150 NE 2nd Avenue
Deerfield Beach, FL 33441
954-250-4124

Regular Meeting

Planning & Zoning Board

Thursday, May 7, 2026 | **7:00 PM** | **Commission Chambers**

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

Planning & Zoning Board Meeting Minutes

Attachment: March 5, 2026

NEW BUSINESS

1. P.H. 2026-041: APPLICATION: 25-RM15-69

Applicant/Agent: **K.Hovnanian/Miskel Backman LLP**

Proposal: Seeking MAJOR SITE PLAN application approval to construct forty-three (43) units, two-story townhomes with associated site improvements on a 4.47-acre parcel.

Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd (Folio #484203050010).**

Attachment: 25-RM15-69

2. P.H. 2026-042: APPLICATION: 25-P-243

Applicant/Agent: **K.Hovnanian/Miskel Backman LLP**

Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan Approval (25-RM15-69), to allow for the development of 43 residential townhome units.

Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B

PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd (Folio #484203050010).**

Attachment: 25-P-243

3. P.H. 2026-043: APPLICATION: 25-R-206

Applicant/Agent: **K.Hovnanian/Miskel Backman LLP**

Proposal: Seeking a Rezone, concurrent with a Major Site Plan Approval (25-RM15-69), from the B1 community, business zoning district to the RM15 residence, multifamily zoning district.

Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd (Folio #484203050010).**

Attachment: 25-R-206

STAFF REPORT

CHAIRMAN AND MEMBER REPORT

ADJOURNMENT

Any person wishing to appeal any decision made by the Planning and Zoning Board with respect to any of the above, will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The above notice is required by State law (FS 286.0105.) **Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the presence at the hearing of a certified court reporter.** A full transcript of the proceedings will be needed in order to appeal any decision of the Board. All interested parties may present testimony relevant to the applications and participate in the proceeding. Further information may be obtained from the Planning Office during business hours in City Hall. If anyone requires auxiliary aids for communication, please call (954) 480-4213.

PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
March 5, 2026
MEETING MINUTES

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Chambers by Chair Bennett.

ROLL CALL

Present: Michelle Balaun
Joe Chancy, Alternate - *arrived at 7:07 p.m.*
Angela Falzone, Alternate
William Lane
Keith Porter
Brian Shartrand, Alternate
Bridgette Beckford, Vice Chair
Brian Bennett, Chair

Also Present: Ramsay Bulkeley, Director of Planning and Development Services
Heather Waldstein, Assistant Director of Planning and Development Services
Anthony Soroka, City Attorney
Samantha Charlemont, Assistant City Clerk

Absent: Judith Mergilles, Alternate

SEATING OF ALTERNATES

None.

APPROVAL OF MINUTES

Vice Chair Beckford made a motion, seconded by Mr. Lane to approve the January 8, 2026 minutes as submitted. The motion CARRIED by unanimous vote.

NEW BUSINESS

P.H. 2026-030: APPLICATION 83-B1-11 Rev.8
Applicant: **Medallion Deerfield 3701 LLC, represented by Paragon Development, LLC.**
Proposal: Seeking Major Site Plan approval to construct a new one-story 2,036 square foot building with associated site improvements on an outparcel of a greater 5.5-acre site in the B-1, Community Business zoning district.
Location: The property is generally described as GRAND UNION DEERFIELD BEACH 117-12 B PARCEL "A" LESS PT DESC AS, BEG AT NW COR, SLY 298.06, ELY FOR 297.33, NLY 84, ELY 203.60, NLY 209.50, WLY 495.98 TO POB & LESS PT K/A PUMPING STATION SITE & LESS PART DESC IN OR 15251/989 9-146 B & LESS POR DESC AS BANK LEASE PARCEL and GRAND UNION DEERFIELD BEACH 117-12 B PORTION OF PARCEL A DESC AS COMM AT SW COR SAID PAR A,N 6.10,NE 8.35, E 61 TO POB, N 164.87,E 111.90,S 16.85,E 27.94,S 154.05, NW 57.25,W 82.99 TO POB,LESS THAT PORTION PER MMB 9-146 B AKA:BANK LEASE PARCEL and located at **3701 W Hillsboro Boulevard**.

SUMMARY BACKGROUND/EXPLANATION

The applicant, Medallion Deerfield 3701 LLC, is seeking Major Site Plan approval to construct a new one-story 2,036 square foot Fifth Third Bank with associated site improvements on an outparcel of a greater 5.5-acre site. Site improvements include associated parking, drive thru lanes, drainage, dumpster enclosure, landscaping improvements, and a pedestrian connection to the public right-of-way.

The building is proposed to be 18 feet 9 inches high, and the maximum height allowed in the B-1 zoning district is 45 feet. The architecture meets the minimum design standards outlined in the City's Land Development Code Section 78-7(b).

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On January 28, 2026, the item was heard and approved by the Community Appearance Board (CAB).

Heather Waldstein, Assistant Director of Planning and Development Services, stated that 95 public notices were mailed, three were returned undeliverable, and no letters of approval or objection were submitted. Thereafter, she provided a brief overview of the item.

Leonardo Figueroa, 8751 West Broward Boulevard, Plantation, representing the applicant, highlighted a brief PowerPoint presentation. He stated that the applicant is seeking to construct a new bank building with associated site improvements.

In response to Ms. Balaun's question, Tim Loken, 550 South Caldwell Street, Charlotte, North Carolina representing the applicant, replied that the building design incorporates an open interior layout with modern banking features, including virtual teller stations and customer service areas to accommodate evolving banking operations.

In response to Chair Bennett's questions, Ms. Waldstein replied that all comments were addressed through Development Review Committee (DRC) process and that the CAB recommended approval. She explained that the proposed building height is approximately 18 feet 9 inches, well below the 45-foot maximum permitted within the zoning district, and the project does not meet the traffic threshold for additional traffic analysis, as projected trips are well below 500 daily trips.

Chair Bennett opened the public hearing; however, there were none to speak.

Vice Chair Beckford made a motion, seconded by Ms. Balaun to close the public hearing. The motion CARRIED by unanimous vote.

Discussion ensued regarding site access, drive-through circulation, and potential traffic impacts within the shopping center. It was noted that the existing plaza has historically operated without significant circulation issues and that the proposed bank use is not expected to generate substantial traffic compared to other commercial uses.

Vice Chair Beckford made a motion, seconded by Mr. Lane to approve Application 83-B1-11 Rev.8 as submitted. The motion CARRIED by unanimous vote.

STAFF REPORT

Director of Planning and Development Services - Heather Waldstein, Assistant Director of Planning and Development Services, introduced Ramsay Bulkeley.

Chair Bennett congratulated Mr. Bulkeley and welcomed him to the City.

Next Meeting - Ms. Waldstein said potential code amendments may be brought forward for consideration at a future meeting.

CHAIRMAN'S

None.

MEMBERS' REPORTS

None.

ADJOURNMENT

Vice Chair Beckford made a motion, seconded by Mr. Porter to adjourn the meeting at 7:24 p.m. The motion CARRIED by unanimous vote.

_____
Brian Bennett, Chair
Planning and Zoning Board

APPLICATION: **25-RM15-69**
Applicant/Agent: **K.Hovnanian/Miskel Backman LLP**
Owner: **EDE Properties, Inc**
Proposal: Seeking MAJOR SITE PLAN application approval to construct forty-three (43) units, two-story townhomes with associated site improvements on a 4.47-acre parcel.
Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd (Folio #484203050010).**

SUMMARY BACKGROUND/EXPLANATION

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant"), seeks to develop the 4.47-acre vacant property with 43 two-story townhome units, comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool. As part of the Major Site Plan request, the Applicant is also seeking an allocation of 43 residential flex units.

