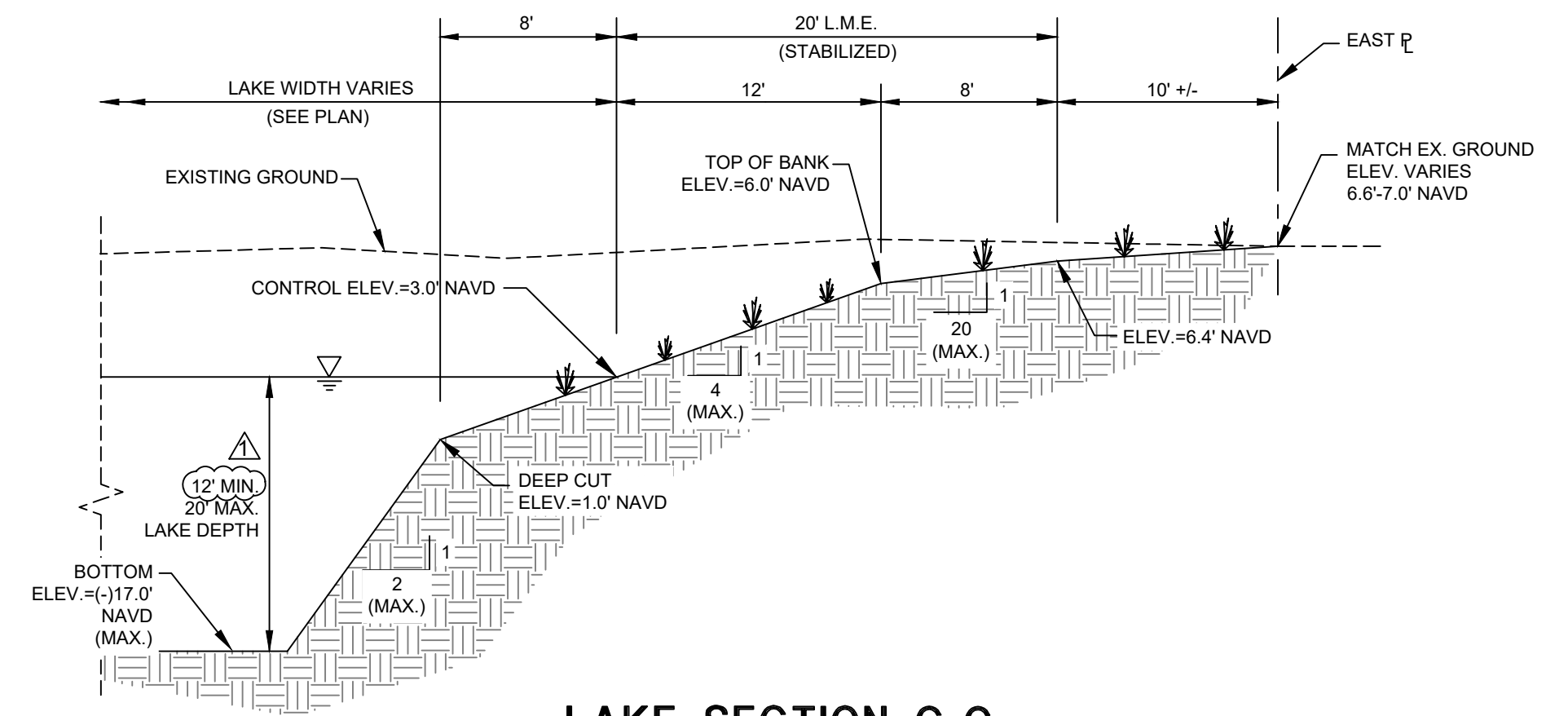
				SCALE:	 <div>CrAVEN THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0200114 <small>MATERIAL, SCENE, DESIGN IS THE PROPERTY OF CrAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CrAVEN THOMPSON & ASSOCIATES, INC. CrAVEN THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2024</small></div>	SOLTERRA SUNRISE, FLORIDA	OVERALL EARTHWORK PLAN AND KEY SHEET	SEAL:	DATE:
			DESIGNED BY:	MRN				7/2023	
	REVISED PER BCEPD COMMENTS	12/31/24	MRN	DRAWN BY:				MRN	Chad Everett Edwards Florida P.E. No. 59306 December 31, 2024
	REVISED PER BCEPD COMMENTS	11/12/24	MRN						
	REVISED PER SFWMD COMMENTS	10/21/24	MRN						
	REVISED PER BCEPD COMMENTS	10/10/24	MRN	CHECKED BY:	CEE	DRAWING NO. C-1 1 OF 9			
	HEADWALL / INTERCONNECT REVISIONS	6/10/24	MRN						
No.	REVISIONS	DATE	BY			PROJECT NO. 14-0013-001-01			



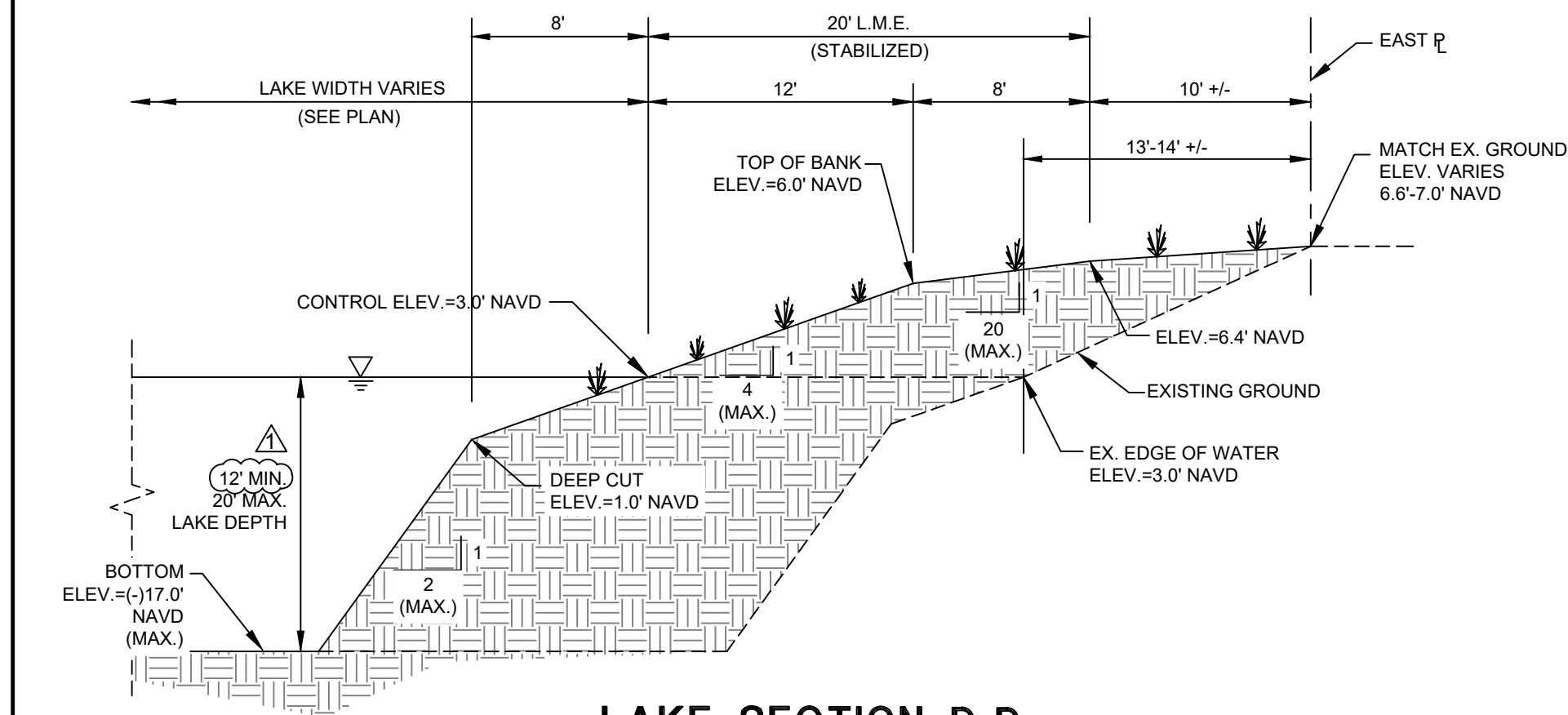
LAKE SECTION A-A
(ALL ONSITE LAKES)
SCALE: NONE



