

*August 19, 2015*

# **Hillcrest Residential Development Hollywood, Florida**

Drainage Report  
*For*  
City of Hollywood

*Prepared by:*  
Kimley-Horn and Associates, Inc.  
445 24<sup>th</sup> Street, Suite 200  
Vero Beach, FL 32960  
(772) 794-4100

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**Kinan Husainy, P.E.**      **Date**  
**FL P.E. # 75481**

# TABLE OF CONTENTS

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- 1. Site Description**
- 2. Existing Conditions**
- 3. Post Development**
- 4. Drainage Summary**

## Figures

1. Water Table map – Average Wet Season
2. FEMA Flood Zone and 100 Year Flood Elevations Map
3. Existing Aerial
4. Proposed Stormwater Pond Exhibit

## Appendix

- A. Post-Development Drainage Calculations
- B. FDOT Discharge Permit 06-019333-S
- C. Existing FDOT Easement

# Hillcrest Residential Development Hollywood, FL

## DRAINAGE SUMMARY

### 1. *Site Description*

This proposed residential development is located the northwest corner of Pembroke Rd. (SR824) and S Park Road in the City of Hollywood, Florida. This site consists of the existing Hillcrest Country Club 18-hole golf course on the south side of Hillcrest Drive and a former 9-hole golf course on the north side of Hillcrest Drive. The proposed site is +/- 163.34 Acres consisting of 645 units (single family and multifamily) and associated amenities. As a part of the onsite proposed improvements, all existing buildings and infrastructure will be demolished.

### 2. *Existing Conditions*

The existing site is two former Golf Courses with associated clubhouses and auxiliary buildings. The majority of the site is relatively flat with a pervious surface. The existing drainage for the Hillcrest Golf Course consists of several wet ponds, with all stormwater runoff currently being retained on site. There is no permitted discharge from the existing site according to the latest South Florida Water Management Permit.

There are two existing on-site wet ponds that are currently being used as stormwater treatment ponds for the Pembroke Road ROW drainage system by FDOT. We have included a copy of the Permit and Easement agreement in the Appendix of this summary. There are also two existing on-site wet ponds that are being used to retain reuse water for irrigation which is pumped into the ponds by the City of Hollywood that service the golf course.

The FDOT right of way discharges along Pembroke Rd. into two ponds along the south side of the 18-hole golf course via a 60" pipe. The water diverted to the golf course stages up, until it reaches the elevation of a v-notch diversion weir, at which point water begins to discharge downstream into the remainder of the Pembroke Rd. drainage system.

Per the easement recorded between FDOT and the existing property owner, the following capacities and volumes are representative of the existing conditions and must be maintained:

- Design capacity of 36.8 cubic feet per second (cfs) from the grantee's roadway corridor for State Road 824 (Pembroke Road) during a 25 year, three (3) day storm event, as permitted by South Florida Water Management District (SFMWD)
- Design volume of 6.8 acre feet in Pond 1, and 12.5 acre feet in Pond 2 from the grantee's roadway corridor for State Road 824 (Pembroke Road) for the require storage volume permitted by SFWMD.

Under this easement it states the that "the grantor shall not effect a reduction in the storage capacity of the existing ponds until such time as the replacement storage area has been constructed and approved in writing by grantee, which approval shall not be unreasonably withheld.

In addition to discharge from FDOT, the site accepts reuse water from the City of Hollywood which is stored in two ponds on site. One of these ponds is located on the portion of the project north of Hillcrest Drive and the other is located south of Hillcrest Drive. These ponds store reuse water which is then used for irrigation on the existing golf course.

### ***3. Post Development***

Post development conditions have been designed to maintain existing conditions as closely as possible. It is proposed that all stormwater will flow through interconnected storm pipes into to a series of wet and dry ponds located throughout the site. These ponds will serve to provide both the stormwater quality and quantity required for this project. There will be no discharge from the on-site drainage system associated with the proposed design and all of the design storms will be maintained in the proposed onsite ponds. We have not included any storage within the site (outside of the ponds) as a factor of safety.

As part of the design, the ponds accepting discharge from the FDOT Pembroke Rd ROW are to be relocated. These ponds are proposed to be wet retention ponds, similar to the predevelopment conditions. The location of the proposed ponds are in similar locations to the existing ponds, and will be connected to the FDOT system through an existing 60” pipe and an interconnecting 18” pipe. All criteria dictated in the recorded easement with FDOT is met in the proposed design.

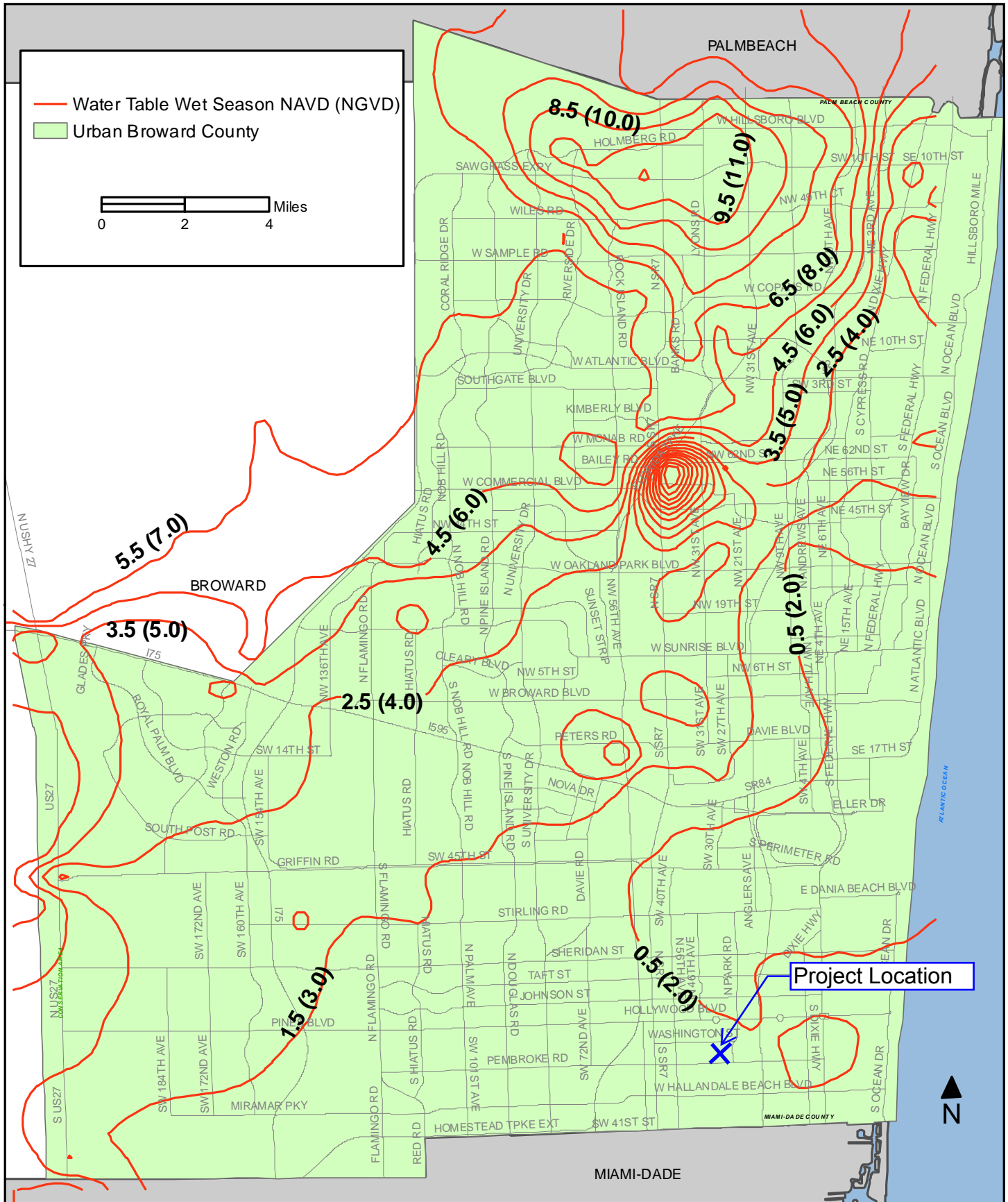
The ponds which currently accept and store reuse water from the City of Hollywood are also to be relocated. They will be combined into one pond located along the eastern half of the 18 hole golf course site south of Hillcrest Drive. This pond will have the same storage volume as the two existing reuse storage ponds.

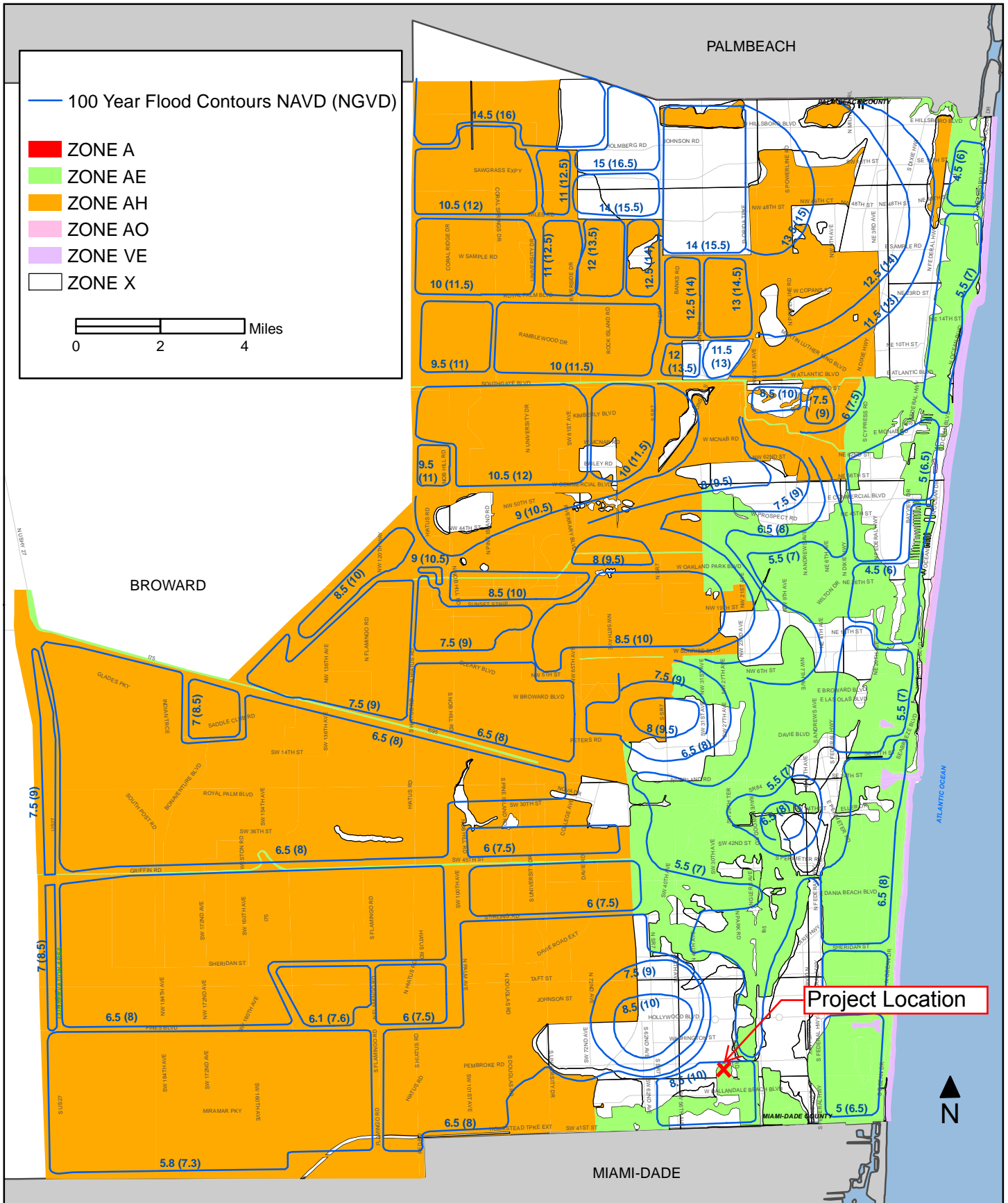
### ***4. Drainage Summary***

<b>No Discharge - Post Development – Hillcrest</b>		
<b>Rainfall</b>	<b>Post-Development Peak Stage NAVD(ft)</b>	<b>Design Element</b>
10 yr-24hr	5.02	
25 yr-72 hr	7.61	
100yr-72 hr	9.55	Min. Finished Floor Elev. BC Flood Map Elev. < or = to 11.00

Note: Datum in Broward County since previous permit has changed from NGVD '29 to NAVD '88. Per the Broward County website, FEMA has computed the official conversion factor for NGVD 29 to NAVD 88 to be -1.51. This is reflected in the table above and all calculations.