Concurrent with the Major Site Plan approval is a request for a Plat Note Amendment (25-P-243) to amend the current language restricting development to "non-residential use" to allow for "43 townhome units"; and a request for Rezone (25-R-206) from the B-1 business community district to the RM-15 residence multifamily district.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the item was heard and approved as submitted by the Community Appearance Board.

REQUESTED ACTION:

Recommendation to the City Commission on the proposed Major Site Plan with request for allocation of flex units, Rezone, and Plat Note Amendment.

ATTACHMENT:

Notification Map and Letter
Staff Development Review Report
Staff DRC Comments
Development Plan Application Materials
Rezoning and Plat Applications and Justification
Site Plan and Elevations

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	25-RM15-69; 25-P-243; 25-R-206
Applicant:	K.Hovnanian
Agent:	Miskel & Backman, LLP
Requested Action/Description:	Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units; and concurrent applications for a rezone from B-1 to RM-15, and a Plat Note Amendment.
Location:	3116 Deer Creek Country Club Blvd (Folio # 484203050010)
Legal Description:	Belle Terre of Deer Creek 108-26 B Parcel A
Size:	4.43 acres (gross) / 4.47 acres (net)
Existing Zoning:	B-1 Business, community
Proposed Zoning:	RM15 Residence, multifamily
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Residential Moderate	RM-15 Residence, Multifamily
East:	Residential Moderate	RM-15 Residence, Multifamily
South:	Residential Low	RM-10 Residence, Multifamily
West:	Commercial	B-1 Business, Community

Applicable Regulations:	Deerfield Beach Land Development Code
Plat Restrictions:	This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.
Proposed:	This plat is restricted to 43 townhome units.

Department Comments & Requirements

REQUEST:

- Major Site Plan Approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements, with a request for allocation of forty-three (43) residential flex units;
- Rezone from the B1 "Business, community" zoning district to RM15 "Residence, multifamily" zoning district; and
- Plat Note Amendment to amend the note restricting development as non-residential use, to allow use as "forty-three (43) townhome units."

BACKGROUND:

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant") seeks to develop the 4.47-acre vacant property with forty-three (43) two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool ("Project"). Each townhouse will have three bedrooms, a loft, and the option of a single- or two-car garage.

The property is not within any special design district and does not require a specific color and material scheme. The two-story townhomes are articulated with protruded windows and stucco simulated horizontal siding, with the main façade color being beige, called "City Loft", and accent colors for the stucco on the second floor in a shade of light blue, "Little Boy Blu", and for the stucco simulated horizontal siding on the second floor, a shade of grey, "Mineral Deposit". The materials include stucco, stucco horizontal siding, and shutters to accentuate the second-floor windows.

The Property is within an existing zoning district of a B-1, business community, with a Future Land Use (FLU) designation of Commercial.

As part of the Applicant's request for Major Site Plan, they are seeking a request for rezone to the RM-15 "residence multifamily" zoning district, which will allow 15 dwelling units per acre, allowing for up to 67 residential units. However, the Applicant is seeking a total of 43 units on the subject property, resulting in slightly less than 10 dwelling units per acre. The Applicant is also seeking an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation. The County and City allow residential use in the Commerce/Commercial land use designations, up to 10 acres, with the allocation of "flexibility units" and/or "redevelopment units" provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent municipality land use designation.

The Applicant is also requesting to amend the existing Plat Note, which restricts development on the property to "non-residential use". The proposed Plat Note language will allow for "forty-three (43) townhome units."

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the project was heard and approved, as submitted, by the Community Appearance Board.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Fire). Staff comments have been addressed, and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Commercial. The proposed multi-family residential development is allowed in this land use designation. With the allocation of residential flex units. Per section 2.5.1, residential uses, up to 10 acres, are permitted via local government allocation of "flexibility units", provided that total residential uses do not exceed 20% of the land area designated "Commercial".

2. Land Development Requirements: The existing property is zoned B-1, business community, and is requesting a rezoning to RM-15, residence multi-family. Pursuant to the City of Deerfield Beach Land Development Requirements, a multi-family townhouse development is a permitted use within the RM-15 zoning district, and the proposed development complies with all the zoning requirements for the RM-15, residence multi-family zoning district. The allowable density for this property under RM-15 is 67 units, with the project proposing 43 units. All zoning regulations for RM-15 and parking requirements are met and do not require the request for variances or technical deviations.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17 (15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

   a. *Permitted uses, structures and activities allowed within the zoning category;*

      The proposed Project is a permitted use within the RM-15 zoning district. The district allows for up to 67 units with a density of 15 units/acre; however, the Project is proposing a total of 43 units, slightly less than 10 units/acre. The property is surrounded by townhomes, in an RM-15 zoning district to the North and East. Located to the South and West is a property within the B-2 zoning district, improved with a 3-story office building.

   b. *Building location, dimensions, height and floor area;*

      The Project meets all yard setback regulations for RM-15. The setbacks are as follows:

      - Front setback: Proposed – 25 feet Required – 25 feet
      - Street-Side Setback: Proposed – 50 feet Required – 25 feet
      - Interior Side Setback: Proposed – 57 feet Required – 10 feet*
      - Rear Setback: Proposed – 25 feet Required – 15 feet*

      *Plus one foot for every two feet of building height above 20 feet

The proposed height is 29 feet 8 inches, which is less than the maximum height of 75 feet in the RM-15 zoning district. The Project proposes a lot coverage of 23% out of the maximum 40%. The proposed building and site improvements follow all requirements for the RM-15 zoning district.

c. *Location and extent of parking, access drives, and service areas;*

The Project proposes gated ingress/egress access to/from the site at Deer Creek Country Club Blvd, with emergency access at the northern access point on DC Country Club Blvd. Internal circulation will provide each unit with an 18 or 20-foot-wide private driveway along with a 1-car or 2-car garage option, giving the possibility of 3 parking spaces at each dwelling. Nine guest parking spaces will be located on the south side of the property adjacent to the community pool. The property requires 108 parking spaces and will provide a total of 109 parking spaces. Each unit will have private garbage receptacles that will be wheeled out to the curb on pickup day.

d. *Traffic generation, hours of operation, noise levels and outdoor lighting;*

The proposed Project generates fewer than 500 trips per day and does not require review by the City's traffic engineering consultant, per code section 98-17(2). The amount of traffic generation, noise, levels, and lighting are anticipated to be compatible with the surrounding residential developments. The project proposes forty-three (43) dwelling units and will not cause greater noise levels than similar residentially zoned developments.
A photometric plan was submitted with this application and demonstrates that the proposed outdoor lighting will not encroach onto the adjacent property lines, meeting the requirements for lighting.

e. *Alteration of light and air;*

The proposed Project's height and compatibility with the surrounding uses will not impact light and air more than what would be allowed by the zoning regulations. Lighting will not encroach outside the property line.

f. *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed Project meets the underlying setback requirements of the RM-15 zoning district. All other buffers and setbacks for the designated zoning are met. The proposed location is surrounded by similar multi-family residential uses.

g. *Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;*

The applicant is proposing a 43-unit residential community, which does not pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

h. *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches,*

parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

The Project proposes a fenced-in pool as an amenity. It would not pose a significant risk to the safety or security of children who gather in certain public places. The outside activities proposed with the development include regular multi-family residential activities, such as parking and a patio space for each unit. The proposed pool is located within a fenced-in area with an additional 6-foot chain- link perimeter fence.

i. *Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

The proposed Project will not pose a significant risk to the safety or security of single-family and multi-family residences within 500 feet. While the project is developing attached, multifamily units, the townhomes will conform with the adjacent multi-family properties within Deer Creek.