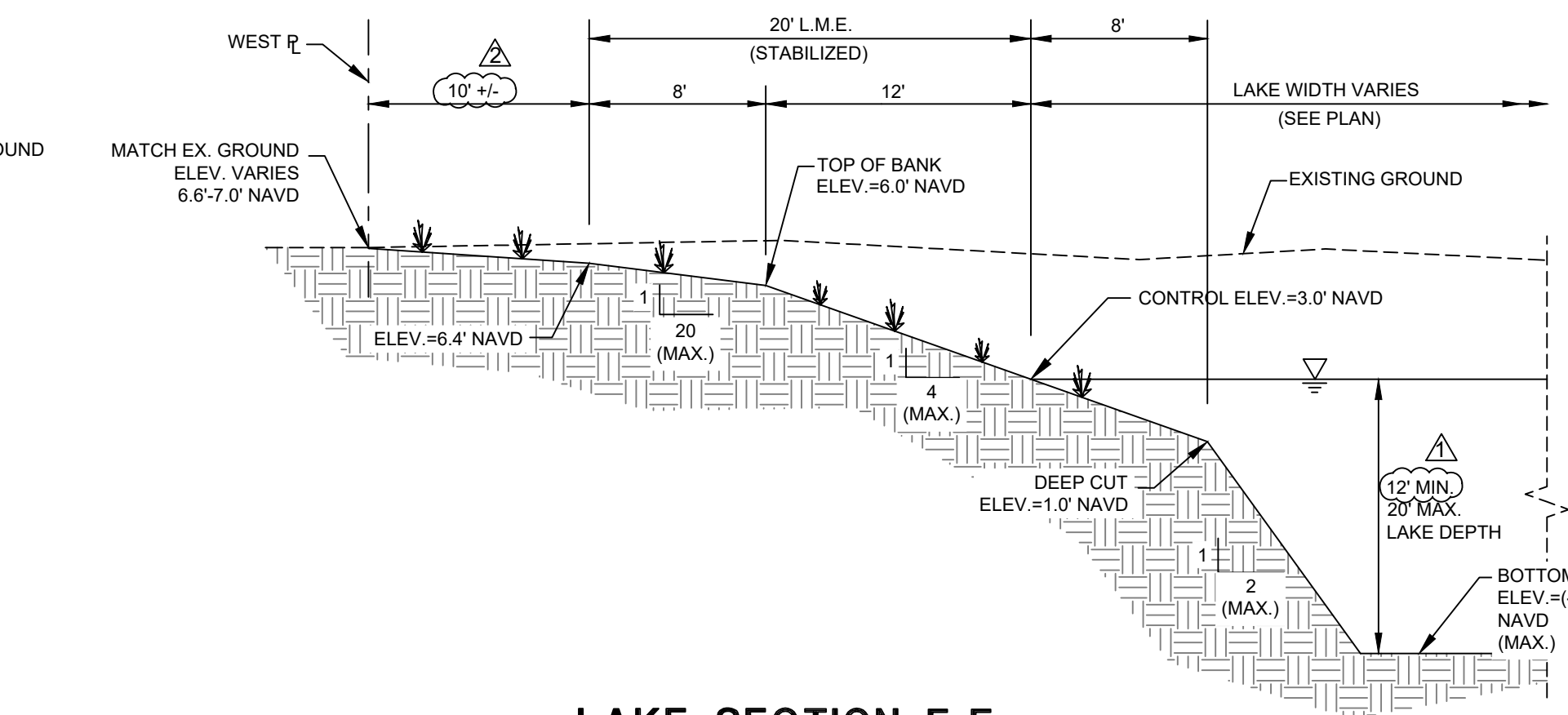
LAKE SECTION B-B
(ADJACENT TO QUAIL RUN
CONDOMINIUMS)
SCALE: NONE



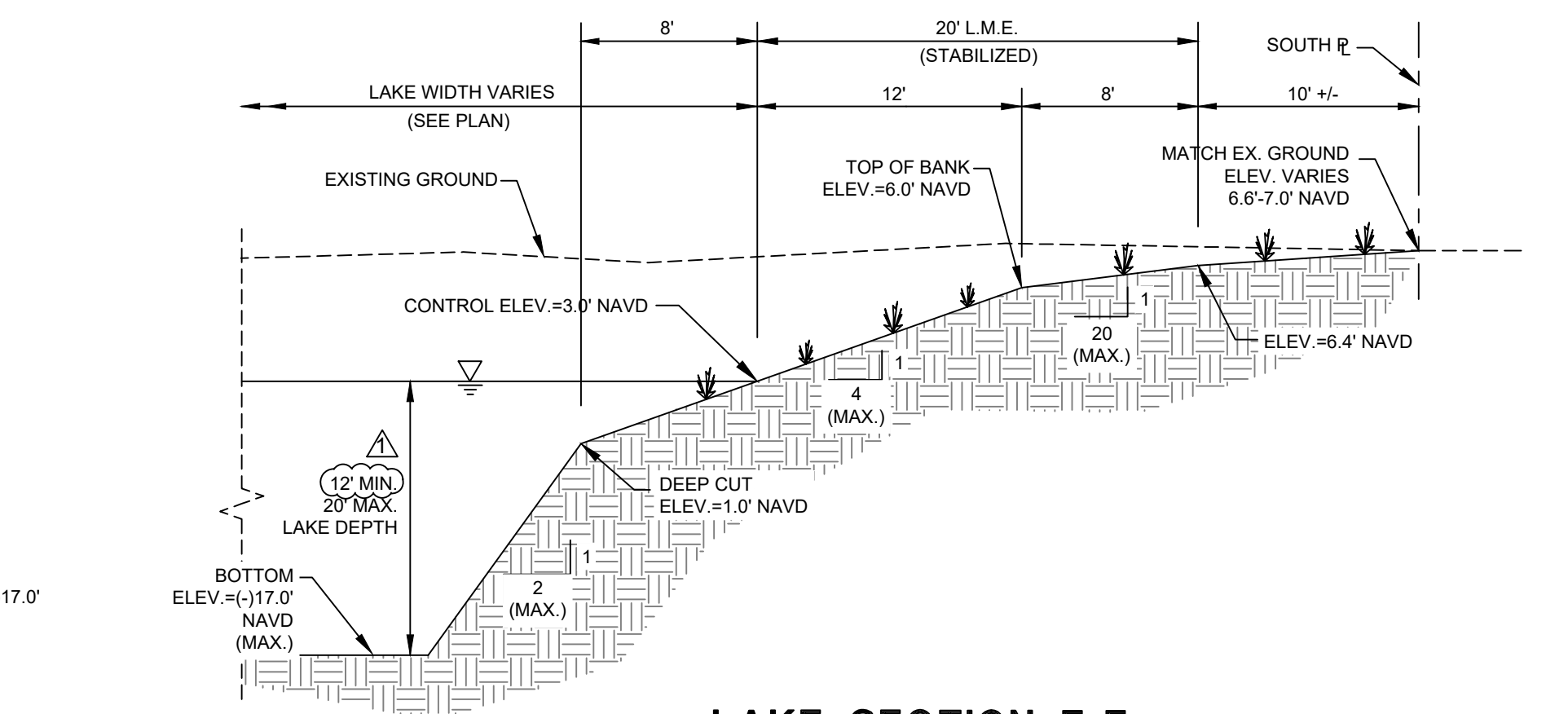
LAKE SECTION C-C
(N.E. CORNER OF SITE)
SCALE: NONE



LAKE SECTION D-D
(EAST SIDE OF SITE)
SCALE: NONE



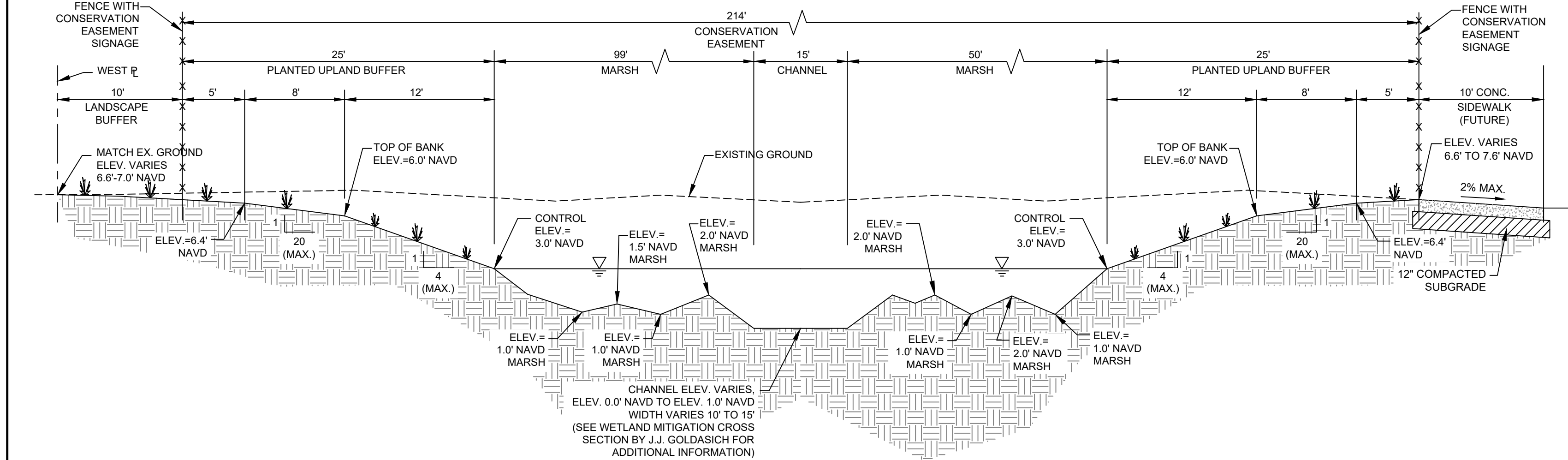
LAKE SECTION E-E
(WEST SIDE OF SITE)
SCALE: NONE