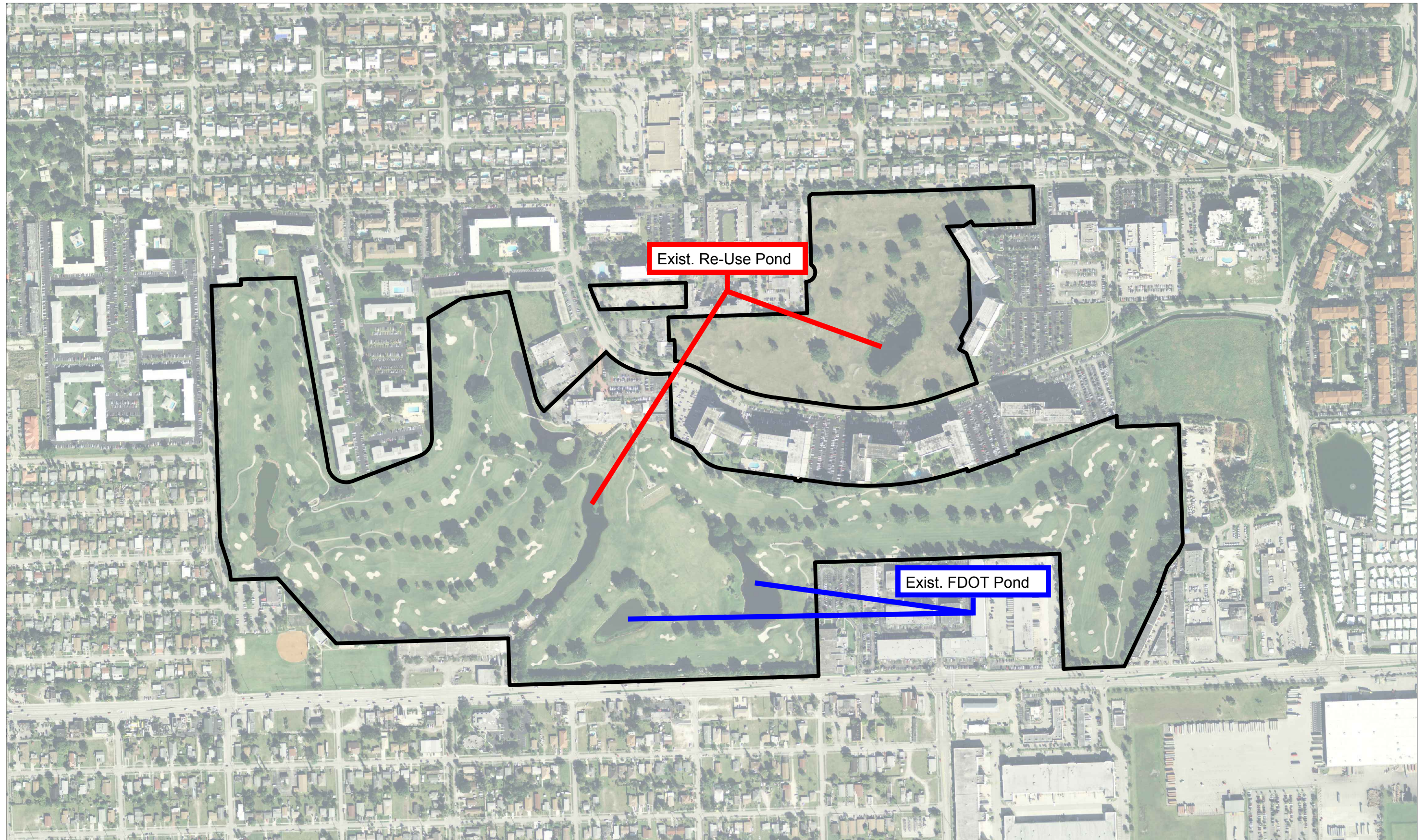
## **FIGURES**







Plotted By: Struckmeyer, Aaron Sheet Set: Kha Layout: Aerial Location Map July 01, 2015 03:07:53pm K:\VRB\_LDEV\Hill Crest - Pulte\CAD\Exhibits\Aerial Location Map.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of or improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**Kimley»Horn**

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HILLCREST RESIDENTIAL DEVELOPMENT

AERIAL LOCATION MAP

SHEET NUMBER

EX



# **APPENDIX A**

## **POST-DEVELOPMENT DRAINAGE CALCULATIONS**

**Post-Development Curve Number  
TR-55 Methodology - Post Conditions**

**CURVE NUMBER**

HILL CREST	Description	Area (SF)	Area (AC)	% of Total
<b>Impervious</b>				
<b>Site</b>	Pavement	787,170.0	18.07	11.49%
	Building & Driveways	1,416,441.0	32.52	20.67%
	Sidewalk/Trail	249,184.0	5.72	3.64%
	Water Surface	0.0	0.00	0.00%
	<b>Impervious Total =</b>	<b>2,452,795.0</b>	<b>56.31</b>	
<b>Pervious</b>				
Group (D)		3,356,643.0	77.06	48.98%

HILL CREST	Description	Area (SF)	Area (AC)	% of Total
<b>Impervious</b>				
<b>Pond</b>	Road	0.0	0.00	0.00%
	Building	0.0	0.00	0.00%
	Sidewalk	0.0	0.00	0.00%
	Driveway/Garage	0.0		
	Water Surface	558,816.0	12.83	8.15%
	<b>Impervious Total =</b>	<b>558,816.0</b>	<b>12.83</b>	
<b>Pervious</b>				
Group (D)		485,515.0	11.15	7.08%

**Total Area\* = 6,853,769.0 157.34 100.00%**  
*\*Total Area is Site Excluding FDOT and Re-Use Ponds*

<b>Total Pavement =</b>	<b>1,036,354.0</b>	23.79	<b>15.12%</b>
<b>Total Building =</b>	<b>1,416,441.0</b>	32.52	<b>20.67%</b>
<b>Total Pervious =</b>	<b>3,842,158.0</b>	88.20	<b>56.06%</b>
<b>Total Wet Pond =</b>	<b>558,816.0</b>	12.83	<b>8.15%</b>

**Total Project Area = 6,853,769.0 157.34 100.00%**  
*\*Total Area is Site Excluding FDOT and Re-Use Ponds*

**SOIL STORAGE:**

AVG. DEPTH TO WATER TABLE = AVG. PROPOSED GRADE - WATER LEVEL

AVG GRADE	WATER LEVEL	D=(FT)
10	0.5	9.5

SOIL STORAGE (S) = AVAILABLE SOIL STORAGE X PERVIOUS AREA/TOTAL AREA  
 SEE C-35, SFWMD VOL.IV)

AVG. SOIL ST.	PERVIOUS (AC)	TOTAL (AC)	(S) = (IN)
8.18	88.204	157.341	4.59

CN = 1000/(S+10) 68.56

# Post-Development Runoff Volume Calculator

Based on the Soil Conservation Service Technical Release 55  
*Urban Hydrology for Small Watersheds*, June 1986

**Project Name:** HILLCREST  
**Project Number:**  
**Calculated By:** Aaron Struckmeyer  
**Calculated Date:** 8/18/2015

$$[\text{Eq. 2-4}] \quad S = \frac{1000}{\text{CN}} - 10$$

$$[\text{Eq. 2-3}] \quad Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

## 10 Year 24 Hour

### INPUT:

P = Rainfall Depth: 9.20 inches  
CN = Curve Number: 68.56  
A = Basin Area: 157.34 acres  
S = Potential Maximum Retention After Runoff Begins: 4.59  
Q = Runoff: 5.33 inches = 0.44 feet

### OUTPUT:

***V = Runoff Volume: 69.90 acre-feet***

## 25 Year 72 Hour

### INPUT:

P = Rainfall Depth: 13.50 inches  
CN = Curve Number: 68.56  
A = Basin Area: 157.34 acres 69.35  
S = Potential Maximum Retention After Runoff Begins: 4.59  
Q = Runoff: 9.22 inches = 0.77 feet

### OUTPUT:

***V = Runoff Volume: 120.92 acre-feet***

## 100 Year 72 Hour

### INPUT:

P = Rainfall Depth: 17.00 inches  
CN = Curve Number: 68.56  
A = Basin Area: 157.34 acres  
S = Potential Maximum Retention After Runoff Begins: 4.59  
Q = Runoff: 12.51 inches = 1.04 feet

### OUTPUT:

***V = Runoff Volume: 164.09 acre-feet***



# **APPENDIX B**

**FDOT Discharge Permit 06-019333-S**



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
 ENVIRONMENTAL RESOURCE  
 STANDARD GENERAL PERMIT NO. 06-01933-S  
 DATE ISSUED: July 2, 2002**

Form #0941  
08/95

**PERMITTEE:** FLORIDA DEPARTMENT OF TRANSPORTATION  
 3400 W COMMERCIAL BLVD  
 FORT LAUDERDALE, FL 33309-3421

**PROJECT DESCRIPTION:** Modification of a surface water management system to provide a connection/diversion from the Pembroke Road (SR-824) surface water management system to the Hillcrest Golf Course lake.

**PROJECT LOCATION:** BROWARD COUNTY, SEC 19 TWP 51S RGE 42E

**PERMIT DURATION:** See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 020508-11, dated May 8, 2002. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).


Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 5 ),
3. the attached 10 Special Conditions (See Pages : 5 - 5 of 5 ) and
4. the attached 5 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 2nd day of July, 2002, in accordance with Section 120.60(3), Florida Statutes.