SUMMARY:

Staff's review of Major Site Plan application 25-RM15-69, Rezoning application 25-R-206, and Plat Note Amendment 25-P-243 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach**	**Application No.:**	**25-RM15-69**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Club Blvd**
Department/Division:	**Planning and Development**		
Position:	**Planner II**		
Date of Review:	**February 12, 2026**		
Submittal No.:	**3**		

Future submittals will not be accepted if they are not in the required sheet order and/or missing sheets. Refer to comment B2 regarding sheet order.

A.	**GENERAL COMMENTS:**
1.	The Project coordinator, Emily Cortez, shall be the primary point of contact between the applicant and the City during the DRC process. The applicant shall not contact a City consultant without first contacting the project coordinator. Furthermore, the applicant must notify or copy via email any conversation or contact the applicant has with a separate division or department of the City.
1a.	Comment acknowledged.
2.	The initial site plan application fee includes the first review plus two resubmittals. Per Section 98-13(b)(4) and as provided in the City's fee schedule (Resolution 2018/194), any resubmittal after the 3rd site plan review requires a fee of 30% of the initial application fee to be submitted for each submittal thereafter, which will be $759.
2a.	Comment acknowledged.
3.	Per Section 98-14(f) An application for development plan shall be deemed to have been abandoned becoming null and void after six months of inactivity. If an application has no activity within this time frame, then a new application for development plan along with all applicable fees shall be submitted should the applicant wish to proceed with the project.
3a.	Comment acknowledged.
4.	Per the requirements of Chapter 98-17.1 the applicant is required to pay impact fees for Public Safety and Parks. Payment of these fees are due at the time of Building permit submittal. Please note that if the project changes in size or intensity, the below calculations may also change. An impact fee calculation sheet will be given to the applicant when the project is complete. 1. Fire Rescue $6,241.45 2. Police $2,761.03

	3. Parks $44,290
4a.	Comment acknowledged.
5.	Applicants are required to compensate the city for any costs associated for reviews made by a City consultant for items such as traffic and noise. The Certificate of Concurrency Letter shall not be issued until all associated fees are paid.
5a.	Comment acknowledged.
6.	This property is subject to Broward County transportation concurrency approval, based on the level of development intensity shown on the plat for this site. At this time, the applicant is advised to verify with Broward County whether an amendment to the restrictive note on the plat is required. Plat note amendments also require City approval pursuant to subsection 98-17 of the Land Development Code. The issuance of building permits may be delayed until such requirements are satisfied.
6a.	Comment acknowledged.
7.	Contact Broward County Resilient Environment Department, Urban Planning Division, Development and Environmental Review, 954-357-6666, Option 2, DERPLans@broward.org for the issuance of the Transportation Concurrency Certificate and Environmental Certificate.
7a.	Comment acknowledged.
8.	Contact Broward County Resilient Environment Department, Environmental Engineering and Permitting (954-519-1483 and EEPD@broward.org) to determine if there are any jurisdictional wetlands that need to be mitigated or provide proof of prior mitigation.
8a.	Comment acknowledged.
9.	Provide evidence that the wording of the plat note amendment, as submitted in this application, meets approval form Broward County Urban Planning Division.
9a.	Comment acknowledged.
10.	As of February 1, 2008, the Public-School Impact Application (PSIA) must be submitted to the School Board of Broward County for developments that are required to submit to the School District. Evidence of submittal of the PSIA is required prior to submittal of a development application with a residential component to the City. Be advised that the Broward County School District will not accept any development application that does not include the attached form and the appropriate application fee. The form is available at http://www.broward.k12.fl.us/propertymgmt/#GrouthMgnt. If you have any questions, contact Chris Akagbosu at 754-321-8352. A copy of the school capacity availability determination (SCAD) letter from the School Board of Broward County must be submitted to the Planning and Development Services Department prior to City Commission approval of a site plan for a residential development. Please note that school capacity availability determination has a six-month expiration period. An updated copy of the determination letter will be required prior to City Commission approval.
10a.	Comment acknowledged.
11.	Community Meeting - Prior to being scheduled for a public hearing, the Applicant is encouraged to hold its own meeting with the surrounding community to explain the proposed project and seek feedback. At a minimum, the applicant should invite all

	properties within 500 feet of the subject site. If a meeting is held, please provide Planning and Development Services staff with the meeting details for record on the file.
11a.	Comment acknowledged.
12.	Community Appearance Board approval is required prior to approval of site plan. Staff will notify the applicant once application submittal is to be scheduled as item on an agenda. The applicant shall provide both existing and proposed elevations to determine building facades will complement each other. Once staff has advised the item is ready to be scheduled for CAB, submit five (5) sets of revised plans in 11" x 17" with Community Appearance Board application, which include colored building elevations and complete site plan sets.
12a.	Comment acknowledged.
13.	Per Sec. 98-35 All applications proceeding to City Commission shall comply with requirements for public notice, including payment of all required public notification fees, submittal of all documents and labels for notice to property owners, on-site signage, and newspaper publishing. Applicants are only permitted to begin the public notification process upon determination by Planning & Zoning staff that the item has been scheduled for an upcoming public hearing. The Public Notice Checklist can be accessed at http://www.deerfield-beach.com/DocumentCenter/View/12586/Public-Notice-Checklist.
13a.	Comment acknowledged.
14.	For items being heard by City Commission, a cost recovery fee shall be paid by check to the City of Deerfield Beach for electronic document remediation of the application in order to comply with Title III of the Americans with Disabilities Act. The fee will be payable by the Applicant once the City receives the invoice.
14a.	Comment acknowledged.
15.	A cost recovery deposit for XXXX (traffic, legal, noise) services is required to be paid by the Applicant per Ch.98, Art. VII of the Deerfield Beach Land Development Code. The amount of the deposit will be provided under separate cover. The deposit is to be made payable to the City of Deerfield Beach. Payment is required prior to the next review or the submittal will be considered incomplete. For the entirety of the project, the applicant must have a positive balance of not less than $300.00 in their cost recovery account. At any time, the applicant's account is below this amount, the applicant will be required to deposit additional funds as needed.
15a.	Comment acknowledged.
16.	Prior to the issuance of a building permit, the applicant must receive a Certificate of Concurrency Letter from the Planning and Development Services Department. This letter will serve as the Development Permit as required under Section 98-18 of the Land Development Code of the City of Deerfield Beach for approval of the site plan.
16a.	Comment acknowledged.
17.	A Building permit will not be issued until the applicant has also received approval of an Engineering permit for the Environmental Services Department.
17a.	Comment acknowledged.
18.	Per Section 98-14(j), Expiration or extension of site plan approval. A site plan approval shall expire 18 months following the date of approval unless a building permit for a principal building as required by the Florida Building Code, has been issued to the applicant and kept in force so that work is proceeding towards a

	completion of the site and project in a commercially reasonable time.
18a.	Comment acknowledged.
19.	Be advised that based on the corrections requested, additional DRC comments may be forthcoming following resubmittal.
19a.	Comment acknowledged.
20.	Are these fee-simple/for sale townhome units? If so, each unit must indicate a building number and unit number. Fee-simple homes will require individual surveys at time of Certificate of Occupancy.
20a.	Comment addressed.