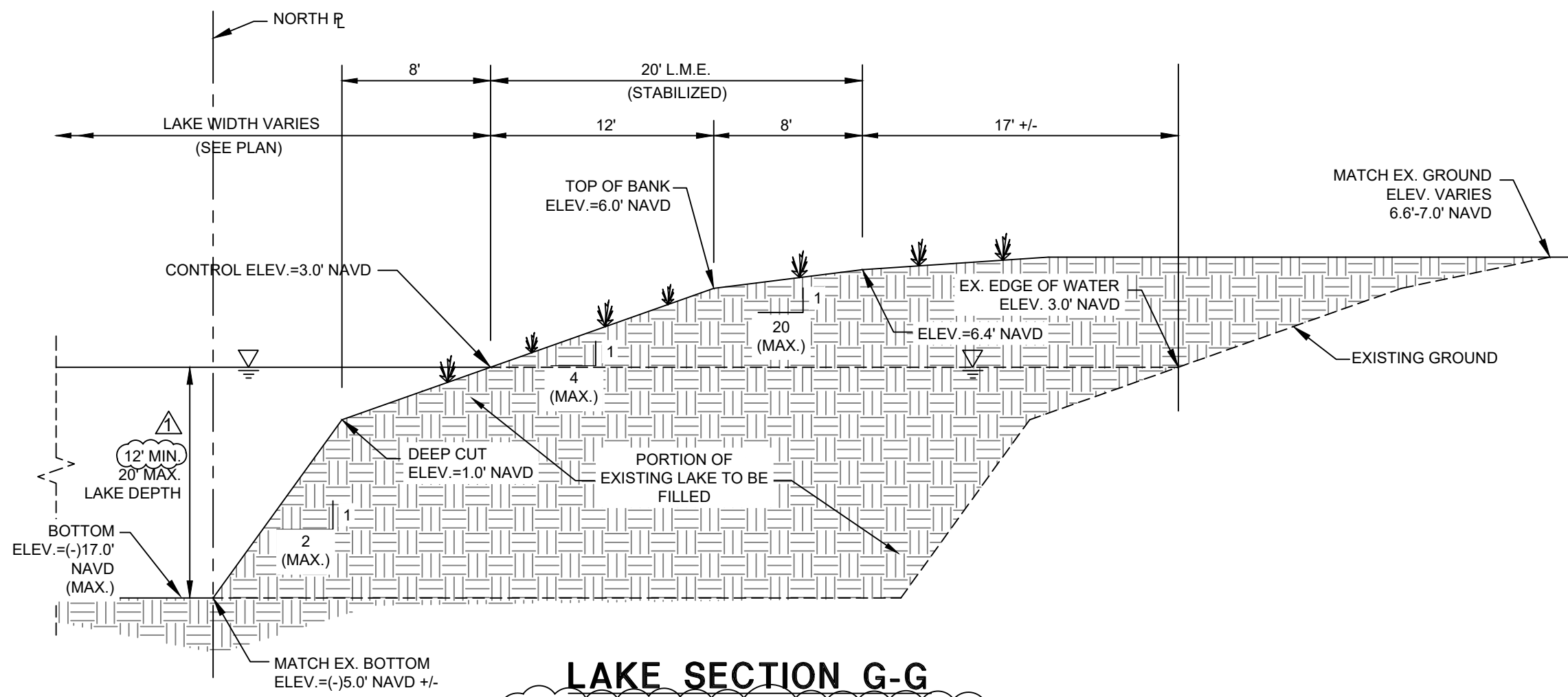
LAKE SECTION F-F
(SOUTH SIDE OF SITE)
SCALE: NONE

ALL ELEVATIONS SHOWN ARE IN NAVD 1988 DATUM. FOR VERTICAL DATUM CONVERSION, NGVD = NAVD + 1.5'.

NOTE:
ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT AS RECORDED IN INSTRUMENT # 117336162 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE BROWARD COUNTY APPROVED SOIL MANAGEMENT PLAN (SMP) AND REMEDIAL ACTION PLAN (RAP) PREPARED BY AYDEN ENVIRONMENTAL, DATED 1/25/24, EAR # 1419, NF-2183.



WETLAND SECTION E1-E1
(WEST SIDE OF SITE)
SCALE: NONE



LAKE SECTION G-G
(ADJACENT TO GOLFVIEW
APARTMENTS)
SCALE: NONE

Chad E. Edwards, State of Florida, Professional Engineer, License No. 59306
This document has been digitally signed and sealed by Chad E. Edwards, P.E. on the date indicated here.
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No.	REVISIONS	DATE	BY
1	REVISD PER SFWMD COMMENTS	10/21/24	MRN
2	REVISD PER BCEPD COMMENTS	10/10/24	MRN
3	HEADWALL / INTERCONNECT REVISIONS	6/10/24	MRN

DESIGNED BY:	MRN
DRAWN BY:	MRN
CHECKED BY:	CEE

Craven Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0300114
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SOLTERRA
SUNRISE, FLORIDA

TYPICAL SECTIONS

SEAL:	DATE: 01/12/2024
Chad Everett Edwards Florida P.E. No. 59306 October 18, 2024	DRAWING NO. C-8 8 OF 9
PROJECT NO. 14-0013-001-01	

Hanson Mitigation Area at Solterra
2.9 Acre Offsite Wetland Area Planting Plan

~0.74 Acre Planted Upland Buffers (trees)									
Taxa	Botanical Name	Spacing	Size	Area (ac)	Total Number				~ Elevations (NAVD)
					Trees	Herbs	Vines	Shrubs	
red maple	<i>Acer rubrum</i>	10	7 gallon	0.05	15				2.40 - 4.0
red maple	<i>Acer rubrum</i>	10	10 gallon	0.15	44				2.40 - 4.0
cypress	<i>Taxodium distichum</i>	10	7 gallon	0.04	12				2.40 - 4.0
cypress	<i>Taxodium distichum</i>	10	10 gallon	0.10	29				2.40 - 4.0
laurel oak	<i>Quercus laurifolia</i>	10	10 gallon	0.03	9				2.40 - 4.0
laurel oak	<i>Quercus laurifolia</i>	10	7 gallon	0.05	15				2.40 - 4.0
slash pine	<i>Pinus elliotii</i>	10	7 gallon	0.08	23				2.40 - 4.0
slash pine	<i>Pinus elliotii</i>	10	10 gallon	0.25	73				2.40 - 4.0
Pond apple	<i>Annona glabra</i>	10	7 gallon	0.06	18				2.40 - 4.0
Total Trees				0.81	237	0	0	0	237
~0.74 Acre Planted Upland Buffers (Shrubs and Herbs)									
coco plum	<i>Chrysobalanus icaco</i>	5	3 gallon	0.40				805	2.40 - 4.0
button bush	<i>Cephalanthus occidentalis</i>	5	3 gallon	0.07				141	2.40 - 4.0
cord grass	<i>Spartina bakerii</i>	5	1 gallon	0.30		604			2.40 - 4.0
muhly grass	<i>Muhlenbergia capillaris</i>	5	1 gallon	0.10		201			2.40 - 4.0
firebush	<i>Hamelia patens</i>	5	3 gallon	0.04				80	2.40 - 4.0
Total Shrubs/Herbs				0.91	0	805	0	885	1,690
~2.09 Acre Mixed Marsh Community & 0.2 Acre Channel									
leather fern	<i>Acrostichum danaeifolium</i>	3	1 gallon	0.01		56			1.4 - 3.0
swamp fern	<i>Blechnum serrulatum</i>	3	1 gallon	0.01		56			1.4 - 3.0
cord grass	<i>Spartina bakerii</i>	3	1 gallon	0.01		56			2.4 - 4.0
duck potato	<i>Sagittaria latifolia</i>	3	bare root	0.50		2,793			2.4 - 4.0
pickerel weed	<i>Pontederia cordata</i>	3	bare root	0.40		2,234			1.4 - 2.4
gator flag	<i>Thalia geniculata</i>	3	bare root	0.30		1,676			0.4 - 2.0
spike rush	<i>Eleocharis cellulosa</i>	3	bare root	0.70		3,910			1.4 - 2.0
giant bulrush	<i>Schoenoplectus californicus</i>	3	bare root	0.35		1,955			0.4 - 2.0
spider lily	<i>Hymenocallis latifolia</i>	3	1 gallon	0.01		56			2.0 - 3.0
Water lily	<i>Nymphaea odorata</i>	5	bare root	0.001		6			0.4 - 1.5
blue flag iris	<i>Iris savannarum</i>	3	1 gallon	0.01		56			2.4 - 3.4
Total Plants - FW Marsh				2.30	0	12,851	0	0	12,851
<p><small>NOTE: Total acreage for each community type should be taken from the environmental and engineering drawings and the community type planting headers shown on this Table. Plants may migrate to elevations other than those shown for initial planting elevations and locations. Plant substitutions will be made only if specific plants are not available at time of installation. DWE = 2.40 NAVD.</small></p> <p><small>Installed plant density will be as follows: 15' OC = 224 plants / acre; 10' OC = 292 plants/acre; 5' OC= 2,012 plants/acre; 3' OC=5,585 plants/acre; 2' OC=12,590 plants/acre. If used, a Florida Native Wildflower seed mix will include the following species: <i>Chamaecrista fasciculata</i>, <i>Coreopsis lanceolata</i>, <i>C. leavenworthii</i>, <i>Gaillardia pulchella</i>, <i>Solidago stricta</i>, <i>Andropogon virginicus</i>, <i>Eragrostis elliotii</i>, <i>Eragrostis spectabilis</i>, <i>Hibiscus grandiflorus</i>, <i>Chamaecrista fasciculata</i>, <i>Polygonella polygama</i>, <i>Sorghastrum secundum</i>, <i>Solidago fistulosa</i>, <i>Verbesina virginica</i>, <i>Gaillardia pulchella</i>, <i>Liatris gracilis</i>, <i>Schizachyrium scoparium</i>.</small></p>									