BY:   
 Anthony M. Waterhouse, P.E.  
 Director - Surface Water Management  
 Palm Beach Service Center

Certified mail number 7000 1530 0000 2747 8327



## GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the supplied Environmental Resource Permit Construction Completion/Certification Form Number 0881. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings is discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "As-built" or "Record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the

## GENERAL CONDITIONS

approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(4), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and

### **GENERAL CONDITIONS**

40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

### SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on July 2, 2007.
2. Discharge Facilities:  
  
Diversion Weir:  
  
1-12' WIDE SHARP CRESTED weir with a crest at elevation 7.5' NGVD.  
1-20 deg. V-NOTCH with an invert at elevation 5' NGVD.  
  
Receiving body : Hillcrest G.C. lake system/Pembroke Road system  
Control elev : 2 feet NGVD.
3. Operation of the surface water management system shall be the responsibility of FLORIDA DEPARTMENT OF TRANSPORTATION.
4. All special conditions and exhibits previously stipulated by Permit No. 06-03063-P remain in effect unless otherwise revised and shall apply to this modification.
5. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
6. Measures shall be taken during construction to insure that sedimentation and/or turbidity problems are not created in the receiving water.
7. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

## 40E-4.321 Duration of Permits

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C. is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. the effective date of the local government's comprehensive plan amendment.
2. the effective date of the local government development order.
3. the date on which the District issues the conceptual approval, or
4. the latest date of the resolution of any Chapter 120.57, F.A.C., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For a noticed general permit issued pursuant to chapter 40-E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. the Governing Board takes action on an application for extension of an individual permit,
- or

2. staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to subsection 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of a permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

## NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1999), requires that "each notice shall inform the recipient of any administrative hearing or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which must be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **Petition for Administrative Proceedings**

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWMD) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing: If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing: If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order:  
If a Respondent objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resource Permit: Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

e. Emergency Authorization and Order:  
A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1), and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action: A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal: If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by

any such final decision of the SFWMD shall have, pursuant to Rule 40E-1.511(2), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), an additional 21 days from the date of receipt of notice of said decision to request an administrative hearing. However, the scope of the administrative hearing shall be limited to the substantial deviation.

3. Pursuant to Rule 40E-1.511(4), Fla. Admin. Code, substantially affected persons entitled to a hearing pursuant to Section 120.57(1), Fla. Stat., may waive their right to such a hearing and request an informal hearing before the Governing Board pursuant to Section 120.57(2), Fla. Stat., which may be granted at the option of the Governing Board.

4. Pursuant to Rule 28-106.111(3), Fla. Admin. Code, persons may file with the SFWMD a request for extension of time for filing a petition. The SFWMD, for good cause shown, may grant the extension. The request for extension must contain a certificate that the petitioner has consulted with all other parties, if any, concerning the extension and that the SFWMD and all other parties agree to the extension.

#### CIRCUIT COURT

5. Pursuant to Section 373.617, Fla. Stat., any substantially affected person who claims that final agency action of the SFWMD relating to permit decisions constitutes an unconstitutional taking of property without just compensation may seek judicial review of the action in circuit court by filing a civil action in the circuit court in the judicial circuit in which the affected property is located within 90 days of the rendering of the SFWMD's final agency action.

6. Pursuant to Section 403.412, Fla. Stat., any citizen of Florida may bring an action for injunctive relief against the SFWMD to compel the SFWMD to enforce the laws of Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code. The complaining party must file with the SFWMD Clerk a verified complaint setting forth the facts upon which the complaint is based and the manner in which the complaining party is affected. If the SFWMD does not take appropriate action on the complaint within 30 days of receipt, the complaining party may then file a civil suit for injunctive relief in the 15<sup>th</sup> Judicial Circuit in and for Palm Beach County or circuit court in the county where the cause of action allegedly occurred.

7. Pursuant to Section 373.433, Fla. Stat., a private citizen of Florida may file suit in circuit court to require the abatement of any stormwater management system, dam, impoundment, reservoir, appurtenant work or works that violate the provisions of Chapter 373, Fla. Stat.

#### DISTRICT COURT OF APPEAL

8. Pursuant to Section 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

#### LAND AND WATER ADJUDICATORY COMMISSION

9. A party to a "proceeding below" may seek review by the Land and Water Adjudicatory Commission (FLAWAC) of SFWMD's final agency action to determine if such action is consistent with the provisions and purposes of Chapter 373, Fla. Stat. Pursuant to Section 373.114, Fla. Stat., and Rules 42-2.013 and 42-2.0132, Fla. Admin. Code, a request for review of (a) an order or rule of the SFWMD must be filed with FLAWAC within 20 days after rendition of the order or adoption of the rule sought to be reviewed; (b) an order of the Department of Environmental Protection (DEP) requiring amendment or repeal of a SFWMD rule must be filed with FLAWAC within 30 days of rendition of the DEP's order, and (c) a SFWMD order entered pursuant to a formal administrative hearing under Section 120.57(1), Fla. Stat., must be filed no later than 20 days after rendition of the SFWMD's final order. Simultaneous with filing, a copy of the request for review must be served on the DEP Secretary, any person named in the SFWMD or DEP final order, and all parties to the proceeding below. A copy of Rule 42-2.013, Fla. Admin. Code is attached to this Notice of Rights.

#### PRIVATE PROPERTY RIGHTS PROTECTION ACT

10. A property owner who alleges a specific action of the SFWMD has inordinately burdened an existing use of the real property, or a vested right to a specific use of the real property, may file a claim in the circuit court where the real property is located within 1 year of the SFWMD action pursuant to the procedures set forth in Subsection 70.001(4)(a), Fla. Stat.

#### LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION

11. A property owner who alleges that a SFWMD development order (as that term is defined in Section 70.51(2)(a), Fla. Stat. to include permits) or SFWMD enforcement action is unreasonable, or unfairly burdens the use of the real property, may file a request for relief with the SFWMD within 30 days of receipt of the SFWMD's order or notice of agency action pursuant to the procedures set forth in Subsections 70.51(4) and (6), Fla. Stat.

#### MEDIATION

12. A person whose substantial interests are, or may be, affected by the SFWMD's action may choose mediation as an alternative remedy under Section 120.573, Fla. Stat. Pursuant to Rule 28-106.111(2), Fla. Admin. Code, the petition for mediation shall be filed within 21 days of either written notice through mail or posting or

publication of notice that the SFWMD has or intends to take final agency action. Choosing mediation will not affect the right to an administrative hearing if mediation does not result in settlement.

Pursuant to Rule 28-106.402, Fla. Admin. Code, the contents of the petition for mediation shall contain the following information:

(1) the name, address, and telephone number of the person requesting mediation and that person's representative, if any;

(2) a statement of the preliminary agency action;

(3) an explanation of how the person's substantial interests will be affected by the agency determination; and

(4) a statement of relief sought.

As provided in Section 120.573, Fla. Stat. (1997), the timely agreement of all the parties to mediate will toll the time limitations imposed by Sections 120.569 and 120.57, Fla. Stat., for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within 60 days of the execution of the agreement. If mediation results in settlement of the dispute, the SFWMD must enter a final order incorporating the agreement of the parties. Persons whose substantial interest will be affected by such a modified agency decision have a right to petition for hearing within 21 days of receipt of the final order in accordance with the requirements of Sections 120.569 and 120.57, Fla. Stat., and SFWMD Rule 28-106.201(2), Fla. Admin. Code. If mediation terminates without settlement of the dispute, the SFWMD shall notify all parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Fla. Stat., remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action.

#### VARIANCES AND WAIVERS

13. A person who is subject to regulation pursuant to a SFWMD rule and believes the application of that rule will create a substantial hardship or will violate principles of fairness (as those terms are defined in Subsection 120.542(2), Fla. Stat.) and can demonstrate that the purpose of the underlying statute will be or has been achieved by other means, may file a petition with the SFWMD Clerk requesting a variance from or waiver of the SFWMD rule. Applying for a variance or waiver does not substitute or extend the time for filing a petition for an administrative hearing or exercising any other right that a person may have concerning the SFWMD's action. Pursuant to Rule 28-104.002(2), Fla. Admin. Code, the petition must include the following information:

(a) the caption shall read:

Petition for (Variance from) or (Waiver of) Rule (Citation)

(b) The name, address, telephone number and any facsimile number of the petitioner;

(c) The name, address telephone number and any facsimile number of the attorney or qualified representative of the petitioner, (if any);

(d) the applicable rule or portion of the rule;

(e) the citation to the statute the rule is implementing;

(f) the type of action requested;

(g) the specific facts that demonstrate a substantial hardship or violation of principals of fairness that would justify a waiver or variance for the petitioner;

(h) the reason why the variance or the waiver requested would serve the purposes of the underlying statute; and

(i) a statement of whether the variance or waiver is permanent or temporary. If the variance or waiver is temporary, the petition shall include the dates indicating the duration of the requested variance or waiver.

A person requesting an emergency variance from or waiver of a SFWMD rule must clearly so state in the caption of the petition. In addition to the requirements of Section 120.542(5), Fla. Stat. pursuant to Rule 28-104.004(2), Fla. Admin. Code, the petition must also include:

a) the specific facts that make the situation an emergency; and

b) the specific facts to show that the petitioner will suffer immediate adverse effect unless the variance or waiver is issued by the SFWMD more expeditiously than the applicable timeframes set forth in Section 120.542, Fla. Stat.

#### WAIVER OF RIGHTS

14. Failure to observe the relevant time frames prescribed above will constitute a waiver of such right.

#### 28-106.201 INITIATION OF PROCEEDINGS (INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

(2) All petitions filed under these rules shall contain:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and

(f) A demand for relief.



**28-106.301 INITIATION OF PROCEEDINGS**  
(NOT INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

- (2) All petitions filed under these rules shall contain:
- (a) The name and address of each agency affected and each agency's file or identification number, if known;
  - (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
  - (c) A statement of when and how the petitioner received notice of the agency decision;
  - (d) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
  - (e) A demand for relief.

**28-107.004 SUSPENSION, REVOCATION, ANNULMENT, OR WITHDRAWAL**

- (3) Requests for hearing filed in accordance with this rule shall include:
- (a) The name and address of the party making the request, for purposes of service;
  - (b) A statement that the party is requesting a hearing involving disputed issues of material fact, or a hearing not involving disputed issues of material fact; and
  - (c) A reference to the notice, order to show cause, administrative complaint, or other communication that the party has received from the agency.

**42-2.013 REQUEST FOR REVIEW PURSUANT TO SECTION 373.114 OR 373.217**

(1) In any proceeding arising under Chapter 373, F.S., review by the Florida Land and Water Adjudicatory Commission may be initiated by the Department or a party by filing a request for such review with the Secretary of the Commission and serving a copy on any person named in the rule or order, and on all parties to the proceeding which resulted in the order sought to be reviewed. A certificate of service showing completion of service as required by this subsection shall be a requirement for a determination of sufficiency under Rule 42-2.0132. Failure to file the request with the Commission within the time period provided in Rule 42-2.0132 shall result in dismissal of the request for review.