B.	**APPLICATION:**
1.	Per Section 98-13(b)(8) all pages must be signed and sealed as well as being consistently scaled using a measurement found on a civil engineer's scale. The provided site plan, landscape plan, and irrigation plan do not have a consistent scale. Choose either 1" = 40' or 1" = 20'.
1a.	Comment addressed.
2.	Per Section 98-13(b)(8), The applicant is required to provide the development plan in the required sheet order. Revise the plan sheets to be in the following order: Cover Page, Survey, Site Plan, Site Plan Details (as needed), Elevations, Floor Plans, Landscape Plan, Irrigation Plan, Photometric Plan. We require stapled sets in the above sheet order. We do not need renderings until we are ready for Community Appearance Board.
2a.	Comment addressed.
3.	Per Section 98-13(8)(j) The attached document titled Conceptual Engineering Plan are advisory comments and shall be addressed upon submittal of the engineering permit. Applicant must not resubmit conceptual engineering plan sets or address these comments during the DRC process.
3a.	Comment acknowledged.
4.	Per Section 98-13(b)(7) Provide a receipt from the district showing that a Public-School Impact Application (PSIA) has been accepted for the application.
4a.	Comment addressed.
5.	Be sure that all sheets are facing the same orientation.
5a.	Comment addressed.
6.	While its less than 500 trips, entrance and exit are in line with the existing west entrance and exit creating a 4-way intersection. As the newly proposed intersection will be within an approximate 275 feet from Hillsboro Blvd and the proposed NVAL location, per section 98-17(2), a site-specific traffic study will be required to show the impact upon Deer Creek (DC) Country Club Blvd. Additionally, staff has concerns that a vehicle heading left or straight on DC Country Club Blvd will not have the appropriate space between the road and the median for a midsection stall.
6a.	Comment addressed.
7.	Consider expanding the dedicated right turn only lane that conflicts with existing bike lane. Offsite improvements may be needed.

7a.	Comment acknowledged, see response to comments.
8.	Prior to the resubmittal, a traffic methodology letter must be submitted.
8a.	Comment addressed.

C.

	COVERPAGE:
1.	Provide a cover page.
1a.	Comment addressed.
2.	Per Section 98-13(8)(a)(1) Provide the name of project, address and folio number.
2a.	Comment addressed.
3.	Per Section 98-13(8(a)(2) Provide the project description and scope of work.
3a.	Comment addressed.
4.	Per Section 98-13(8)(a)(3) Provide a location map showing adjacent land use and zoning and all curbs and median cuts within 300 feet.
4a.	Comment not addressed. In addition to the location, provide adjacent land use and zoning and all curbs and medians cuts within 300 feet.
4b.	Comment addressed.
5.	Per Section 98-13(8)(a)(4) Provide a table of contents.
5a.	Comment addressed.
6.	Per Section 98-13(8)(a)(5) Provide contact information of the applicant, property owner, and architect/engineer of record.
6a.	Comment partially addressed. Provide a main phone number or email.
6b.	Comment addressed.
7.	Per Section 98-13(8)(a)(6) Provide the revision date.
7a.	Comment addressed.

D.

	SURVEY:
1.	No comments.

E.

	SITE PLAN:
1.	Per Section 98-88(e), Minimum width of an aisle designed and intended for maneuvering of an automobile into a parking space, shall be in conformance with Schedule C. Standard driveway aisles are a minimum of 24' wide. The site plan proposes the use of the gutters to contribute to the driveway aisle and resident driveways, that is not permitted. Are you requesting a variance?
1a.	Comment addressed.
2.	If 3-bedroom units are being proposed, the driveway must accommodate for 2 parking spaces and the garage for the additional parking with a minimum width of 18 feet.
2a.	Comment addressed.
3.	Per Section 98-88(n), residential compact spaces may be provided in an amount not to exceed 75 percent of the total parking spaces provided on the site. Provide a table for the parking spaces and the sizes for guest parking.
3a.	Comment addressed.
4.	Per Section 98-88(n), Standard and compact parking spaces shall meet the

	requirements of Schedule C for size and configuration for guest parking.
4a.	Comment addressed.
5.	Per Schedule C, all spaces shall be provided with concrete wheel stops or extruded curbing placed 30 inches from the edge of the pavement for guest parking.
5a.	Comment addressed.
6.	Provide the measurement for the guest parking spaces measured from the sidewalk curb. Overhang onto the sidewalk is not permitted.
6a.	Comment addressed.
7.	Per Section 98-13(8)(c)(4) Provide existing and proposed ground mounted electrical and mechanical equipment and screening. Where is the pool equipment being located? Where are the A/C units? On the roof or ground?
7a.	Comment addressed.
8.	Per Section 98-13(8)(c)(5) Provide proposed fences and walls, including location, construction material, dimensions, setbacks, and height. What is the proposed height for the fences? Provide details of all types of fencing/walls being proposed,
8a.	Comments addressed.
9.	Per Section 98-13(8)(c)(7) Provide existing and proposed light pole locations.
9a.	Comment addressed.
10.	Per Section 98-13(8)(c)(9) Provide dumpster locations and detail for both trash and recycling showing required screening. Will it be dumpster enclosures or private bins?
10a.	Comment addressed.
11.	Per Section 98-13(8)(c)(11) Provide location of ADA compliant access to the rights-of-way.
11a.	Comment addressed.
12.	Per Section 98-13(8)(c)(13) Provide the location of all existing and proposed fire hydrants, if any.
12a.	Comment addressed.
13.	Per Section 98-13(8)(c)(15) Provide the location of all existing and proposed above ground and below ground storage tanks, if any.
13a.	Comment addressed.
14.	Per Section 98-13(8)(c)(16) The site data table is missing the following information: • Gross and net acreage of total site: Gross includes ½ of the right-of-way, Gross should be 4.73 per the survey, should just be a typo on the site plan data table. • Total percentage of landscaped open space: is the landscaping within the townhomes included in the overall landscape percentage? Provide • Existing and proposed land uses and zoning designations: Rezoning application is requesting RM-15 and site plan shows RM-10 regulations. • Square footage of all existing and proposed uses • Minimum building setback to all property lines (existing, required and proposed): The proposed entry way, Deer Creek Country Club Blvd, is considered the front yard, the entire curve. The rear is the east property line bordering multiple properties. The street side is bordering W Hillsboro Blvd. The 2 interior sides are bordering the property at 3275 W Hillsboro Blvd. • Provide a setback table for each (8-unit and 9- unit) townhomes from their property lines. • Total number of access spaces (existing, required, and proposed), including compact spaces: The parking ratio for 3 bedrooms is 2.5 for each unit, not

	2 spaces per unit and .50 for guests. Guests' spaces are encouraged but not required. Break it down Fix the site data tables to show RM-15 dimensional regulations and not RM-10.
14a.	Comment partially addressed. Provide a setback table for each (8-unit and 9- unit) townhomes from their property lines.
14b.	Comment addressed.
15.	Per Section 98-13(8)(c)(10) Provide proposed location and elevations of wall sign areas and ground sign locations. The setback of the monument sign is determined by the size of the sign per sec 102-8.
15a.	Comment addressed.
16.	The site data table states the proposed zoning designation is RM-10 however, the rezoning application is requesting RM-15. Be consistent.
16a.	Comment addressed.
17.	The driveway for the unit in the NE corner is too close to the gates. It may pose a problem getting in and out of the driveway. It is recommended to have a minimum 5' setback.
17a.	Comment addressed.
18.	Concrete wall at the SW corner cannot be within the landscape buffer.
18a.	Comment addressed.
19.	Provide detail of entrance and exit gates.
19a.	Comment addressed.
20.	Walkways appear to be in the middle of the dividing lines for each townhome.
20a.	Comment addressed.
21.	If providing fences for each unit, they must provide a gate for fire emergency.
21a.	Comment acknowledged.
22.	It appears the only mail kiosk is adjacent to the pool and cabana, which does not provide for sufficient parking for pick-up of mail, is one mail kiosk sufficient for 43 dwelling units?
22a.	Comment addressed.
23.	Show adjacent property to see if the proposed entrance aligns with the existing entrance/exit across the street.
23a.	Comment addressed.
24.	Provide the setback dimensions from the edge of patio cover to the rear property line.
24a.	Comment addressed.