LEGAL DESCRIPTION:

PORTIONS OF TRACTS 6, 7 AND 8, BLOCK 1, SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST CORNER OF PARCEL "A", THE FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 21, ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF SAID BROWARD COUNTY RECORDS; THENCE NORTH 02°50'12" WEST ALONG AN EAST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 23.66 FEET; THENCE NORTH 87°09'48" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°50'12" WEST ALONG A LINE 20 FEET EAST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SAID EAST BOUNDARY, A DISTANCE OF 42.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 362.00 FEET, THROUGH A CENTRAL ANGLE OF 26°21'27", FOR AN ARC DISTANCE OF 166.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°31'15" EAST ALONG A LINE LYING 20 FEET SOUTHEAST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST BOUNDARY, A DISTANCE OF 266.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 580.00 FEET, THROUGH A CENTRAL ANGLE OF 14°49'48", FOR AN ARC DISTANCE OF 150.12 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE LAST DESCRIBED CURVE LYING 20 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH SAID EAST BOUNDARY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 81°56'29", FOR AN ARC DISTANCE OF 64.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°42'28" EAST, A DISTANCE OF 85.02 FEET; THENCE SOUTH 25°42'44" WEST, A DISTANCE OF 21.67 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 88°21'58", FOR AN ARC DISTANCE OF 52.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62°39'14" EAST, A DISTANCE OF 20.61 FEET; THENCE SOUTH 23°31'15" WEST ALONG A LINE LYING 224 FEET SOUTHEASTERLY OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST BOUNDARY, A DISTANCE OF 379.90 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 158.00 FEET, THROUGH A CENTRAL ANGLE OF 26°21'27", FOR AN ARC DISTANCE OF 72.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°50'12" EAST, A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°54'04" WEST, A DISTANCE OF 10.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 20°31'30", FOR AN ARC DISTANCE OF 17.91 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 178.00 FEET, THROUGH A CENTRAL ANGLE OF 40°17'06", FOR AN ARC DISTANCE OF 125.15 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 20°24'47", FOR AN ARC DISTANCE OF 17.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 49°43'41" WEST, A DISTANCE OF 12.28 FEET; THENCE NORTH 53°28'41" WEST, A DISTANCE OF 3.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 50°38'30", FOR AN ARC DISTANCE OF 61.87 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 127,154 SQUARE FEET OR 2.919 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST BOUNDARY OF PARCELS 20 AND 21, ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 02°50'12" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Craven Thompson & Associates, Inc.
LICENSED BUSINESS NUMBER #271

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- L. ARC LENGTH
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R. RADIUS
- Δ CENTRAL ANGLE

RAYMOND YOUNG

PROFESSIONAL SURVEYOR AND MAPPER NO 5799

STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFI02\SURVEY_PROJECTS\PROJECTS\2014\14-0013-001 SOLTERRA PLAT\DRAWINGS\SKETCH_AND_DESC\14-0013-001_SD_CONSERV ESMT_REVISED-6-12-24

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE EASEMENT BOUNDARY	06/21/24	JDP	RY



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 14-0013-001-01	SHEET 1 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TB	DATED: 03/04/24



JOB NO.: 14-0013-001-01	SHEET 2 OF 2 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 06/13/24

December 9, 2024

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Hanson Homestead-Griffin Road Subdivision Compensatory Mitigation Plan

☐ Objectives 332.4(c)(2)

The onsite wetland areas have been subjected to regional and nearfield drainage, as well as onsite artificial hydrological manipulation by agricultural operations and adjacent residential development for more than 60 years. This has resulted in a loss of suitable wetland hydrology and encroachment by invasive exotic plants and other undesirable vegetation. The objective of the offsite wetland mitigation and creation plan is to restore and preserve suitable wetland values and functions in perpetuity. The short term objectives of the mitigation plan is to restore a wetland mitigation site to a FW marsh and hydric/mesic buffer system. The long term objective is to rehabilitate this area into a functioning FW wetland and hydric/mesic forested system with a UMAM score of 0.67 or higher. A score of 0.67 UMAM is targeted for the creation area by the end of year 3 and will be maintained in perpetuity.

☐ Site Selection 332.4(c)(3)

The offsite creation area work will be within the limits of a proposed water management system. The area was selected because it will be provided with suitable hydrological conditions to support a wetland system and is protected from unauthorized access. Where viable, treated storm water from the proposed development will be directed to the wetland mitigation area. All storm water will be treated prior to entering the wetland mitigation area.

☐ Site Protection Instrument 332.4(c)(4)

The wetland mitigation area will be protected from unauthorized impacts by fencing, signage, and site access control. A Conservation Easement (CE) will be placed over the entire restored and enhanced wetland area and upland/hydric buffer system once the final design is accepted by all of the review agencies. The area will be managed in perpetuity by the Property Owners Association and this requirement is included in the appropriate association documents (provided for review and approval).

☐ Baseline Information 332.4(c)(5)

The area is currently an upland so a UMAM has not been conducted at this site.

☐ Determination of Credits 332.4(c)(6)

The proposed creation project is designed to replace and enhance the natural conditions in the mitigation area with wetlands by scraping and lowering of the land, removal of non-native and invasive vegetation, incorporating improvements to hydrology by scraping and, re-direction of site and adjacent area storm water to and through the wetland areas. A conservation easement and perpetual maintenance is also included in the plan. Wetland improvements have been evaluated by the Florida Uniform Wetland Mitigation Assessment Methodology (UMAM). The current



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condition of the area is an upland with a UMAM score of 0. Following creation of the mitigation wetland area **totaling 2.0 acres with an upland buffer, the UMAM score is projected to be 0.67. The total UMAM functional units lost is projected at 1.001 (see attached UMAM) and the total onsite UMAM functional units gained by the 2.0 acre wetland mitigation site is projected at 1.115. The excess UMAM functional units are proposed to be applied to the elimination and reduction requirements.**

☐ **Creation Work Plan 332.4(c)(7)**

The proposed creation actions will include the following work elements:

1. **Work Site Selection and Assessment-COMPLETED**
 - a. **Classify habitat areas-COMPLETED**
2. **Field Delineation and Survey for final Baseline Report-COMPLETED**
 - a. **ID work areas-COMPLETED**
3. **Identify Proposed Refugia Sites**
4. **Removal of Berm and Debris-COMPLETED**
 - a. **Wetland perimeter scraping-COMPLETED**
5. **Removal of Undesirable Vegetation-COMPLETED**
6. **Conduct As-built Survey**
7. **Install Native Wetland Vegetation**
8. **Conduct Time Zero Assessment**
9. **Time Zero UMAM Assessment**
10. **Maintenance and Monitoring**
 - a. **Monthly (year 1-2), Quarterly (year 3-4) and Bi-annually (year 5) as needed**
 - b. **May be adjusted according to Adaptive Management Plan Assessments**
11. **Yearly UMAM Assessment until success criteria are met or exceeded**
12. **Adaptive Management Assessment and Evaluation**
 - a. **Maintenance**

☐ **Maintenance Plan 332.4(c)(8)**

Site maintenance will be conducted monthly for the first two years, quarterly for the subsequent two years and bi-annually during the fifth year. However, if site success criteria are met earlier, maintenance may be adjusted accordingly. If at any time the conditions defined in the “**Adaptive Management Plan**” are not met, additional maintenance will be employed until the conditions of the Plan are again met or exceeded.