(2) The request for review shall identify the rule or order requested to be reviewed, the proceeding in which the rule or order was entered and the nature of the rule or order. A copy of the rule or order sought to be reviewed shall be attached. The request for review shall state with particularity:

- (a) How the order or rule conflicts with the requirements, provisions and purposes of Chapter 373, F.S., or rules duly adopted thereunder;

(b) How the rule or order sought to be reviewed affects the interests of the party seeking review;

(c) The oral or written statement, sworn or unsworn, which was submitted to the agency concerning the matter to be reviewed and the date and location of the statement, if the individual or entity requesting the review has not participated in a proceeding previously instituted pursuant to Chapter 120, F.S., on the order for which review is sought;

(d) If review of an order is being sought, whether and how the activity authorized by the order would substantially affect natural resources of statewide or regional significance, or whether the order raises issues of policy, statutory interpretation, or rule interpretation that have regional or statewide significance from a standpoint of agency precedent, and all the factual bases in the record which the petitioner claims support such determination(s); and

(e) The action requested to be taken by the Commission as a result of the review, whether to rescind or modify the order, or remand the proceeding to the water management district for further action, or to require the water management district to initiate rulemaking to adopt, amend or repeal a rule.

**28-107.005 EMERGENCY ACTION**

(1) If the agency finds that immediate serious danger to the public health, safety, or welfare requires emergency action, the agency shall summarily suspend, limit, or restrict a license.

(2) the 14-day notice requirement of Section 120.569(2)(b), F. S., does not apply and shall not be construed to prevent a hearing at the earliest time practicable upon request of an aggrieved party.

(3) Unless otherwise provided by law, within 20 days after emergency action taken pursuant to paragraph (1) of this rule, the agency shall initiate a formal suspension or revocation proceeding in compliance with Sections 120.569, 120.57, and 120.60, F.S.

**40E-1.611 EMERGENCY ACTION**

(1) An emergency exists when immediate action is necessary to protect public health, safety or welfare; the health of animals, fish or aquatic life; the works of the District; a public water supply, or recreational, commercial, industrial, agricultural or other reasonable uses of land and water resources.

(2) The Executive Director may employ the resources of the District to take whatever remedial action necessary to alleviate the emergency condition without the issuance of an emergency order, or in the event an emergency order has been issued, after the expiration of the requisite time for compliance with that order.

Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (DEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities. As the brochure indicates, the U.S. Environmental Protection Agency authorized the DEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting DEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

**A "Generic Permit for Stormwater Discharge from Construction Activities that Disturb Five or More Acres of Land" is required for a construction activity which contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system and disturbs five or more acres of land. A permit is required for less than five acres if the activity is part of a larger common plan of development or sale that will meet or exceed the five acre threshold.**

**The permit required under DEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.**

If you have any questions on the NPDES program, there are DEP phone numbers, mailing addresses and internet web page addresses in the brochure. The DEP web site, at [www.dep.state.fl.us/water/stormwater/npdes/](http://www.dep.state.fl.us/water/stormwater/npdes/), provides information associated with the NPDES program including all regulations and forms cited in the brochure.

Last Date For Agency Action: July 7, 2002

**GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT**

**Project Name:** Pembroke Road Connection To Hillcrest Golf Course Lake

**Permit No.:** 06-01933-S

**Application No.:** 020508-11

**Application Type:** Environmental Resource (General Permit Modification)

**Location:** Broward County, S19/T51S/R42E

**Permittee :** Florida Department Of Transportation

**Operating Entity :** Florida Department Of Transportation

**Project Area:** 50.8 acres

**Project Land Use:** Highway

**Drainage Basin:** C-10

**Receiving Body:** Hillcrest Golf Course lake, existing system

**Class:** CLASS III

**Special Drainage District:** NA

**Conservation Easement To District :** No

**Sovereign Submerged Lands:** No

**PROJECT PURPOSE:**

This application is a request for modification of an existing surface water management system serving Pembroke Road (SR-824) in Broward County. The project consists of the diversion of stormwater runoff from Pembroke Road (SR-824) into the Hillcrest Golf Course lake system. Staff recommends approval with conditions.

**PROJECT EVALUATION:**

**PROJECT SITE DESCRIPTION:**

The project area is the existing Pembroke Road drainage area east of S.W. 57th Avenue. The project area is fully urbanized. No additional impervious area is proposed as part of this application. There are no wetlands located in or adjacent to the project site. Therefore, adverse impacts to wetlands are not anticipated as a result of project.

**PROJECT BACKGROUND:**

In 1993, the Florida Department of Transportation entered into a Joint Participation Agreement with the City of Hollywood to allow stormwater runoff from Pembroke Road (SR 824) to flow into the City of Hollywood's Orangebrook Golf Course. Due to flooding problems within the Town of Pembroke Park, the FDOT began in 1999 to explore possibilities of diverting some Pembroke Road runoff into the Hillcrest Golf Course to make additional capacity available in the Pembroke Road system. To accomplish this, the FDOT in cooperation with the Hillcrest Golf Course, submitted an ERP application to excavate additional lake area within the Hillcrest Golf Course and, to provide a stub-out for the future connection to Pembroke Road. That permit (Permit No. 06-03063-P) was issued on August 9, 2000. This application is the request to make the diversion connection into the Hillcrest Golf Course. In addition, on October 11, 2001 an ERP permit was issued to the Town of Pembroke Park (Permit No. 06-03080-P) for construction and operation of a 7 cfs pump discharging into the Pembroke Roak/Orangebrook Golf Course system, subject to conditions.

Concurrent with the submittal of this application, the FDOT submitted a separate application (Application No. 020508-12) to modify the Hillcrest Golf Course permit to allow the connection from Pembroke Road system to the previously permitted 54" diameter stub-out.

**PROPOSED PROJECT:**

Proposed is the modification of the surface water management system serving the existing Pembroke Road (SR 824) to provide a diversion of stormwater runoff into the Hillcrest Golf Course lake system. As part of the application, an engineering analysis was performed to evaluate pre and post diversion flow rates to the City of Hollywoods Orangebrook Golf Course system. The post diversion analysis, which includes as an inflow the Town of Pembroke Park's 7 cfs pump discharge, indicates that the flow rate into the Orangebrook system for the 25-year 3-day design event will be reduced to 95.2 cfs. To accomplish the diversion, the FDOT is proposing to construct a diversion weir as shown on the attached exhibits and as described in Special Condition No. 2.

**WATER QUALITY :**

Water quality treatment for Pembroke Road is currently provided within the existing lakes at the Orangebrook Golf Course. The proposed diversion of stormwater runoff into the Hillcrest Golf Course lakes will provide additional water quality treatment. No adverse water quality impacts are anticipated as a result of the proposed project.

**CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:**

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule

40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

**RELATED CONCERNS:**

**Water Use Permit Status:**

A Water Use permit is not required for this project at this time. This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a general permit issued pursuant to Section 40E-20 FAC.

**Historical/Archeological Resources:**

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit.

**DCA/CZM Consistency Review:**

The District has not received a finding of inconsistency from the Florida Department of Community Affairs or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

**Enforcement:**

There has been no enforcement activity associated with this application.

**STAFF REVIEW:**

**DIVISION APPROVAL:**

**NATURAL RESOURCE MANAGEMENT:**

  
\_\_\_\_\_

Anita R. Bain

DATE: 6/7/02

**SURFACE WATER MANAGEMENT:**

  
\_\_\_\_\_

Carlos A. DeRojas, P.E.

DATE: 6/7/02

# EXHIBIT 1

**COMPONENTS OF CONTRACT PLANS SET**  
DRAINAGE IMPROVEMENT PLANS

**INDEX OF DRAINAGE IMPROVEMENT PLANS**

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	TYPICAL SECTION
3	SURVEY REFERENCE POINTS AND BENCHMARKS
4	SUMMARY OF PAY ITEMS AND GENERAL NOTES
5	PLAN AND PROFILE SHEET
6	DRAINAGE STRUCTURE SHEET
7	DRAINAGE DETAIL (I)
8	DRAINAGE DETAIL (B)

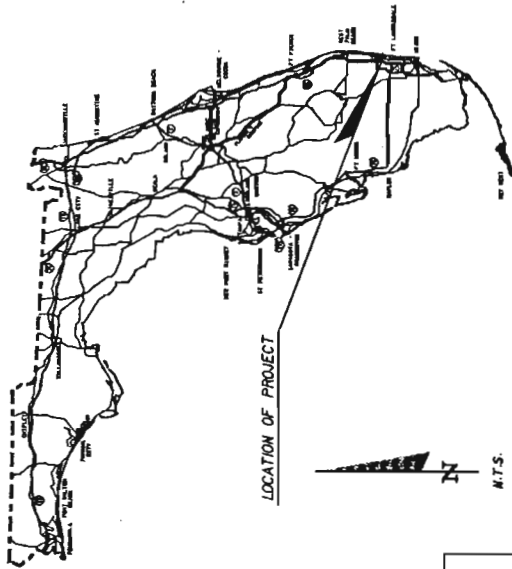
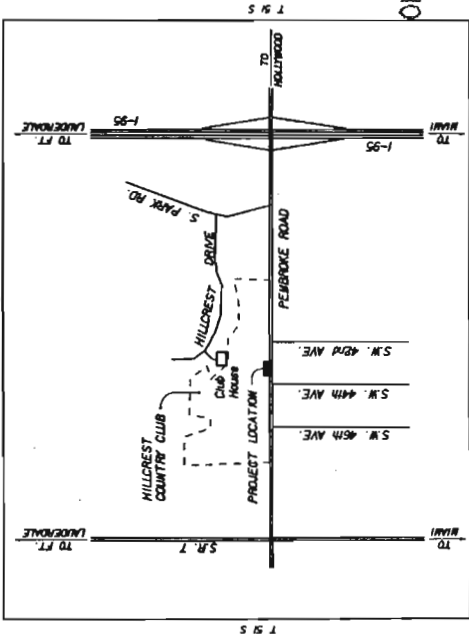
**STATE OF FLORIDA**  
**DEPARTMENT OF TRANSPORTATION**

**CONTRACT PLANS**

FINANCIAL PROJECT ID 409731-1-52-01  
CONTRACT NO. C-6911  
BROWARD COUNTY

STATE ROAD NO. 824  
AT HILLCREST GOLF COURSE

**DRAINAGE IMPROVEMENT PLANS**



DRAINAGE IMPROVEMENT PLANS  
ENGINEER OF RECORD

DAVID W. GROUNDS, P.E.  
P.E. NO. 39234  
400 BELVEDERE ROAD, SUITE 400 EAST  
WEST PALM BEACH, FL 33406

PLANS PREPARED BY:



Stanley Consultants  
800 BELVEDERE ROAD, SUITE 400 EAST  
WEST PALM BEACH, FL 33406  
(561) 688-7444  
CONTRACT NO. C7277  
VENDOR NO. WF-48130758-001

NOTE: THE SCALE OF THESE PLANS  
MAY HAVE CHANGED DUE TO  
REPRODUCTION.

PRELIMINARY PLANS

020508-11

ORIGINAL SUBMITTAL

MAY 08 2002

W/PB

DATE	BY	DESCRIPTION

LENGTH OF PROJECT		
	LIN. FT.	MILES
ROADWAY	30.00	0.006
BRIDGES	0.00	0.00
NET LENGTH OF PROJ.	30.00	0.006
EXCEPTIONS	0.00	0.00
GROSS LENGTH OF PROJ.	30.00	0.006

GOVERNING STANDARDS AND SPECIFICATIONS:  
FLORIDA DEPARTMENT OF TRANSPORTATION,  
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE,  
DATED JANUARY 2002, AND STANDARD  
SPECIFICATIONS FOR ROAD AND BRIDGE  
CONSTRUCTION DATED 2002, AS AMENDED  
BY CONTRACT DOCUMENTS.