F.

	ELEVATIONS:
1.	Per Section 98-13(8)(d)(1) Provide scale drawing illustrating all elevations of all principal and accessory buildings and structures, including height, dimensions, color, surface materials and texture.
1a.	Comment addressed.
2.	Per Section 98-13(8)(d)(2) Provide the general location of building wall signs and conceptual monument sign, if any.
2a.	Comment addressed.
3.	Per Section 98-13(8)(d)(3) Show the location of all mechanical equipment showing adequate concealment.
3a.	Comment addressed.
4.	Per Section 98-13(8)(d)(4) Show the height of all buildings, overhangs, and

	canopies. Must provide a minimum 14-foot height for fire access.
4a.	Comment addressed.
5.	Per Section 78-7(b)(1) Building standards shall apply to all elevations of a building or structure.
5a.	Comment addressed.
6.	Per Section 78-7(b)(2) Exterior elevations shall be designed such that all building facades include substantial wall articulation (such as projecting ribs, columns, reveals and offsets) to avoid the effect of a single long or massive wall.
6a.	Comment partially addressed. North and South elevations must have some wall articulation.
6b.	Comment addressed.
7.	Per Section 78-7(b)(3) Structures shall be of an appropriate scale and mass that is designed in context with their sites, neighboring buildings and developments, and the community.
7a.	Comment addressed.
8.	Per Section 78-7(b)(7) A coordinated palette of colors, with a minimum of two colors shall be proposed for each building and associated structures, that includes one primary color and at least one secondary color, a range of minor accent colors, or all three types of colors. Bright or brilliant colors shall be minimized and may be used only for accents and must be compatible with the overall color scheme. Per the rendering, it meets the standards however, make sure it is notated on the elevations.
8a.	Comment addressed.
9.	We recommend to have an alternate color palette for the buildings.
9a.	Comment acknowledged.
	New Comments 12/8/25
10.	Per Section 78-7(b)(13), a minimum of two building materials used on all elevations. Previous submittal had renderings showing 2 different materials being used.
10a.	Comment addressed.

G.	**FLOOR PLANS:**
1.	Remove struck details from plans.
1a.	Comment addressed.
2.	Blow-ups of specific rooms are not required. Try to have both floors for Alpharetta II on the same page.
2a.	Comment addressed.
3.	Is a covered patio being proposed? If not remove from plans. The plans show an “X” on top of the covered patio floor plan.
3a.	Comment addressed.
4.	In reference to comment E7, are the A/C units on the roof? If so, show that there is proper screening.
4a.	Comment addressed.
5.	Further clarify the reference to Bayside at Lakes Townhomes branding and East Group Orlando. Provide correct location or remove from plans. Remove the page number count and date of 7/19/2024 on the floor plan sheets.
5a.	Comment addressed.
6.	Provide page numbers and ensure they are included on the cover page sheet index.

6a.	Comment addressed.
7.	Provide scale for floor plans.
7a.	Comment addressed.
8.	Garage appears to have a portion where one can't fully drive in. Is there a concrete ledge or where would the car have to stop? Minimum parking space length is 20 feet and the floor plan indicates less due to possible additional features inside garage. Provide scaling and show that a regular size vehicle can fit within the garage.
8a.	Comment addressed.
9.	Is there an Alpharetta I or Marietta I to be proposed?
9a.	Comment addressed.

H. LANDSCAPING PLAN:

1.	Calculations show that the minimum landscaping is not met. To verify, provide the AutoCAD file.
1a.	Comment addressed.
2.	Per Section 98-13(8)(f)(2) Provide a landscape calculation table and mitigation table.
2a.	Comment addressed.
3.	Per Section 98-13(8)(f)(3) Provide a tree survey indicating the location, number, names, species, size, disposition, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed.
3a.	Comment addressed.
4.	Per Section 98-13(8)(f)(6) Provide the location and label existing and proposed site lighting.
4a.	Comment addressed.
5.	Per Section 98-13(8)(f)(7) Provide the location and label existing and proposed fire hydrants and Fire Department check valves, if any.
5a.	Comment addressed.
6.	Per Section 98-80(h), all new development shall where possible apply green infrastructure practices. Applicant has the opportunity to provide additional storage capacity for retention areas in the form of littoral shelf or cypress tree installation in the large retention area.
6a.	Comment addressed.

I. IRRIGATION PLAN:

1.	Per Section 98-13(8)(g)(5) Provide the location and label existing and proposed site lighting.
1a.	Comment addressed.
2.	Per Section 98-13(8)(g)(6) Provide the location and label existing and proposed fire hydrants and Fire Department check valves, if any.
2a.	Comment addressed.
3.	Per Section 98-13(8)(g)(7) Provide the location and dimensions of all easements and above ground utility lines, FPL boxes and other related structures.
3a.	Comment addressed.

J.	PHOTOMETRIC PLAN:
1.	Per Section 98-13(8)(h)(4) Provide the location of all existing and proposed easements, notating any above ground utility lines.
1a.	Comment addressed.
2.	Per Section 98-13(8)(h)(5) Provide the location of all existing off-site lighting, including rights-of-way lighting.
2a.	Comment addressed.
3.	Per Section 98-13(8)(h)(6) Provide the details of all proposed light fixtures and light poles, showing maximum height, building material and color.
3a.	Comment addressed.

K.	ADDITIONAL COMMENTS:
1.	Prior to resubmittal, contact Emily Cortez and Ruthie Jusino at ecortez@deerfieldbeachfl.gov and rjusino@deerfieldbeachfl.gov, respectively, to schedule a Development Review Committee meeting.
1a.	Comment acknowledged.
2.	All resubmittals shall be provided with a written narrative responding to all comments.
2a.	Comment acknowledged.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Harold Hoyte**	**Project Address:**	**W Hillsboro Blvd.**
Department / Division:	**Landscape**		
Position:	**Urban Forester**		
Date of Review:	**3/6/26**		
Submittal No.:	**3**		

A.	**LANDSCAPING PLAN: Zoning B-1**	
	1.	Coordinate chart data for the overall site square footage—sheet SP1-194,713 sq ft and sheet LP4 -194,766 sq. ft.
	1.a	Comment addressed 12.24.25.
	2.	Verify the landscape area total shown on the plan by emailing an AutoCAD file showing the square footage of the landscape areas.
	2.a	Comment addressed 12.24.25.
	3.	Submit a typical building landscape plan for each building type. This will facilitate receiving the Certificate of Occupancy (CO) for each building separately.
	3.a	Comment addressed 12.24.25.
	4.	Per Section 98-80 (e)(9), add one interior island for every 10 parking spaces. 20/10=1 island.
	4.a	Comment addressed 12.24.25.
	5.	Per Section 98-80 (e)(11), add one interior island tree and 20 shrubs or groundcovers.
	5.a	Comment addressed 12.24.25.
	6.	Per Section 98-81 (h)(2) mitigation, once determined, may be achieved in two ways: (1) the applicant may plant additional trees on the site to satisfy this requirement or (2) for trees that cannot be mitigated on-site, the applicant will have to pay into the Tree Preservation Trust Fund. Communicate on the planting plans which mitigation option is going to be utilized (can be a combination of the two options). Mitigation is to be 1.5 times canopy per section 98-81 (h)2 (e); for palms or trees not mitigated on-site, pay into the Tree Preservation fund at a rate of $200 for every 3 inches Diameter at Breast Height (DBH). Note that existing or proposed trees cannot be used to meet this requirement. Provide a tree disposition chart of existing trees to be removed, showing height, spread, condition (in percentage), and DBH. Add a column for mitigation calculations.
	6.a	Pay $294,150.00 to the Tree Preservation Fund.