MEASURABLE SUCCESS CRITERIA:

Specifically, the wetland and buffer creation area will meet the following criteria and achieve the stated performance standards by the end of the 3rd year of the monitoring period. If the performance standards are not met, a remediation program described in the “Adaptive Management Plan” will be implemented.



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- a) Survival of a minimum of 80 percent of installed plants and/or replacement by native suitable FW wetland vegetation by natural recruitment,
- b) The area will maintain a minimum of 80 percent cover by appropriate native wetland species, including planted and naturally recruited plants, (i.e., FAC or wetter).
- c) The area will have less than 5 percent cover by Category I and II invasive exotic plant species, pursuant to the most current list established by the Florida Exotic Pest Plant Council at <http://www.fleppc.org>.
- d) The creation area will have less than 20 percent mortality of the planted wetland species and be maintained with less than 20 percent mortality. Natural recruitment of suitable native wetland vegetation will be encouraged and be included in the percent cover and survivorship as beneficial vegetation for the wetland assessments.
- e) The creation and enhancement area will include hydrologic enhancement by both scraping, exotic vegetation removal including root masses and improved water storage in adjacent areas to encourage soil hydration. As a result, the upper 12 inches of the soil profile will be saturated a minimum of 5 percent of the growing season and meet the wetland definition contained in chapter 62.340 F.A.C.

☐ **Performance Standards 332.4(c)(9)**

The performance standards are included in the maintenance plan (above) and in the “Adaptive Management Plan” attached to and made a part of this creation plan and are specifically defined as:

- 1. Removal of a minimum of 95% of non-native and invasive exotic vegetation from 3.0 acres of marsh wetland and buffer area,
- 2. Creation of ~2.0 acres of wetlands and channel of ~0.29 acres, with an upland buffer of ~0.74 acres from uplands by scraping, and removal of exotic vegetation,
- 3. Total Conservation Easement/Mitigation area is ~3.0 acres,
- 4. Replacement of soils with suitable wetland soils a minimum of 1 foot thick,
- 5. Replanting with a mixture of native wetland trees, shrubs, and herbaceous plants according to the attached Planting Plan,
- 6. Survival of at least 80% of installed wetland vegetation or recruited native wetland marsh species,
- 7. The 80% survival rate shall be maintained throughout the entire monitoring program, with replanting as necessary with the vegetation indicated on the planting plan. If native wetland, transitional, and upland species do not achieve an 80% coverage within the initial two years of the monitoring program, native species shall be planted in accordance with the planting plan to achieve a minimum of 80% cover. At the end of the 5 year monitoring program the entire mitigation area shall contain an 80% survival of planted vegetation and an 80% coverage of desirable obligate and facultative wetland species.
- 8. Hydrological improvements resulting in soil saturation in the upper 12 inches for a minimum of 5% of the growing season,



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9. A minimum of 80% coverage by native wetland and mesic vegetation in the 2.29-acre wetland mitigation area and upland buffer,

☐ **Monitoring Requirements 332.4(c)(10)**

Monitoring will be conducted during each maintenance event as follows:

1. The Time Zero Report will be submitted within 30 days of completion of construction and planting of the wetland mitigation area,
2. Year 1-2 = Monthly
3. Year 3-4 = Quarterly
4. Year 5 = Bi-annually¹

Monitoring reports will be provided based on the attached schedule (within 60 days of the end of each cycle) until the five-year monitoring period is completed. Anytime that the conditions outlined in the “**Adaptive Management Plan**” are not met, a more aggressive monitoring and maintenance effort will be initiated until the conditions of the Plan are again met. In the event of the need for such actions, a supplemental letter report will be prepared and submitted to the agencies. Any supplemental letter report, if needed, will include the reason for the increased monitoring and maintenance, any excursion(s) from the creation plan and the remediation efforts being conducted to bring the site back into compliance with the Plan.

REPORTING REQUIREMENTS:

- a. Perform a **Time-Zero** monitoring event of the wetland creation area and submit to the agencies within 30 days of completion of the creation objectives,
 - a. The Time-Zero report will include at least one paragraph re-stating the baseline conditions of the area prior to initiation of the work and a detailed plan view drawing of all created, enhanced and/or restored wetland areas,
- b. Subsequent to completion of the creation actions, perform monthly, quarterly and bi-annual monitoring of the area as outlined above for the 5 years,
- c. Submit monitoring reports as outlined above within 60 days of the end of each monitoring year,
- d. Broward County quarterly reports will be a summary of the conditions during the preceding quarter,
- e. All monitoring reports will include color photographs of the mitigation area progress as shown on the attached plan view of the mitigation area,

YEARLY REPORT FORMAT:

a. Project Overview:

¹ **Broward County will receive quarterly monitoring reports throughout the 5 year monitoring period.**



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(1) Applicable Project Number(s):

(2) Name and contact information:

(3) Name of party responsible for conducting the monitoring and the date(s) the inspections were conducted: **JJ Goldasich and Associates, Incorporated.**

(4) A brief paragraph describing the purpose of the approved project, acreage and type of remediation actions conducted.

(5) Written description of the location, any identifiable landmarks of the creation project including information to locate the site perimeter(s), and coordinates of the creation site (examples are latitude, longitudes, UTM's, state plane coordinate system, etc.).

(6) Dates creation commenced and was completed.

(7) Short statement on whether the performance standards are being met.

(8) Dates of any recent corrective or maintenance activities conducted since the previous report submission.

(9) Specific recommendations for any additional corrective or remedial actions or revisions to the "**Adaptive Management Plan**" that may be needed.

b. Requirements: List the monitoring requirements and performance standards, as specified in the approved creation plan and permit/license special conditions, and evaluate whether the creation project site is successfully achieving the approved performance standards or trending towards success. A table will be provided that evaluates the performance standards to the conditions and status of the developing creation site. An example of the proposed Table is shown below:

EXAMPLE MONITORING DATA TABLE:

Element	Past Condition	Current Condition	Remedial Actions
Remove undesirable vegetation	1	1	<i>Include a description of any remedial actions and why they are needed.</i>
Scrape mitigation area	1	1	
Plant according to planting plan	1	1	
Maintain according to Permits			
a) Plants	1	1	
b) Hydrology	2	1	
c) Soils	2	1	

1=good, 2=fair, 3=poor, 4=remediation needed (see discussion)



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c. Summary Data: A summary will be provided to substantiate the success and/or potential challenges associated with the creation project. Photo documentation will be provided to support the findings and recommendations referenced in the monitoring report and to assist in evaluating whether the creation project is meeting applicable performance standards for that monitoring period. Submitted photos will be on a standard 8 ½" x 11" piece of paper, dated, and clearly labeled. The photo location points will be identified on the appropriate maps of the wetland area.

d. Maps and Plans: Maps will be provided to show the location of the creation site relative to other landscape features, habitat types, **mitigation site photographs** and locations of photographic reference points, transects, sampling data points, and/or other features pertinent to the creation plan. In addition, the submitted maps and plans will clearly delineate the creation site perimeter. Each map or diagram will be formatted to print on a standard 8 ½" x 11" piece of paper and include a legend and the location of any photos submitted for review.

e. Conclusions: A general statement will be included that describes the conditions of the creation and enhancement project. If performance standards are not being met, a brief explanation of the difficulties and potential remedial actions proposed, including a timetable, will be provided. The Table above will be used in the summary and conclusions section to specifically identify which performance standards are being met, those that may not be met at the current time and specific remedial actions that may be needed (if any) to bring the area back into compliance.

Remediation: If the creation fails to meet the performance standards 3 years after completion of the creation and enhancement objectives, the creation and enhancement project will be deemed unsuccessful. Within 60 days of notification by the agencies that the creation and enhancement is unsuccessful, an alternate proposal sufficient to meet the original goals of the plan will be submitted. Within 120 days of agency approval, the remediation plan will be implemented and completed.

☐ **Long-term Management Plan 332.4(c)(11)** Long term maintenance of the creation area will be conducted on an as needed basis to maintain the area within the target conditions of the plan as defined by the "**Adaptive Management Plan**". Following the initial 5 year monitoring and maintenance period, and if acceptable to the agencies, the area will be dedicated to a local governmental entity, for perpetual management as a high quality wetland area.

☐ **Adaptive Management Plan 332.4(c)(12)** The "**Adaptive Management Plan**" will be used as a guide to maintain the area as a wetland area as defined by the permits and licenses. Long term maintenance of the area should require minimal effort once the newly installed vegetation becomes established due to improved hydrological and soil conditions. Threats to long term maintenance of a natural wetland forest community are limited to natural disasters such as fire and major storm events.