REVISIONS

FDOT PROJECT MANAGER: JOSE SANTIAGO

PLANS APPROVED BY: DAVID W. GROUNDS  
DATE: 05/08/2002  
P.E. NO.: 39234

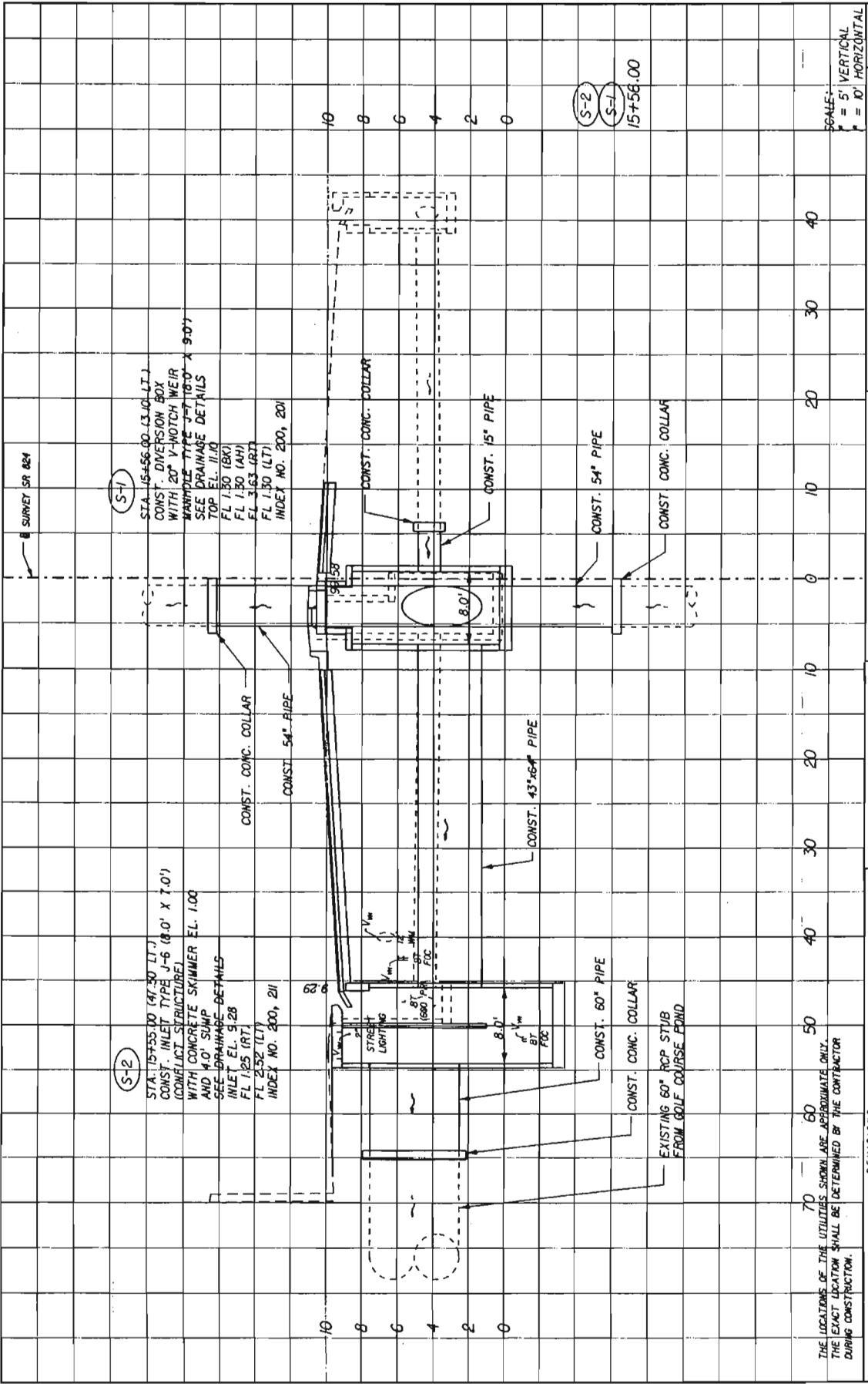
FISCAL YEAR	SHEET NO.
03	1

05-14-02 002 09-55

# EXHIBIT 1







(S-1)  
 STA. 15+56.00 (13.00 LT.)  
 CONST. DIVERSION BOX  
 WITH 20" V-NOTCH WEIR  
 WASHPILE TYPE T-7 (18.0" X 9.0")  
 SEE DRAINAGE DETAILS  
 TOP EL. 11.00  
 FL 7.50 (BK)  
 FL 7.50 (AH)  
 FL 3.63 (RT)  
 FL 1.50 (LT)  
 INDEX NO. 200, 201

(S-2)  
 STA. 15+55.10 (17.50 LT.)  
 CONST. INLET TYPE J-6 (8.0' X 7.0')  
 (CONFLICT STRUCTURE)  
 WITH CONCRETE SKIMMER EL. 1.00  
 AND 4.0' SUMP  
 SEE DRAINAGE DETAILS  
 INLET EL. 9.28  
 FL 1.25 (RT)  
 FL 2.52 (LT)  
 INDEX NO. 200, 201

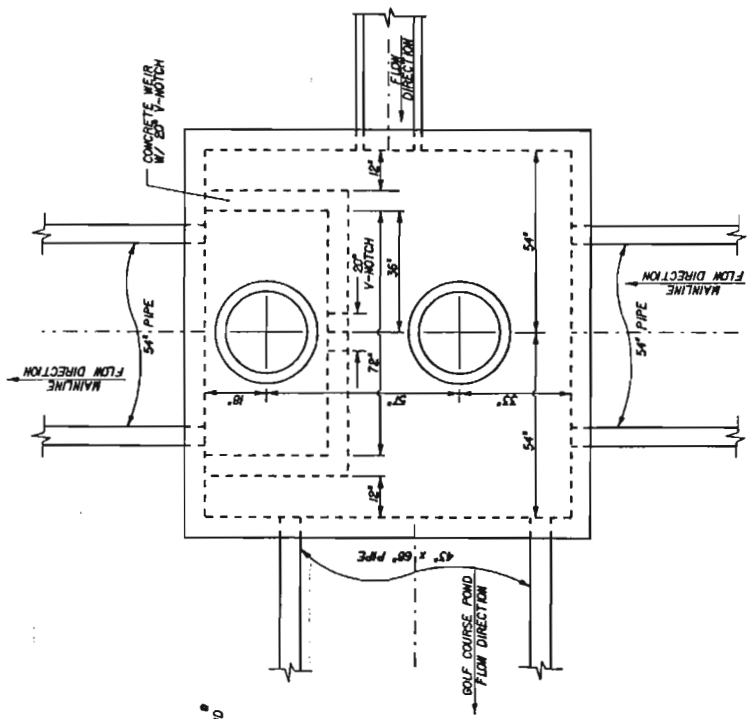
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

STANLEY CONSULTANTS INC. <small>MEMPHIS OFFICE: 1400 W. WOODBINE ROAD, SUITE 402, LUTHERVILLE, GA 30056          ATLANTA OFFICE: 1000 PHOENIX AVENUE, SUITE 1000, ATLANTA, GA 30329</small>		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. N. A. COUNTY BROWARD FINANCIAL PROJECT NO. 409732-1-52-01	<b>DRAINAGE STRUCTURES</b> SHEET NO. 6
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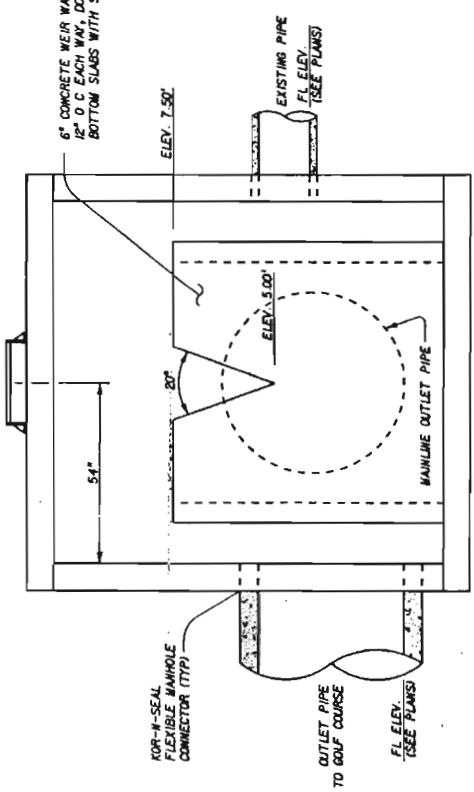
THE LOCATIONS OF THE UTILITIES SHOWN ARE APPROXIMATE ONLY.  
 THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR  
 DURING CONSTRUCTION.

# EXHIBIT 3



DIVERSION BOX DETAIL (PLAN)  
NOT TO SCALE

STATION/OFFSET SHOWN IN DRAINAGE  
STRUCTURE SHEET REFERS TO CENTER  
OF 8.0' X 9.0' DIVERSION BOX



DIVERSION BOX DETAIL (ELEVATION)  
NOT TO SCALE

**DRAINAGE STRUCTURE NOTES:**

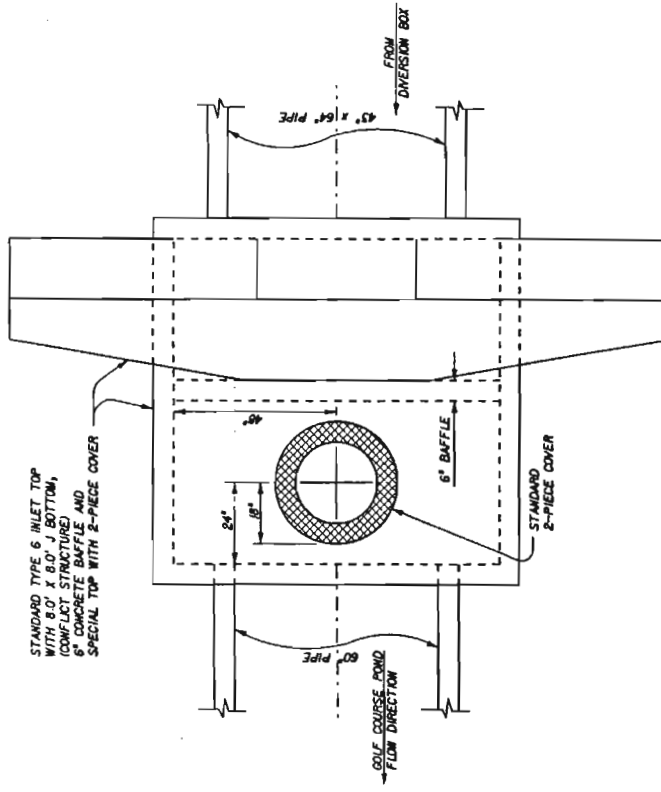
1. THE MANHOLE FRAMES MUST BE FIELD ADJUSTED TO MATCH FINISH GRADES.
2. THE MANHOLE COVERS ARE TO BE LOCATED WITHIN THE GRASSED MEDIUM.
3. CONTRACTOR MAY USE EQUAL ALTERNATIVE ITEMS UPON APPROVAL BY PROJECT ENGINEER.