7.	Appraisals are required for specimen trees (18 inches DBH or more and in good condition (60% or better)). The Trunk Method is in 'The Guide for Plant Appraisal,' 9th Edition.
7.a	Comment addressed 12.24.25.
8.	Per Section 98-80 (e)(14), 23 trees or 69 palms are required; zero trees or zero palms are shown along the facades. Add the landscape areas shown on the rendering of the "Sample Elevation" to the site landscape plan.
8.a	Comment addressed 12.24.25.
9.	Submit the appraisal calculations for the specimen trees or email the Tree Inventory and Assessment document dated July 1, 2025, in a format that allows us to access the calculations.
9.a	Comment addressed 12.24.25.
10.	Add littoral planting to the dry retention areas.
10.a	Comment addressed 12.24.25. Area not permanently wet.
11.	Per Section 98-80 (j), screen above-ground elements with landscape. This includes, but is not limited to, dumpsters, transformers, and air conditioning units.
11.a	Comment addressed 12.24.25.
12.	On the tree disposition plan, add all trees or palms within 10 feet of the property. The NE corner has plant material that should be added. Show the trees' actual canopy on the landscape plan.
12.a	Comment addressed 12.24.25.
13.	Consider adding swale trees to help offset the tree mitigation requirement. Note that required trees and palms do not count toward reducing the mitigation calculation, for example, required buffer and interior trees.
13.a	Comment addressed 12.24.25.
14.	Per Section 98-80 (e)(2), 31 large trees are required; only 16 are provided on the 5-foot perimeter buffer. Add 15 large trees. note there is an excess of 6 small trees in this buffer.
14.a	Comment addressed 12.24.25.
	New Comments
15.	Add tree numbers to the planting plans for retained trees.
15a	Comment addressed 3.6.26.
16.	Remove or relocate trees in the lighting offsets, for example, on the south property line.
16.a	Comment addressed 3.6.26.
17.	Remove or relocate the Verawood (BA) on the south property line under the Black Olive tree canopy.
17.a	Comment addressed 3.6.26.

B.	**IRRIGATION PLAN:**
1.	Submit a rain sensor location and detail(s).
1.a	Comment addressed 3.6.26.
2.	Submit a typical building irrigation plan for each building type. This will facilitate receiving the Certificate of Occupancy (CO) for each building separately.
2.a	Comment addressed 3.6.26.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**TIDES OF DEERFIELD BEACH**	**Application No.:**	**25-RM15-69**
Reviewer Name:	**CAPT. MIKE HEFFERON**		
Department / Division:	**FIRE PREVENTION BSO**		
Position:	**CAPTAIN**		
Date of Review:	**02/12/2026**		
Submittal No.:	**3**		

A.	**APPLICATION / GENERAL COMMENTS:**	
1.	**A complete set of permitted plans must be submitted for review and approval prior to all construction.** **All permitted plans must document on plans that a certificate of occupancy shall not be issued until the AHJ determines that the building is in compliance with section 118 (TWO WAY RADIO ENHANCEMENT SYSTEM) with Broward County Local Amendments to the Florida Fire Prevention Code 7TH Ed., NFPA 1-Fire Code, Florida Edition 2018, NFPA 101-Life Safety Code, Florida Edition 2018.**	
	ADDRESSED	
	NOT ADDRESSED	
2.	PROVIDE A HYDRANT FLOW TEST TO DETERMINE THE AVAILABLE WATER SUPPLY TO THIS PROJECT AND SHALL BE PREPARED BY A PROFESSIONAL ENGINEER BASED ON THE FLORIDA FIRE PREVENTION CODE 8TH EDITION (NFPA 1 18.4.5.3 BUILDINGS OTHER THAN 1 AND 2 STORY RESIDENTIAL BUILDINGS) A FIRE HYDRANT FLOW TEST SHALL BE CONDUCTED BEFORE ANY BUILDING PERMIT CAN BE ISSUED AND/OR ANY VERTICAL RISE OF THIS PROJECT CAN BEGIN	
	ADDRESSED	

B.	**SITE PLAN:**	
1.	PROVIDE TURNING RADIUS THROUGHOUT 38FT INSIDE AND 50 FT OUTSIDE RADIUS	
	ADDRESSED	

2.	PROVIDE FIRE HYDRANT LOCATION ON DEER CREEK BLVD (SHALL BE NO MORE THAN 350 FT FROM BLD 1 (EMERGENCY ACCESS EXIT AREA AND MAIN ENTRANCE BLD 5 FIRE HYDRANT)
	ADDRESSED
3.	PROVIDE “CLICK 2 ENTER” FOR ALL ELECTRIC GATES
	ADDRESSED
4.	EXPLAIN STABILIZED MATERIAL FOR EMERGENCY ACCESS AREA? (38 TONS MINIMUM)
	ADDRESSED
5.	BUILDING ACCESSIBILITY FROM FIRE DEPT ACCESS ROAD EXCEEDS 150 FOR A NON SPRINKLERED BUILDING (BUILDINGS 1,2,3)
	ADDRESSED

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**02-24-2026**		
Submittal No.:	**3**		

A.	**SITE PLAN:**	
	1.	No objection to the proposed multifamily development.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No.:**	**25-B1-215**
Reviewer Name:	**Alfonso Orellana**		
Department / Division:	**Environmental Services**		
Position:	**Plans Reviewer**		
Date of Review:	**02-24-2026**		
Submittal No.:	**3**		

A.

Conceptual Engineering:	
1.	Please provide a hydraulic analysis to demonstrate the existing stormwater system receiving the proposed developed site discharge can accommodate the proposed 21.97 CFS peak discharge for the 25Year-72-hour storm event taking into consideration the tail water elevation in the existing public R/W road system at the time of maximum offsite discharge.
1.a	Comment not addressed.
1.b	Comment addressed.
2.	Provide a water / wastewater demands calculation based on Broward County GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE manual: https://www.broward.org/WaterServices/Engineering/Documents/WWSGuidelineForDeterminingAbilityToServe.pdf
2.a	Comment not addressed.
2.b	Comment Addressed

B.

ADVISORY COMMENTS:	
1.	Provide copies of all permits from agencies having jurisdiction at the time of Engineering Permit Application, including, but not limited to Broward County

	EPGMD.
2	Please, be aware of the following newly adopted Broward County Ordinance could impact the minimum proposed Finished Floor Elevation of proposed building structures. *The Broward County Future Conditions 100-Year Flood Map (2060) was implemented beginning July 1, 2021 as a flood protection requirement for building Finished Floor Elevations. Please see attached Ordinance 2021-33 which outlines the updates made to Broward County Code of Ordinances Chapter 27. More specifically, these updates pertain to Section 27-200(b)(5). I have also provided a link to the online GIS Map below:* *https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380*
3.	All work in public right-of-way shall be done in strict compliance with the rules and regulations of the City of Deerfield Beach Code of Ordinances, Manual on Uniform Traffic Control Devices, the Occupational Safety and Health Administration, the Americans with Disabilities Act, AASTHTO “Green Book”, Broward County and FDOT. Civil Engineering Plans must include, as applicable, the following: a. Demolition Plan b. Stormwater Pollution Prevention Plan/ E&SC Plan c. Paving, Grading and Drainage Plans and Details d. Water and Sewer Standard Details e. Pavement Markings and Signing plan in accordance with the MUTCD latest edition.
4.	**DAMAGE BY CONTRACTOR** A. The Contractor shall protect from damage by construction operations, all public streets sidewalks, landscape, irrigation, signage, striping, pavements, including all base courses and surface courses, that abuts the work area. B. Any sidewalk, base course or surface course beyond those limits, damaged as a result of the Contractor's operation, shall be restored in accordance with prevailing applicable professional standards, to the satisfaction of the City of Deerfield Beach, and to the satisfaction of any other governing authority having jurisdiction over the work area. C. Any damage to adjacent lanes of pavement will require the Contractor to resurface the entire lane width for a length, as approved by the City of Deerfield Beach. When the damage amounts to 25 percent or more in any one block (approximately 600 feet), the Contractor shall resurface the entire width of the lanes in which the damage occurred for the entire block. D. The Contractor is hereby notified that wherever the line for repaving for trenches extends one foot into the edge of the existing paving, he shall repave to this edge only. Full lane paving will not be required. Damage to the pavement beyond this line by the Contractor will require that he repave the full width.
5.	Prior to issuance of a Certificate of Occupancy, all applicable Water and Sewer connection fees will be paid as stipulated in the City of Deerfield Beach Code Sections 70-132 and 70-75.