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☐ **Financial Assurances 332.4(c)(13)** Financial will take the form of a Performance Bond that will cover 110% of the projected creation and enhancement costs as well as the maintenance and monitoring for the first 5 years following Time-Zero reporting. The long-term management of the area following the initial 5-year period will be the responsibility of Griffin 106 Subdivision Homeowner's Association, Inc.

☐ **Other Information 332.4(c)(14)** Additional information that may be generated during the permitting of the project and as a result of the Time-Zero report or ensuing conditions subsequent to the ongoing monitoring and maintenance.

Perpetual Conservation: A conservation easement (CE) will be provided for all onsite and offsite mitigation areas. The recorded CE includes the following criteria and prohibited actions:

- a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground are prohibited. Elevated boardwalks, hiking trails will be permitted as long as they do not involve any of the other prohibited uses listed below:
- b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive material.
- c) Removal or destruction of native and desirable trees, shrubs, or other vegetation except below the elevated boardwalk.
- d) Excavation, dredging or removal of loam, peat, gravel, soil, rock, or other material substance in such a manner as to affect the surface of the wetland area.
- e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g) Acts or uses detrimental to such retention of land or water areas.
- h) Acts or uses that may be detrimental to native wildlife utilization of the restored and enhanced wetland area.
- i) Acts or uses detrimental to the preservation of the structural integrity or the physical appearance of sites or properties of historical, architectural, or cultural significance.

Sketch and Legal Description of Conservation Easement Area:

- a) A sketch and legal description of the CE area is included for agency review.



Hanson Mitigation at Solterra
 Mitigation Cost Estimate

Mitigation Action	Unit	Quantity	Cost / Unit	Estimated Cost
Earthwork	CY	0	\$6.50	\$0.00
Planting (per Planting Plan)	AC	2.9	\$12,000.00	\$34,800.00
Maintenance	EA	20	\$3,500.00	\$70,000.00
Monitoring	EA	20	\$3,500.00	\$70,000.00
10% Contingency	EA	1	10% of Total	\$17,480.00
Sub-Total				\$174,800.00
Total with Contingency				\$192,280.00



PERMANENT ACCESS EASEMENT

Return original or certified recorded document to:

Andrea Sanchez, Environmental Analyst 4
South Florida Water Management District
3301 Gun Club Road, West Palm Beach, FL 33406

THIS EASEMENT is given this 28th day of OCTOBER, 2024, by CC/WV SUNRISE, LLC ("Grantor"), whose mailing address is 2020 Salzedo Street, Suite 200, Coral Gables, Florida 33134, to SOUTH FLORIDA WATER MANAGEMENT DISTRICT and BROWARD COUNTY and GRIFFIN 106 SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. (collectively, the "Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in Broward County, Florida, and more specifically described in **Exhibit "A"** attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor has agreed to grant and convey to Grantee, a permanent non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee upon the Property described on **Exhibit "A"** which shall run with the land and be binding upon the Grantor.

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.

2. Purpose. It is the purpose of this Easement to grant a permanent non-exclusive access easement over, on, upon, and across the Property for the purpose of vehicular and pedestrian ingress and egress to and from certain real property and related appurtenances in the vicinity of the Property.

3. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Easement.

4. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of this Easement.

5. Duration. This Easement shall remain in full force and effect in perpetuity.



6.eee Reserved Rights. Grantor shall have, and does hereby reserve, the unilateral right toeee relocate the Property without the consent of the Grantee to accommodate the development of the surrounding lands, provided that such relocation does not materially and adversely interfere with the easement rights granted hereunder. In the event of such relocation, Grantor shall execute and record an amendment to this Easement with an updated description of the Property; and, if requested by Grantor,ee Grantee shall execute and deliver a consent or joinder thereto.

7.eee Modification. Except as provided in Section 6 above, this Easement may be amended,ee altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Broward County, Florida.

IN WITNESS WHEREOF, CC/WV SUNRISE, LLC ("Grantor") has hereunto set its authorized hand this _ee_ 28th day of October, 2024.

CC WV SUNRISE, LLC, ☐ A Florida corporation or ☒ A Florida limited liability company (*choose one*)

By: _____ ee ee ee ee ee ee ee _____
(Signature)

Name: JAMES WRIGHT
(Print)

Title: VP ee _____

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: DARIN GERSONY
(Print) 2020 Sunset Dr, W 100
Coral Gables, FL 33134

By: _____
(Signature)

Name: Chylsea Kimmy 2020 Salzedo St #200
(Print) Coral Gables, FL 33134

STATE OF FLORIDA

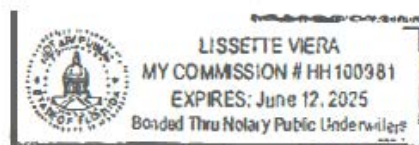
COUNTY OF miami Dade

On this day of 28 Oct, 2024, before me, the undersigned notary public, personally appeared James Wright, the person who subscribed to the foregoing instrument, as the eeeeee _____ (title), of CC WV Sunrise, LLC, ☐ a Florida corporation or ☒ a Florida limited liability company (*choose one*) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☒ limited liability company company (*choose one*) and the he/she was duly authorized to do so. He/She is personally known to me or has produced aee Florida (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.ee

NOTARY PUBLIC, STATE OF FLORIDA

L. Viera
(Signature)
Lissette viera
(Name)



My Commission Expires: 10.12.2025

LEGAL DESCRIPTION:

STRIPS OF LAND 20 FEET IN WIDTH AND BEING PORTIONS OF TRACTS 6, 7, 8, 9, BLOCK 2 AND PORTIONS OF TRACTS 5 AND 6, BLOCK 1, "EVERGLADES PLANTATION COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING 10 FEET ON EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCE AT THE NORTHERNMOST, SOUTHWEST CORNER OF PARCEL "A", REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS SOUTH 31°29'46" EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG A BOUNDARY OF SAID PARCEL "A" AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 12°52'40", FOR AN ARC DISTANCE OF 44.95 FEET TO THE POINT OF BEGINNING #1 OF SAID CENTERLINE; THENCE SOUTH 15°27'32" EAST ALONG A LINE NOT RADIAL TO THE LAST OR NEXT DESCRIBED CURVES, A DISTANCE OF 18.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS SOUTH 18°48'56" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 35°44'21", FOR AN ARC DISTANCE OF 112.28 FEET TO A POINT OF TANGENCY, THE LAST DESCRIBED CURVE LYING 20 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE EAST LINE OF UNIT 1, QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE, AND IT'S NORTHEASTERLY EXTENSION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 1 OF SAID BROWARD COUNTY RECORDS; THENCE SOUTH 35°26'43" WEST, A DISTANCE OF 759.70 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE CONTINUE SOUTH 35°26'43" WEST, A DISTANCE OF 8.37 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 620.00 FEET, THROUGH A CENTRAL ANGLE OF 31°01'52", FOR AN ARC DISTANCE OF 335.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°28'35" WEST, A DISTANCE OF 462.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THE LAST FOUR (4) DESCRIBED COURSES LYING LYING 20 FEET SOUTHEASTERLY OF AND CONCENTRIC AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE AND THE EAST LINE OF PARCEL A, FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 1 OF SAID BROWARD COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 36°11'03", FOR AN ARC DISTANCE OF 119.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°17'32"E, A DISTANCE OF 128.69 FEET TO THE POINT OF TERMINUS #1 OF SAID CENTERLINE.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT #1; THENCE NORTH 54°33'17" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING #2 OF SAID CENTERLINE; THENCE CONTINUE NORTH 54°33'17" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINUS #2 OF SAID CENTERLINE, SAID POINT LYING ALONG THE EAST LINE OF SAID QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE.

SAID LANDS SITUATE IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA. CONTAINING 39,125 SQUARE FEET OR 0.898 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST LINE OF UNIT 1 AND UNIT 2, QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR SOUTH 35°26'43" WEST.

THE SIDELINES OF THE PRECEDING DESCRIPTION ARE TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND THAT INTERSECTS THE SOUTH BOUNDARY OF PARCEL "A", REGENCY HOMES AT SUNRISE, PLAT BOOK 159, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AT THE POINT OF BEGINNING #1.