REVISIONS		DESCRIPTION		DATE		BY	

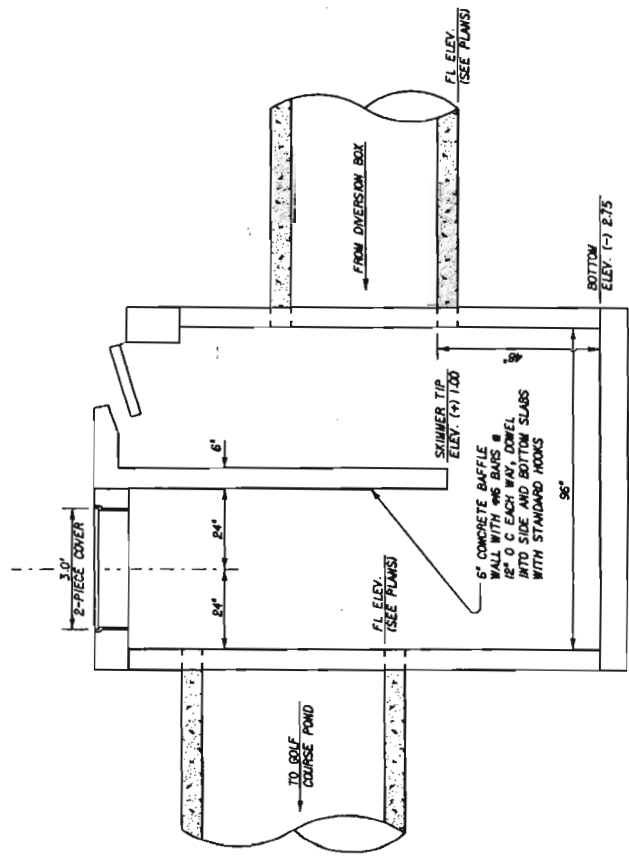
  

STATES OF FLORIDA DEPARTMENT OF TRANSPORTATION FEDERAL PROJECT ID ROAD NO. COUNTY N. A. BROWARD 409732-1-52-01		<b>DRAINAGE DETAILS (D)</b> SHEET NO. 7
Stanley Consultants Inc. SERVICE OFFICE, 100 W. MILITARY ROAD, SUITE 300, WEST PALM BEACH, FLORIDA 33411-1111 TEL: 561.832.4200		

**EXHIBIT 4**



INLET BOX (CONFLICT STRUCTURE) WITH BAFFLE DETAIL (PLAN)  
NOT TO SCALE



INLET BOX (CONFLICT STRUCTURE) WITH BAFFLE DETAIL (ELEVATION)  
NOT TO SCALE

REVISIONS		DESCRIPTION	
DATE	BY	DESCRIPTION	DATE

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		SHEET NO. 8	
ROAD NO. N. A.	COUNTY BROWARD	DRAINAGE DETAILS (2)	
PROJECT NO. 4097.32-1-52-01		DATE 05-20-2012	

 <b>Stanley Consultants Inc.</b> SUITE 200, 10000 N.W. 11TH AVE., MIAMI, FL 33156-1141 TEL: 305.556.1141 FAX: 305.556.1142	
---	--

**EXHIBIT 5**

## STAFF REPORT DISTRIBUTION LIST

PEMBROKE ROAD CONNECTION TO HILLCREST GOLF COURSE LAKE

**Application No:** 020508-11

**Permit No:** 06-01933-S

### INTERNAL DISTRIBUTION

- X Barbara Conmy - 4250
- X Kenson Coupet - 4220
- X Anita R. Bain - 4250
- X Carlos A. DeRojas, P.E. - 4220
- X ERC Engineering - 4230
- X ERC Environmental - 4230
- X H. Azizi - 4230
- X Permit File
- X Permit No. 06-3063-P
- X Permit No. 06-3080-P

### EXTERNAL DISTRIBUTION

- X Permittee - Florida Department Of Transportation
- X Engr Consultant - R J Behar And Company Inc

### GOVERNMENT AGENCIES

- X Broward County - BCDPEP
- X Broward County - Director, Water Mgmt Div
- X Broward County Engineer
- X Cityof Hollywood
- X Div of Recreation and Park - District 7 - FDEP
- X Florida Fish & Wildlife Conservation Commission -  
Bureau of Protected Species Mgmt
- X Town of Pembroke Park

### OTHER INTERESTED PARTIES

- X Audubon of Florida - Charles Lee
- X Hillcrest Country Club, Limited Partnership
- X Water Management Institute - Michael N. Vanatta



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574  
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24 - 06  
Environmental Resource Regulation Department

### **PRE- AND DURING CONSTRUCTION REQUIREMENTS:**

- ◆ Permit conditions require these forms to be completed and submitted to District staff within specified time frames.
- ◆ These forms are provided to the **PERMITTEE ONLY**, as the entity responsible to satisfy permit conditions, and not his or her agent.

### **CONSTRUCTION COMMENCEMENT NOTICE (Form No. 0960)**

- For Environmental Resource / Surface Water Management Permits
- Submit within 30 days of permit issuance.
- If dates are not known, notify the District in writing to avoid post-permit compliance action; submit form once dates are determined. Be sure to reference both the application number and permit number on any correspondence.

### **ANNUAL STATUS REPORT FOR SURFACE WATER MANAGEMENT SYSTEM (Form No. 0961)**

- For Environmental Resource / Surface Water Management Permits
- Submit yearly from the date of construction commencement if construction exceeds one (1) year.

(Rev 6/02)

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#### GOVERNING BOARD

Trudi K. Williams, P.E., *Chair*  
Lennart E. Lindahl, P.E., *Vice-Chair*  
Pamela Brooks-Thomas

Michael Collins  
Hugh M. English  
Gerardo B. Fernández

Patrick J. Gleason, Ph.D., P.G.  
Nicolás J. Gutiérrez, Jr., Esq.  
Harkley R. Thornton

#### EXECUTIVE OFFICE

Henry Dean, *Executive Director*

**Projects in the following counties should respond to the corresponding SFWMD Service Center:**

**Broward, Highlands, Miami-Dade, Martin, Monroe, Okeechobee, Palm Beach, and St. Lucie Counties:**

Please respond to the West Palm Beach Service Center.

SFWMD  
Environmental Resource Compliance Division  
MSC 4230  
P.O. Box 24680  
West Palm Beach, FL 33416-4680

(561) 686-8800; (800) 432-2045

**Charlotte, Collier, Glades, Hendry, and Lee Counties:**

Please respond to the Ft. Myers Service Center.

SFWMD  
Environmental Resource Compliance Division  
MSC 4720  
2301 McGregor Blvd.  
Ft. Myers, FL 33901

(941) 338-2929; (800) 248-1201

**Orange, Osceola, and Polk Counties:**

Please respond to the Orlando Service Center.

SFWMD  
Environmental Resource Compliance Division  
MSC 4710  
1707 Orlando Central Parkway, Suite 200  
Orlando, FL 32809

(407) 858-6100; (800) 250-4250

## **APPENDIX C**

**Existing Perpetual Easement between Hillcrest Country Club,  
Limited Partnership and the State of Florida Department of  
Transportation**

07-PE.06-04/93

This instrument prepared  
Under the direction of:  
Laurice C. Mayes, Esq. *LCM*  
Sketch/Legal description prepared  
By: Keith & Schnars, P.A.  
Document Prepared by:  
Elizabeth C. Sweda  
Earth Tech Consulting, Inc.  
5082-A Coconut Creek Parkway  
Margate, FL 33063

Parcel No. 802.1R (6/11/02)  
Item/Segment No. 409732 1  
Section No. 86018-2501  
Managing District 04  
S.R. No. 824

**PERPETUAL EASEMENT**

THIS EASEMENT made this 24th day of October, 2002, by HILLCREST COUNTRY CLUB, LIMITED PARTNERSHIP, a Delaware limited partnership, whose address is: 901 Massachusetts Avenue N.W., Washington, DC 20001, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH:  That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of conveying and storing storm water in, upon and through the following described land in Broward County, Florida, to wit:

**SEE EXHIBIT "A" ATTACHED**

The grantor agrees to maintain the underground drainage facilities and structures (identified as "Pipe A" in Exhibit "A") and to maintain the lakes and lake beds (identified as "Pond 1" and "Pond 2" in Exhibit "A") so as to permit stormwater flowage to and from grantee's drainage facilities for State Road 824 (Pembroke Road) constructed to accomplish drainage, storage, flowage, ingress and egress over and across the land.

Grantor and grantee agree that the following capacities and volumes are representative of the existing conditions, as shown in Exhibit "A," which grantor agrees to maintain:

- 1) Design capacity of 36.8 cubic feet per second (cfs) from the grantee's roadway corridor for State Road 824 (Pembroke Road) during a 25 year, three (3) day storm event, as permitted by South Florida Water Management District (SFWMD).
- 2) Design volume of 6.8 acre feet in Pond 1, and 12.5 acre feet in Pond 2, as described in Exhibit "A," from the grantee's roadway corridor for State Road 824 (Pembroke Road) for the required storage volume permitted by SFWMD.

The operation and maintenance of the drainage facilities (the ponds and Pipe A as depicted in Exhibit "A") that receive grantee's runoff will be the sole responsibility of the grantor.

In the event the grantor fails to maintain the drainage facilities or an emergency circumstance arises, the grantee may, but is not obligated to, enter the easement area to perform any necessary maintenance work or repair the drainage facilities and charge the cost to the grantor. The grantor agrees to the grantee's right to perform such activities, and agrees to reimburse grantee for costs incurred within 30 days of receipt of an invoice. The grantee, as circumstances permit, will provide grantor prior notice to performing any such maintenance activities.

The grantor shall not effect a reduction in the storage capacity of the existing ponds until such time as the replacement storage area has been constructed and approved in writing by grantee, which approval shall not be unreasonably withheld.

Return to: FDOT  
C/O Earth Tech Consulting  
5082-A Coconut Creek Parkway  
Margate, FL 33063



IN WITNESS WHEREOF, the said grantor has cause these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST Thomas H. Patchell

Print Name: Thomas H. Patchell

Its \_\_\_\_\_ Secretary

HILLCREST COUNTRY CLUB,  
LIMITED PARTNERSHIP,  
a Delaware limited partnership

By: Hillcrest Country Club, Inc.,  
A Delaware Corporation,  
Its General Partner

By: Martin J. Maddaloni

Print Name: Martin J. Maddaloni

Its President

Signed, sealed and delivered in the presence of: (Two witnesses or corporate seal required by Florida Law)

James R. O'Connell  
\_\_\_\_\_

(Corporate Seal)

Print Name: JAMES R. O'CONNELL

Ahalio R. Diaz  
\_\_\_\_\_

Print Name: AHALIO R. DIAZ

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October, 2002, by Martin J. Maddaloni Pres., Hillcrest Country Club Inc. <sup>gen. partner</sup> of HILLCREST COUNTRY CLUB LIMITED PARTNERSHIP, a Delaware limited partnership, who is personally known to me or who has produced Pennsylvania Drivers License <sup># 10285 874</sup> as identification.