DEVELOPMENT REVIEW COMMITTEE

Project Name:	**Tides at Deerfield Beach Major Site Plan**	**Application No:**	**25-B1-215**
Reviewer Name:	**Cesar E. Osegueda**		
Department / Division:	**Sustainable Management**		
Position:	**Code Compliance Spec.**		
Date of Review:	**12/08/2025**		
Submittal No:	**2**		

A.	**RECYCLING & SOLID WASTE DIVISION:**
1.	The above Site Plan Application, located at 3116 Deer Creek Country Club Blvd. Deerfield Beach, FL 33442, has been reviewed by the Sustainable Management Dept. (Recycling and Solid Waste Division) and was found to be Acceptable as it relates to collection services and location of Recycling/Solid Waste Receptacles, with the following considerations: . The site will be serviced by automated side-loading (ASL) trucks, so residents should place their carts on the curb in front of their homes the night before collection day. The streets adjacent to W. Hillsboro Blvd and Deer Creek Country Club Blvd pose a safety risk to the solid waste trucks during collection. Both roads are cul-de-sacs, and to improve safety, parking must be prohibited on both. It is recommended that these two cul-de-sacs be constructed with sufficient size and radius to allow our trucks to make a U-turn directly onto the streets mentioned above.

REZONING APPLICATION COMMENTS

Project Name:	**Tides at Deerfield Beach**	**Case No.:**	**25-R-206**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Blvd**
Department/Division:	**Planning & Zoning**		
Position:	**Planner II**		
Date of Review:	**12/9/25**		
Submittal No.:	**2**		

A.

APPLICATION / GENERAL COMMENTS:	
1.	If writing content within the text boxes, make sure the font is consistent and legible. Some parts are too small.
1a.	Comment addressed.

B.

PROPOSED REZONING:	
1.	The site area for gross is 4.73 per your survey.
1a.	Comment addressed.
2.	The proposed statement is not a valid reason. Explain why it has to be rezoned. For example, B-1 allows for multi-family however, the stipulations to follow do not align with the applicant's wishes.
2a.	Comment addressed.

C.

DEMONSTRATION OF COMPLIANCE WITH REZONING CRITERIA:	
1.	No comment.
2.	No comment.
3.	No comment.
4.	No comment.
5.	No comment.

PLAT AMENDMENT REVIEW COMMENTS

Project Name:	**Tides at Deerfield Beach**	**Case No.:**	**25-P-243**
Reviewer Name:	**Emily Cortez**	**Project Address:**	**3116 Deer Creek Country Club Blvd**
Department/Division:	**Planning & Zoning**		
Position:	**Planner II**		
Date of Review:	**12/9/25**		
Submittal No.:	**2**		

A.

APPLICATION / GENERAL COMMENTS:	
1.	Provide a copy of the existing plat.
1a.	Comment addressed.

B.

PROPOSED NOTE AMENDMENT:	
1.	No comment.
2.	It is recommended to reach out to Broward County to verify the right plat note language for consistency.
2a.	Comment addressed.

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

☑ New Site Plan / Site Plan Modification (See Attachment A)	☑ Plat or Plat Note Amendment (See Attachment F)
☐ Community Appearance Board (See Attachment B)	☐ Conditional Use (See Attachment G)
☐ Variance (See Attachment C)	☐ Vacation & Abandonment (See Attachment H)
☐ Technical Deviation (See Attachment D)	☐ ROW Variance (See Attachment I)
☑ Rezoning (See Attachment E)	☐ Sign Variance (See Attachment J)

Project Name: Tides at Deerfield Beach

Property Owner: EDE PROPERTIES, INC.

Applicant (if different from Owner): K. Hovnanian Tides at Deerfield Beach, LLC

Agent (if different from Owner/Applicant): MISKEL BACKMAN LLP

Address of Property: W HILLSBORO BLVD DEERFIELD BEACH FL 33442 (folio 484203050010)

Legal Description of Property (lot, block, tract, subdivision):
BELLE TERRE OF DEER CREEK 108-26 B PARCEL A

Description of Project: Property is currently undeveloped; plan to redevelop the Property with approximately 43 to 45 multifamily residential units.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-1	Future Land Use Category:	Commerce
Existing Use:	Undeveloped	Proposed Use:	Residential Medium
Lot Area (acres):	4.47	Number of Dwelling Units (proposed):	43-45
Sq. Ft. of Structure (existing):	N/A	Sq. Ft. of Structure (proposed):	

Agent Signature:	Sara Thompson	Owner Signature:	
Name Printed:	Sara Thompson, Esq., Miskel Backman LLP	Name Printed:	Dr. Edward Eckert
Address:	14 SE 4th Street, Boca Raton, FL 33432	Address:	2345 W Hillsboro Blvd. #201, Deerfield Beach, FL 33442
Telephone:	561-405-3363	Telephone:	Please contact agent
Email:	sthompson@miskelbackman.com	Email:	Please contact agent

NOTARY PUBLIC STATE OF FLORIDA
DANIEL SINGH
Notary Public - State of Florida
Commission # HH 610767
My Comm. Expires Dec 13, 2028

Daniel Singh

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)		**Site Plan Modification - Major**		$2000 + $100 (Fire)	
Site Plan - Nonresidential		$2000 + $20 / 1000 GFA + $100 (Fire)		**Site Plan Modification - Minor**		$500 + $100 (Fire)	
Community Appearance Board (CAB)		$50		**Plat or Note Amendment**		$1000 + $50/acre (Nonres) $1000 + $40/acre + $10/unit (Res) $550 (Note)	
Variance (Site Plan)		$1000		**Conditional Use**		$1000 / $300	
Variance (ZASM)		$300					
Sign Variance		$550					
Technical Deviation		$500		**ROW Vacation / Abandonment**		$1,350	
Rezoning		$2000		**Easement Vacation / Abandonment**		$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

PREPARED BY AND RETURN TO:

(3)

Hugh William Perry, Esquire
Gunster, Yoakley, Criser & Stewart, P.A.
Phillips Point, Suite 500
777 South Flagler Drive
P.O. Box 4587
West Palm Beach, Florida 33402-4587

157.2472.1
09295.00537

91003716

QUIT-CLAIM DEED

$ 3,360.50 Fee Items 9400
In Broward County for Documentary Stamp Tax as required by law.
24 Dec 90 Mark Deputy

THIS QUIT-CLAIM DEED, executed this 24 day of December, 1990 by CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator ("Grantor"), to EDE PROPERTIES, INC., a Florida corporation ("Grantee), whose postoffice address is 2345 W. Hillsborough Boulevard, Suite 201, Deerfield Beach, Florida 33442, Attention: Edward D. Eckert.