THIS SKETCH AND DESCRIPTION CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

LEGEND

B.C.R. BROWARD COUNTY RECORDS
D.C.R. DADE COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2014\14-0013-001 SOLTERRA
PLAT\DRAWINGS\SKETCH_AND_DESC\14-0013-001_SD_ACCESS EASEMENT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 14--0013--002--03		SHEET 1 OF 5 SHEETS		
DRAWN BY: RY		F.B. N/A PG. N/A		
CHECKED BY: MRM		DATED: 09/06/24		



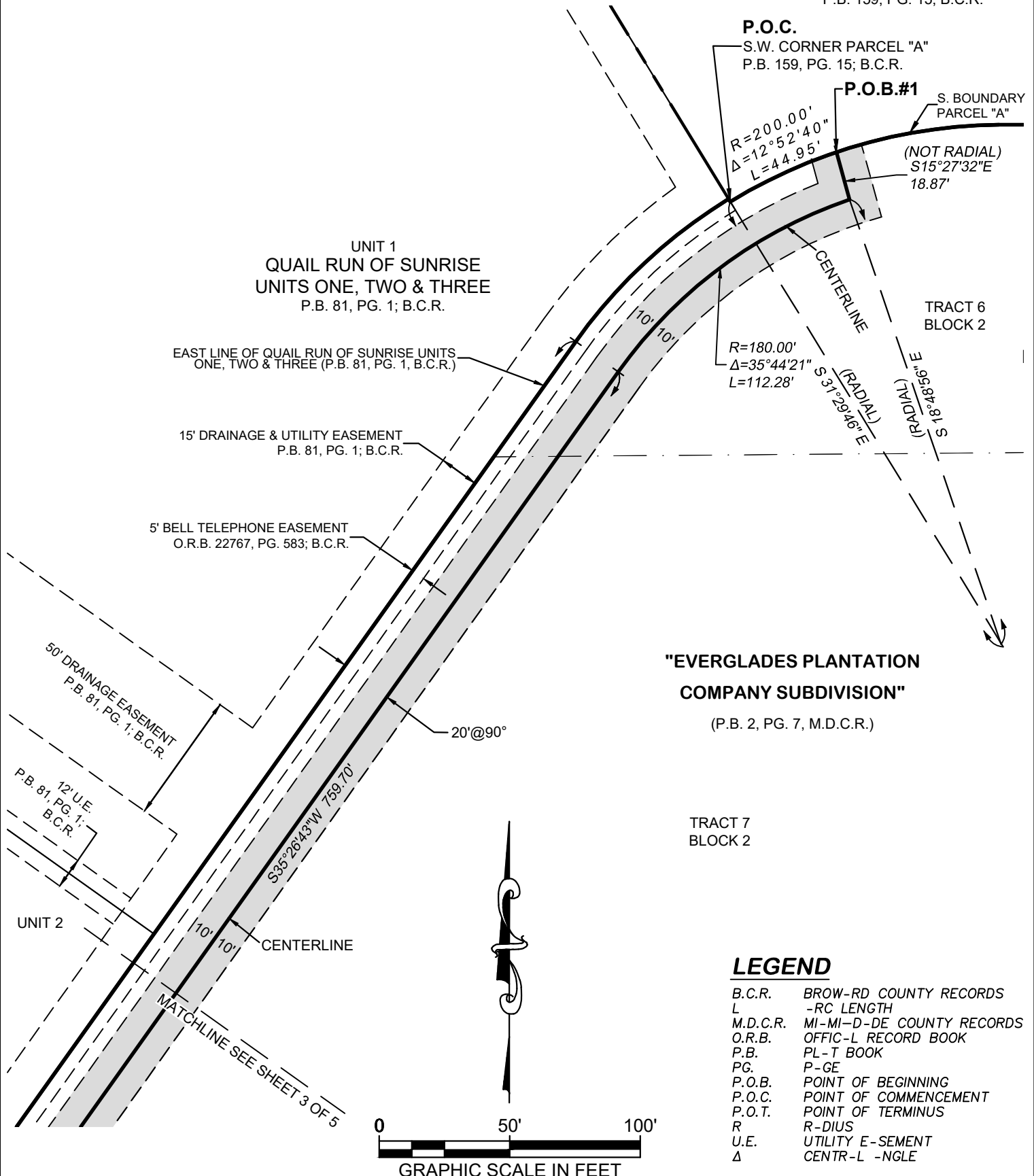
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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Broward County
Page 37 of 42

04/30/2025

20' ACCESS EASEMENT

Exhibit 1
Page 60 of 64
PARCEL "A"
REGENCY HOMES AT
SUNRISE
P.B. 159, PG. 15; B.C.R.



\\CT-FILE02\SURVEY_PROJECTS\PROJECTS\2014\14-0013-001 SOLTERR- PL-T\DR-WINGS\SKETCH_-ND_DESC\14-0013-001_SD_-CESS E-SEMENT



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JOB NO.: 14-0013-002-03	SHEET 2 OF 5 SHEETS
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Broward County
Page 38 of 42

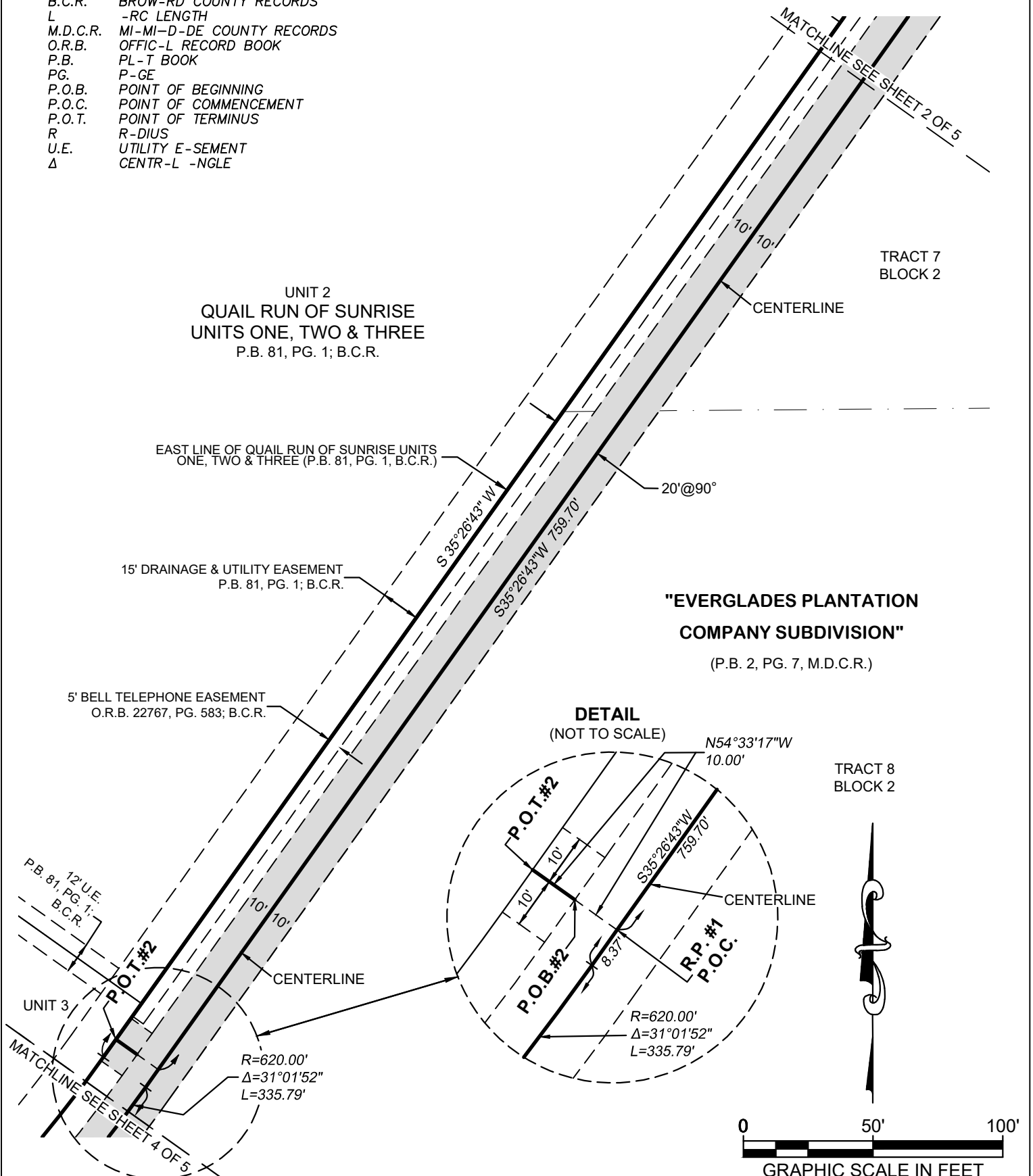
04/30/2025

20' ACCESS EASEMENT

Exhibit 1
Page 61 of 64

LEGEND

B.C.R. BROW-RD COUNTY RECORDS
L -RC LENGTH
M.D.C.R. MI-MI-D-DE COUNTY RECORDS
O.R.B. OFFIC-L RECORD BOOK
P.B. PL-T BOOK
PG. P-GE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.T. POINT OF TERMINUS
R R-DIUS
U.E. UTILITY E-SEMENT
Δ CENTR-L -NGLE