Elizabeth C. Sweda  
\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_

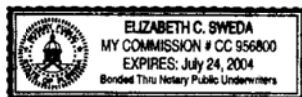
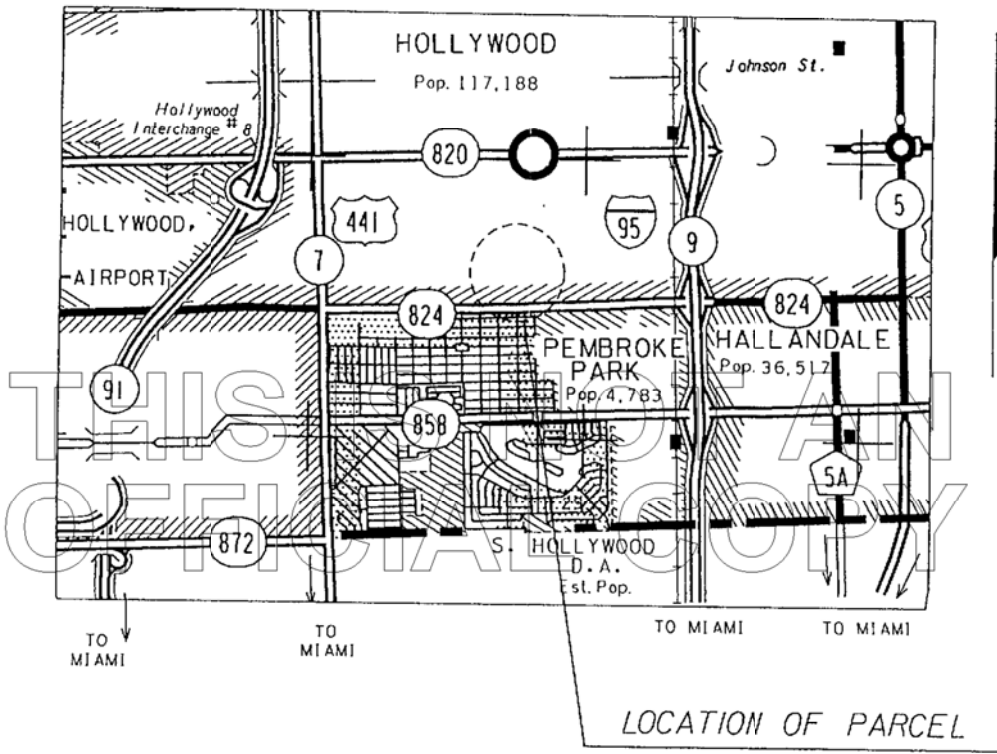


EXHIBIT A

TOWNSHIP 51 SOUTH, RANGE 42 EAST



LOCATION OF PARCEL

LOCATION MAP  
SCALE 1" = 1 MILE

LEGEND:

- ⊕ - BASELINE
- C.B. - CHORD BEARING
- Δ - DELTA OR CENTRAL ANGLE
- L - ARC LENGTH
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- SEC. - SECTION
- TWP. - TOWNSHIP
- //// - CITY LIMITS

PARCEL 802  
NOT A SURVEY

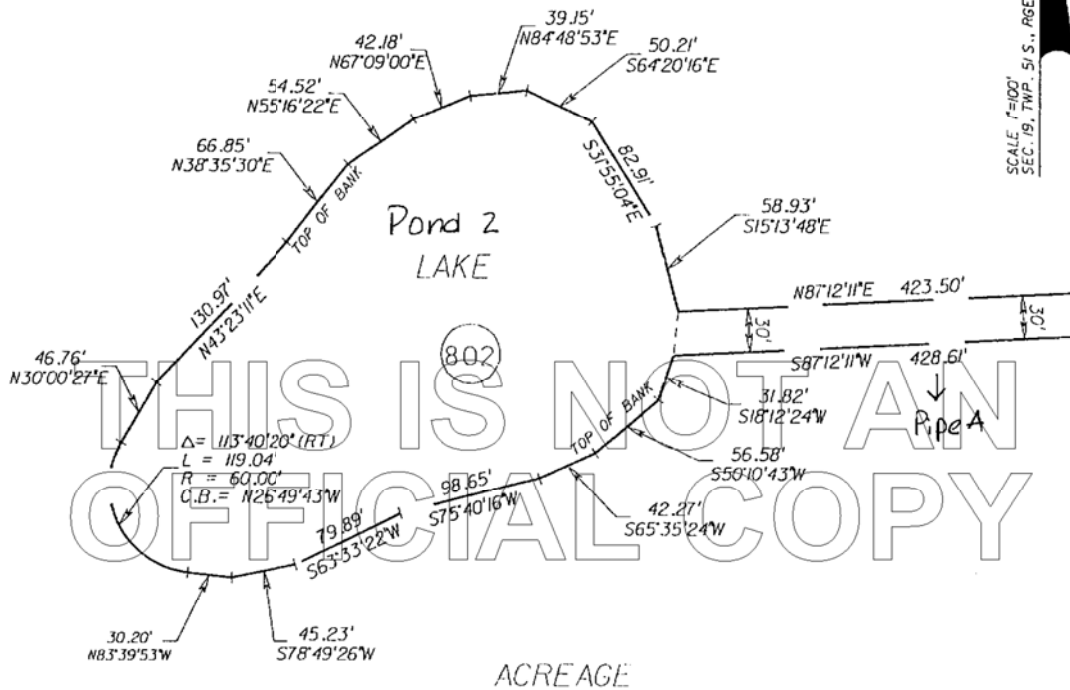
CERTIFIED TO:  
STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT IV  
SURVEY AND MAPPING  
3400 WEST COMMERCIAL BOULEVARD  
FORT LAUDERDALE, FLORIDA 33309  
(954) 777-4550

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING			
RIGHT OF WAY PARCEL SKETCH			
STATE ROAD NO. 824		BROWARD COUNTY	
	BY	DATE	APPROVED BY
PRELIM	E. E. W.	11/03/00	<i>[Signature]</i> 12/6/00
FINAL	E. E. W.	11/03/00	
CHECKED	D. K. L.	11/06/00	DIST. ADMIN. OF SURVEYING AND MAPPING
MAPS PREPARED BY KEITH AND SCINARS, P.A.		FIELD BOOK NO. 'S 1002223	
W.P.I. NO. 4110318/2274531		SCALE: 1 INCH = 1 MILE	
SECTION 86018-2501		SHEET 1 OF 5	

MISC. REVISIONS	L.E.W.	12/05/00
REVISION	BY	DATE

EXHIBIT A

CITY OF HOLLYWOOD

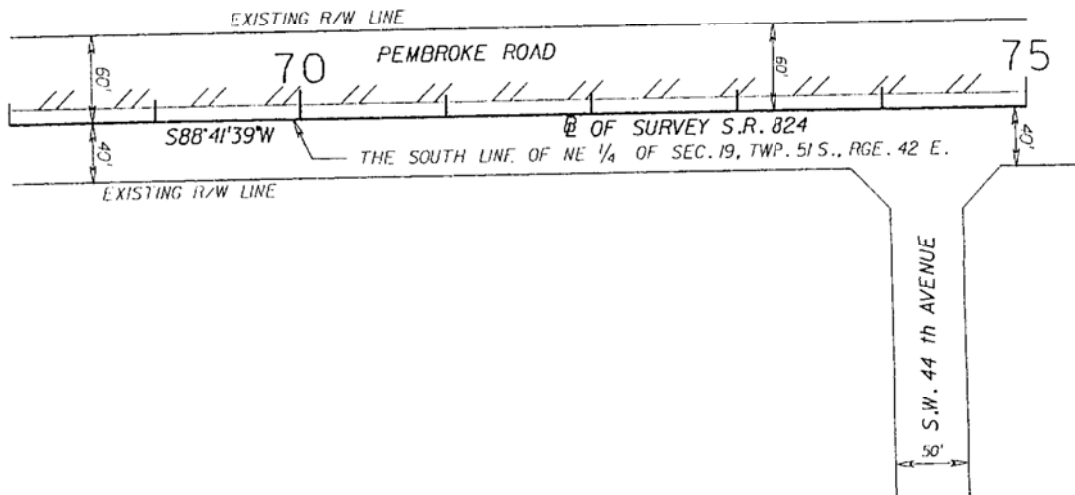


SCALE: 1"=100'  
SEC. 19, TWP. 51 S., RGE. 42 E.

SEE SHEET 3

THIS IS NOT AN OFFICIAL COPY

ACREAGE



OWNERSHIP : HILLCREST COUNTRY CLUB, A LIMITED PARTNERSHIP  
 PARCEL 802 AREA = 5.374 ACRES  
 PARENT TRACT AREA = NOT APPLICABLE

NOTE: ALL DISTANCE ARE CALCULATED

NOT A SURVEY

FLORIDA DEPARTMENT OF TRANSPORTATION			
RIGHT OF WAY MAPPING			
RIGHT OF WAY PARCEL SKETCH			
STATE ROAD NO. 824		BROWARD COUNTY	
BY	DATE	APPROVED BY	DATE
PRELIM E.E.W.	11/03/00	<i>[Signature]</i>	12-6-00
FINAL E.E.W.	11/03/00		
CHECKED	D.K.L.	DIST. ADMIN. OF SURVEYING AND MAPPING	
MAPS PREPARED BY		FIELD BOOK NO. 'S	
KEITH AND SCHNARS, P.A.		1002223	
W.P.I. NO. 4110318/2274531		SCALE: 1" = 100'	
SECTION 86018-2501			SHEET 2 OF 5