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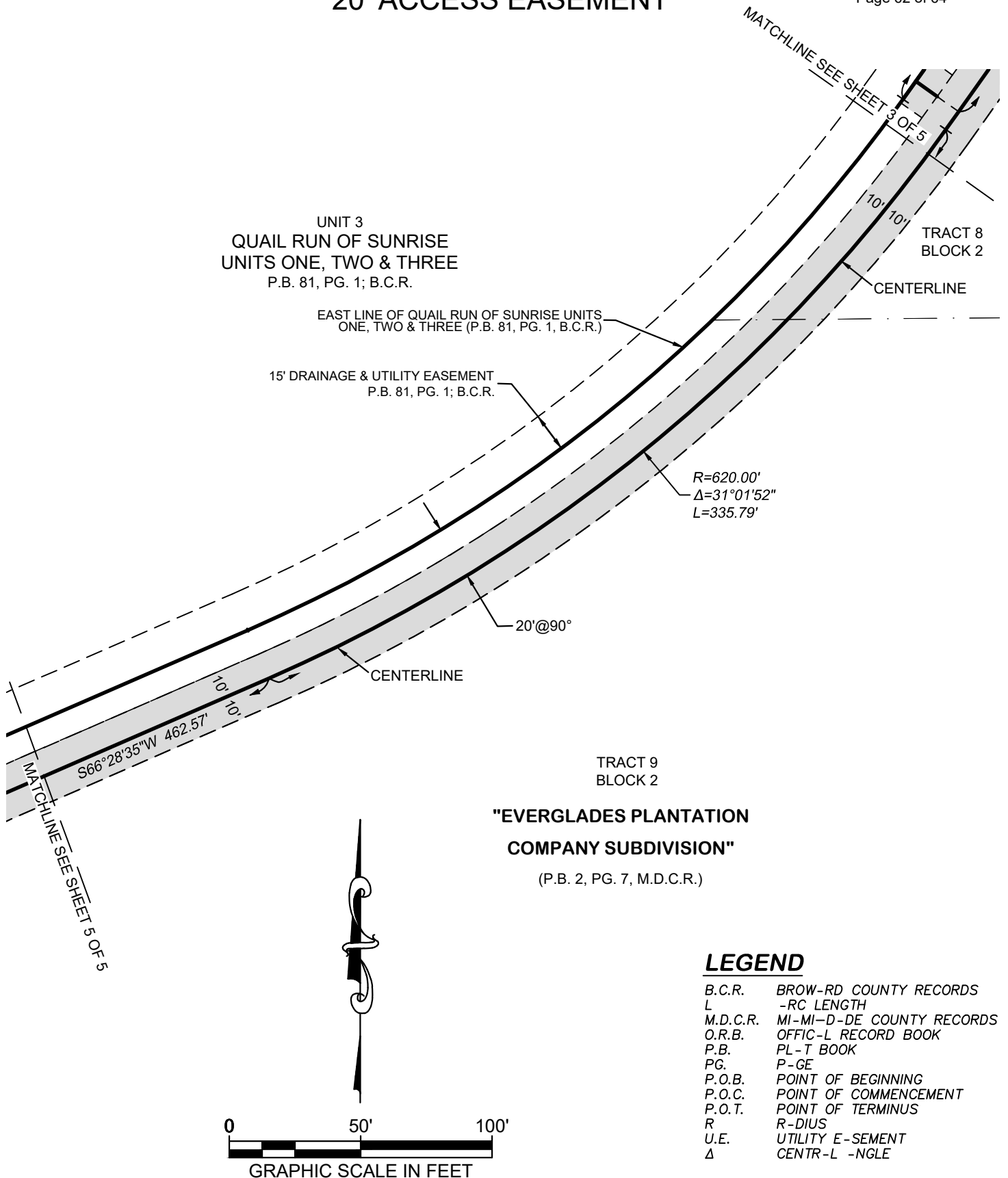
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DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 09/06/24

Browns Creek
Page 39 of 42

04/30/2025

20' ACCESS EASEMENT

Exhibit 1
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\\CT-FILE02\SURVEY_PROJECTS\PROJECTS\2014\14-0013-001 SOLTERR- PL-T\DR-WINGS\SKETCH_-ND_DESC\14-0013-001_SD_-CCESS E-SEMENT

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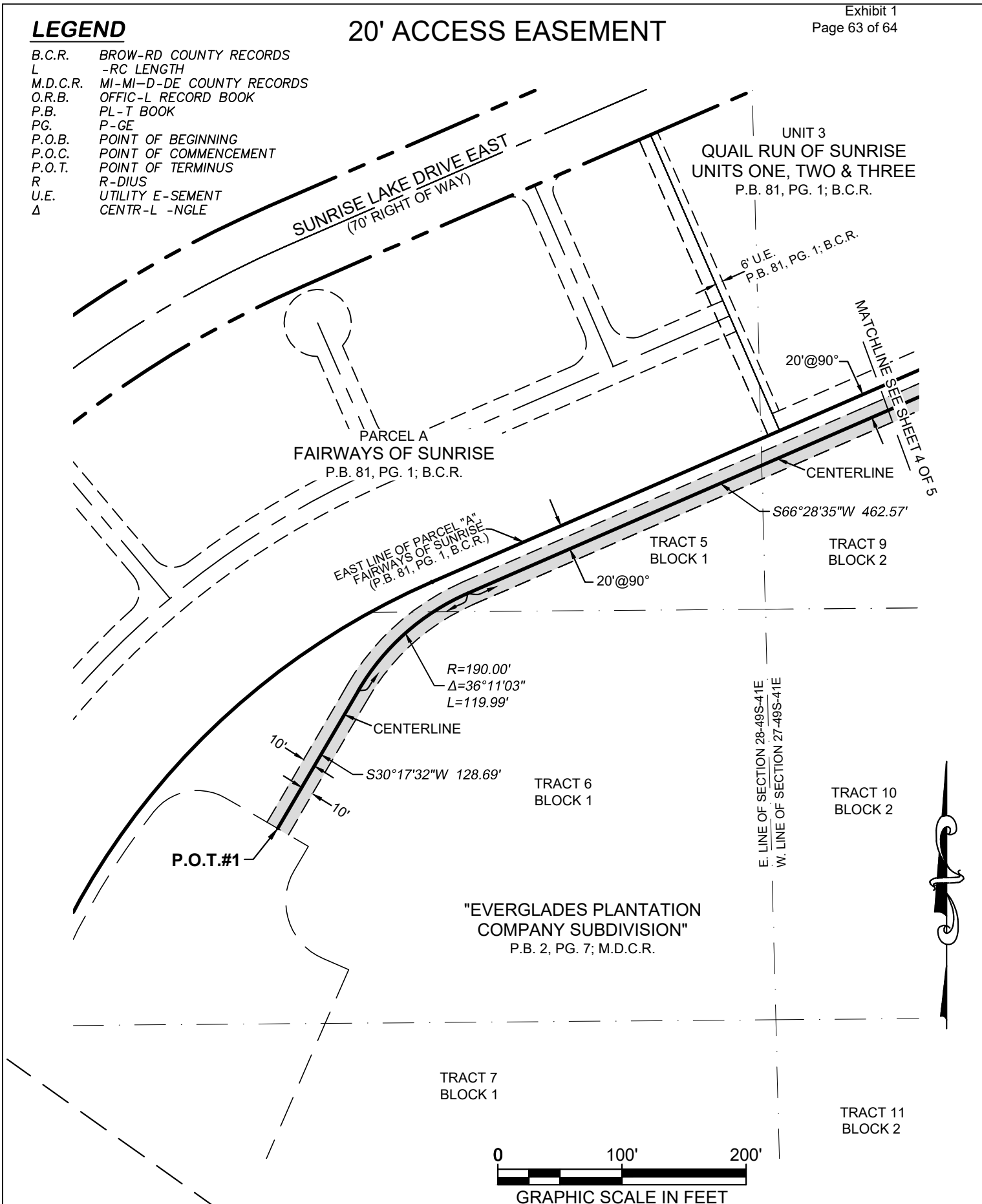
Brewer's Candy
Page 40 of 42

04/30/2025

LEGEND

B.C.R. BROW-RD COUNTY RECORDS
L -RC LENGTH
M.D.C.R. MI-MI-D-DE COUNTY RECORDS
O.R.B. OFFIC-L RECORD BOOK
P.B. PL-T BOOK
PG. P-GE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.T. POINT OF TERMINUS
R R-DIUS
U.E. UTILITY E-SEMENT
Δ CENTR-L -NGLE

20' ACCESS EASEMENT



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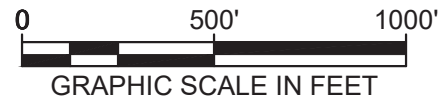
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CHECKED BY: MRM	DATED: 09/06/24

Browns County
Page 41 of 42

04/30/2025

AERIAL EXHIBIT: PROPOSED CONSERVATION AND ACCESS EASEMENTS



\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2014\\14-0013-001 SOLTERRA PLAT\\DRAWINGS\\14-0013-CDD-AERIAL-EXHIBIT.DWG

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JOB NO.: 14-0013-001	SHEET V-1 of 1 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: N/A	DATED: 12/06/24

Broward County
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04/30/2025