MISC. REVISIONS	F.E.W.	12/05/00
REVISION	BY	DATE

EXHIBIT A

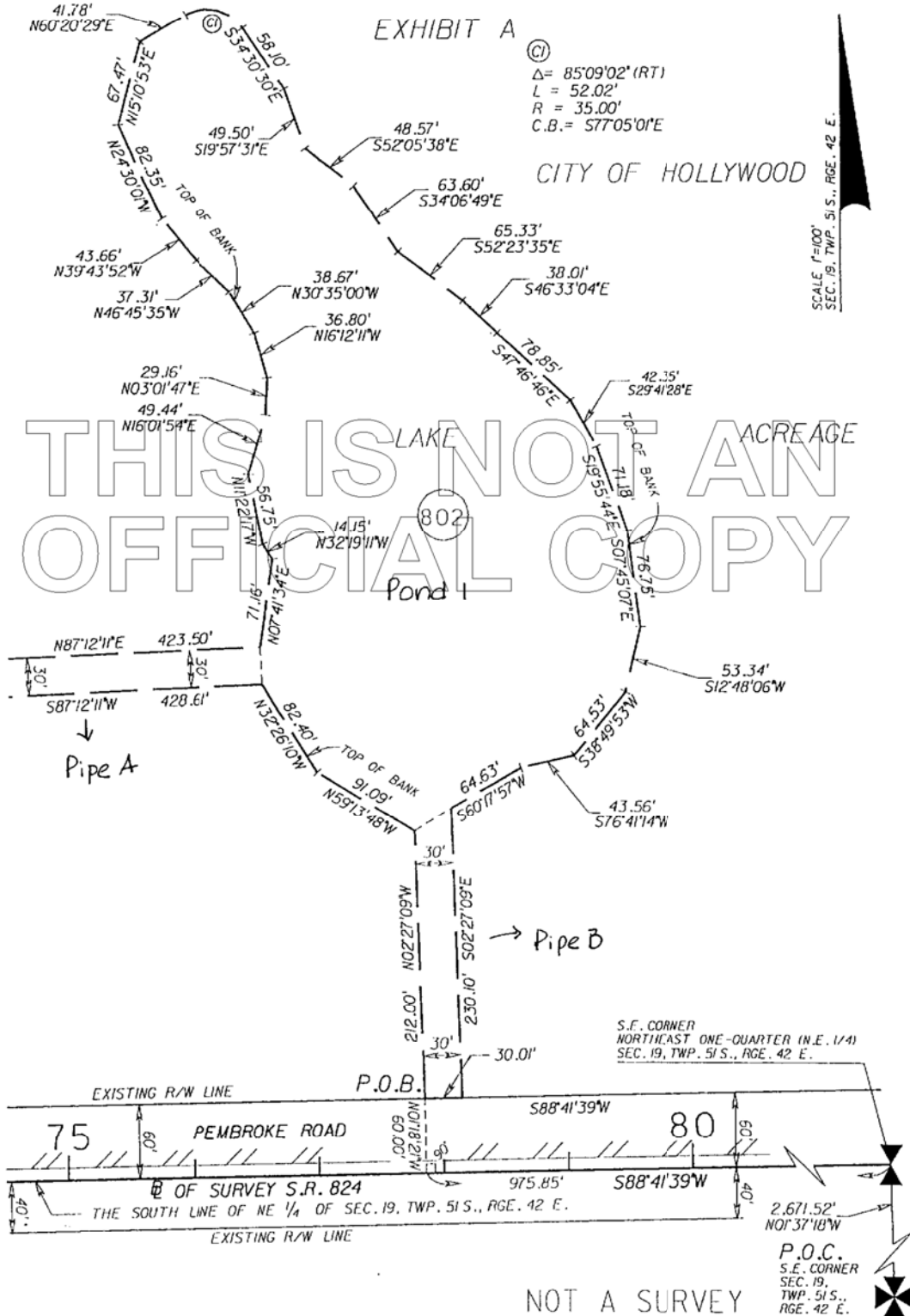
(C)  
 $\Delta = 85^{\circ}09'02''$  (RT)  
 $L = 52.02'$   
 $R = 35.00'$   
 $C.B. = 577^{\circ}05'00''E$

CITY OF HOLLYWOOD

SCALE: 1"=100'  
 SEC. 19, TWP. 51 S., RGE. 42 E.

THIS IS NOT AN OFFICIAL COPY

SEE SHEET 2



NOTE: ALL DISTANCE ARE CALCULATED

NOT A SURVEY

FLORIDA DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY MAPPING

RIGHT OF WAY PARCEL SKETCH

STATE ROAD NO. 824 BROWARD COUNTY

BY	DATE	APPROVED BY	DATE
PRELIM	E.E.W. 11/03/00	<i>[Signature]</i>	12-6-00
FINAL	E.E.W. 11/03/00		
CHECKED	D.K.L. 11/06/00	DIST. ADMIN. OF SURVEYING AND MAPPING	

MAPS PREPARED BY KEITH AND SCHNARS, P.A. FIELD BOOK NO.'S 1002223

EXHIBIT A

PARCEL NO. 802

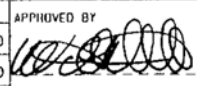
ITEM/SEGMENT NO. 2274531  
(SECTION NO. 86018-2501)

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01° 37' 18" WEST, A DISTANCE OF 2,671.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 19 AND A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 824 (PEMBROKE ROAD) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 86018-2501; THENCE SOUTH 88° 41' 39" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) AND SAID BASELINE OF SURVEY, A DISTANCE OF 975.85 FEET; THENCE PERPENDICULAR TO THE LAST DESCRIBED COURSE, NORTH 01° 18' 21" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 824 AND THE POINT OF BEGINNING; THENCE NORTH 02° 27' 09" WEST, A DISTANCE OF 212.00 FEET; THENCE NORTH 59° 13' 48" WEST, A DISTANCE OF 91.09 FEET; THENCE NORTH 32° 26' 10" WEST, A DISTANCE OF 82.40 FEET; THENCE SOUTH 87° 12' 11" WEST, A DISTANCE OF 426.61 FEET; THENCE SOUTH 18° 12' 24" WEST, A DISTANCE OF 31.82 FEET; THENCE SOUTH 50° 10' 43" WEST, A DISTANCE OF 56.58 FEET; THENCE SOUTH 65° 35' 24" WEST, A DISTANCE OF 42.27 FEET; THENCE SOUTH 75° 40' 16" WEST, A DISTANCE OF 88.65 FEET; THENCE SOUTH 63° 33' 22" WEST, A DISTANCE OF 79.89 FEET; THENCE SOUTH 78° 49' 26" WEST, A DISTANCE OF 45.23 FEET; THENCE NORTH 83° 39' 53" WEST, A DISTANCE OF 30.20 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 26° 49' 43" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 113° 40' 20", AND AN ARC DISTANCE OF 119.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 30° 00' 27" EAST, A DISTANCE OF 46.76 FEET; THENCE NORTH 43° 23' 11" EAST, A DISTANCE OF 130.97 FEET; THENCE NORTH 38° 35' 30" EAST, A DISTANCE OF 66.85 FEET; THENCE NORTH 55° 16' 22" EAST, A DISTANCE OF 54.52 FEET; THENCE NORTH 67° 09' 00" EAST, A DISTANCE OF 42.18 FEET; THENCE NORTH 84° 48' 53" EAST, A DISTANCE OF 39.15 FEET; THENCE SOUTH 64° 20' 16" EAST, A DISTANCE OF 50.21 FEET; THENCE SOUTH 31° 55' 04" EAST, A DISTANCE OF 82.91 FEET; THENCE SOUTH 15° 13' 48" EAST, A DISTANCE OF 58.93 FEET; THENCE NORTH 87° 12' 11" EAST, A DISTANCE OF 423.50 FEET; THENCE NORTH 07° 41' 34" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 32° 19' 11" WEST, A DISTANCE OF 14.15 FEET; THENCE NORTH 11° 22' 17" WEST, A DISTANCE OF 56.75 FEET; THENCE NORTH 16° 01' 54" EAST, A DISTANCE OF 49.44 FEET; THENCE NORTH 03° 01' 47" EAST, A DISTANCE OF 29.16 FEET; THENCE NORTH 16° 12' 11" WEST, A DISTANCE OF 36.80 FEET; THENCE NORTH 30° 35' 00" WEST, A DISTANCE OF 38.67 FEET; THENCE NORTH 46° 45' 35" WEST, A DISTANCE OF 37.31 FEET; THENCE NORTH 39° 43' 52" WEST, A DISTANCE OF 43.66 FEET; THENCE NORTH 24° 30' 01" WEST, A DISTANCE OF 82.35 FEET; THENCE NORTH 15° 10' 53" EAST, A DISTANCE OF 67.47 FEET; THENCE NORTH 60° 20' 29" EAST, A DISTANCE OF 41.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 77° 05' 01" EAST; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 85° 09' 02", AND AN ARC DISTANCE OF 52.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 34° 30' 30" EAST, A DISTANCE OF 58.10 FEET; THENCE SOUTH 19° 57' 31" EAST, A DISTANCE OF 49.50 FEET; THENCE SOUTH 52° 05' 38" EAST, A DISTANCE OF 48.57 FEET; THENCE SOUTH 34° 06' 49" EAST, A DISTANCE OF 63.60 FEET; THENCE SOUTH 52° 23' 35" EAST, A DISTANCE OF 65.33 FEET; THENCE SOUTH 46° 33' 04" EAST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 47° 46' 46" EAST, A DISTANCE OF 78.85 FEET; THENCE SOUTH 29° 41' 28" EAST, A DISTANCE OF 42.35 FEET; THENCE SOUTH 19° 55' 44" EAST, A DISTANCE OF 71.18 FEET; THENCE SOUTH 07° 45' 07" EAST, A DISTANCE OF 76.75 FEET; THENCE SOUTH 12° 48' 06" WEST, A DISTANCE OF 53.34 FEET; THENCE SOUTH 38° 49' 53" WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 76° 41' 14" WEST, A DISTANCE OF 43.56 FEET; THENCE SOUTH 60° 17' 57" WEST, A DISTANCE OF 64.63 FEET; THENCE SOUTH 02° 27' 09" EAST, A DISTANCE OF 230.10 FEET TO A POINT ON THE SAID EXISTING RIGHT OF WAY; THENCE ALONG SAID EXISTING RIGHT OF WAY LINE, SOUTH 88° 41' 39" WEST, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.374 ACRES, MORE OR LESS.

NOT A SURVEY

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING			
RIGHT OF WAY PARCEL SKETCH			
STATE ROAD NO. 824		BROWARD COUNTY	
BY	DATE	APPROVED BY	DATE
PRELIM	E.E.W. 11/03/00		12-6-00
FINAL	E.E.W. 11/03/00		
CHECKED	D.K.L. 11/06/00	DIST. ADMIN. OF SURVEYING AND MAPPING	
MAPS PREPARED BY KELTH AND SCHNARS, P.A.		FIELD BOOK NO. 5 1002223	
W.P.I. NO. 4110318/2274531		SCALE: NOT APPLICABLE	
SECTION 86018-2501			SHEET 4 OF 5

MISC. REVISIONS	E.E.W.	12/05/00
REVISION	BY	DATE

EXHIBIT A

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT OF WAY MAP FOR STATE ROAD 824 (PCMBROKE ROAD), STATE PROJECT NO. 86018-2501 WITH A REFERENCE BEARING OF SOUTH 88° 41' 39" WEST ALONG THE SOUTH LINE OF NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 5, SOUTH, RANGE 42 EAST. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATION THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
5. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
6. TOP OF BANK SHOWN HEREON IS AS SURVEYED ON OCTOBER 31, 2000.
7. THIS SKETCH IS NOT A BOUNDARY SURVEY AS SUCH.

THIS IS NOT AN OFFICIAL COPY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED LEGAL DESCRIPTION OF PARCEL NO. 802, AS SHOWN ON THE RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD 824, ITEM/SEGMENT NO. 2274531, SECTION NO. 86018-2501 IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Eric Wilhjelm*

ERIC WILHJELM  
FLORIDA SURVEYOR AND MAPPER NO. 5872  
DATE: DECEMBER 5, 2000

KEITH AND SCHNARS, P.A.  
ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(954) 776-1616

NOT A SURVEY

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING			
RIGHT OF WAY PARCEL SKETCH			
STATE ROAD NO. 824		BROWARD COUNTY	
	BY	DATE	APPROVED BY
PRELIM	E. E. W.	11/03/00	<i>[Signature]</i> 12-5-00
FINAL	E. E. W.	11/03/00	
CHECKED	D. K. L.	11/06/00	DIST. ADMIN. OF SURVEYING AND MAPPING
MAPS PREPARED BY		FIELD BOOK NO.'S	
KEITH AND SCHNARS, P.A.		1002223	
W.P.I. NO. 4110318/2274531		SCALE: NOT APPLICABLE	
SECTION 86018-2501			SHEET 5 OF 5

MISC. REVISIONS	E. E. W.	12/05/00
REVISION	BY	DATE