(Wherever used herein terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Parcel "A" of BELLE TERRE OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 108, Page 26, of the Public Records of Broward County, Florida, LESS AND EXCEPT the road right-of-way for State Road 810 (Hillsboro Boulevard).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator

BY:
Its: Assistant Managing Agent, Credit

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF NEW JERSEY)
COUNTY OF SOMERSET)

The foregoing instrument was acknowledged before me the 24 day of December, 1990, by H. Ross Ford, the Assistant Managing Agent, Credit of CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator.

Lorraine Wilkowski
NOTARY PUBLIC
My commission expires:

(NOTARIAL SEAL) LORRAINE WILKOWSKI A Notary Public of New Jersey My Commission Expires April 17, 1995

91 JAN 3 PM 12 41

BK 16501 PG 0408



Detail by Entity Name

Florida Profit Corporation
EDE PROPERTIES, INC.

Filing Information

Document Number	L70427
FEI/EIN Number	65-0209850
Date Filed	05/02/1990
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/08/2014

Principal Address

EDWARD D. ECKERT
2345 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 01/26/2022

Mailing Address

EDWARD D. ECKERT
2345 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 01/26/2022

Registered Agent Name & Address

ECKERT, EDWARD D.
2345 W HILLSBORO BLVD
SUITE 201
DEERFIELD BEACH, FL 33442

Address Changed: 01/26/2022

Officer/Director Detail

Name & Address

Title D

ECKERT, EDWARD D.
2345 W HILLSBORO BL #201
DEERFIELD BCH, FL 33442

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	01/15/2024
2025	01/02/2025

Document Images

01/02/2025 -- ANNUAL REPORT	View image in PDF format
01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
02/03/2017 -- ANNUAL REPORT	View image in PDF format
01/21/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2012 -- REINSTATEMENT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/06/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
02/14/2006 -- ANNUAL REPORT	View image in PDF format
03/12/2005 -- ANNUAL REPORT	View image in PDF format
03/05/2004 -- ANNUAL REPORT	View image in PDF format
01/30/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
04/22/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
06/16/1998 -- ANNUAL REPORT	View image in PDF format
04/07/1997 -- ANNUAL REPORT	View image in PDF format
04/11/1996 -- ANNUAL REPORT	View image in PDF format



Detail by Entity Name

Florida Limited Liability Company
K. HOVANIAN TIDES AT DEERFIELD BEACH, LLC

Filing Information

Document Number	L25000166166
FEI/EIN Number	NONE
Date Filed	04/16/2025
State	FL
Status	ACTIVE

Principal Address

3601 QUANTUM BLVD
BOYNTON BEACH, FL 33426

Mailing Address

3601 QUANTUM BLVD
BOYNTON BEACH, FL 33426

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title AMBR

HOVANIAN DEVELOPMENTS OF FLORIDA, INC.
3601 QUANTUM BLVD
BOYNTON BEACH, FL 33426

Annual Reports

No Annual Reports Filed

Document Images

04/16/2025 -- Florida Limited Liability | View image in PDF format

Statement of Interest in Property and Authorization to File Petitions

EDE PROPERTIES, INC. ("Owner"), certifies that it is the Owner of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Edward D. Eckert
Print Name

Signature

2345 W Hillsboro Blvd. 201
Address

Deerfield Beach, FL 33442
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 26th day of June, 2025, by Edward D. Eckert, as Director of Ede Properties, Inc., who is __ personally known to me or who has produced driver's license as identification and who did take an oath.

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

NOTARY PUBLIC:

Sign: Cynthia Mary DiPonti

Print: Cynthia Mary DiPonti

My Commission Expires: 11/2/2028

Statement of Interest in Property and Authorization to File Petitions

K. Hovnanian Tides at Deerfield Beach, LLC ("Applicant"), certifies that it is the contract purchaser of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Kevin Borkenhagen
Print Name

Signature

3601 Quantum Blvd.
Address

Boynton Beach, FL 33426
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 12 day of June, 2025, by Kevin Borkenhagen, as Division President of K. Hovnanian Tides at Deerfield Beach, LLC, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Liliana Jean

Print: Liliana Jean

My Commission Expires: 10/11/25

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. **Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None.

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dr. Edward Eckert, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

6/26/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 26th day of June, 2025 by Dr. Edward Eckert (Affiant), who is personally known to me or has produced driver's license identification.

My commission expires: 11/2/28

Commission No.: HH 567986

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Cynthia Mary DiPonti
(Signature of Notary Public - State of Florida)

Cynthia Mary DiPonti
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

11/17/2022 - $1,000 - Michael Hudak Campaign Account

02/21/2023 - $1,000 - Ben Preston Campaign Account

07/22/2024 - $500 - Daniel Shanetzky; 01/10/2025 - $1,000 - Todd Drosky for Mayor Campaign

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Sara Thompson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature 7/8/25 Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025 by Sara Thompson (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/28/2028

Commission No.: HH 535639

ANGELA LETIZIA
MY COMMISSION # HH 535639
EXPIRES: June 28, 2028

Angela Letizia
(Signature of Notary Public - State of Florida)

Angela Letizia
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.

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A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

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(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

NA

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

NA

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Kevin Borkenhagen have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature _____ Date 6/19/25

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 19 day of June, 2025 by Kevin Borkenhagen (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 10/11/25

Commission No.: HH184721

Liliana Jean
(Signature of Notary Public - State of Florida)

Liliana Jean
(Print, Type, or Stamp Commissioned Name of Notary Public)

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

Tides at Deerfield
Rezoning Narrative
July 11, 2025

K. Hovnanian Tides at Deerfield Beach LLC ("Applicant") is the contract purchaser of the +/- 4.47 acre property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-1, Community Business, and a land use designation of Commercial. The Property is currently vacant, and the Applicant proposes to develop it with a 43-unit townhome community ("Project"). To develop the Project as proposed, the Applicant is requesting site plan approval. In conjunction with the site plan, the Applicant is also seeking an allocation of residential flex units, a plat note amendment, and rezoning approval to rezone the Property from B-1 to RM-15 (Multifamily Residence).

The proposed Project thoughtfully utilizes a currently vacant site to provide a well-designed, 43-unit townhome community that fits seamlessly into the existing neighborhood. This Project supports the creation of a balanced, walkable environment by adding residential options close to commercial amenities and services. Its scale and design respect the surrounding uses, helping to enhance the overall character of the area while meeting the City's growing housing needs. The development incorporates thoughtful site planning and architectural features that complement the neighborhood's existing style, ensuring a cohesive and attractive residential addition to the area.

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-4100-2025
Municipality Number: N/A
Folio #: 484203050010
Tides at Deerfield Beach
August 14, 2025

SCAD Expiration Date: February 10, 2026

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES	STUDENT IMPACT	
Date: August 14, 2025	**Single-Family:**			Elementary:	5
Name: Tides at Deerfield Beach	**Townhouse:**	43		Middle:	3
SBBC Project Number: SBBC-4100-2025	**Garden Apartments:**				
County Project Number: N/A	**Mid-Rise:**			High:	5
Municipality Project Number: N/A	**High-Rise:**				
Owner/Developer: EDE Propertoes, Inc.	**Mobile Home:**				
Jurisdiction: Deerfield Beach	**Total:**	43		Total:	13

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Quiet Waters	**1,528**	**1,528**	**1,115**	**-413**		**73.0%**	**5**
Lyons Creek Middle	**1,916**	**2,108**	**1,478**	**-630**	**-28**	**70.1%**	**3**
Deerfield Beach High	**2,565**	**2,613**	**2,144**	**-469**	**-18**	**82.1%**	**12**

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Quiet Waters	**1,120**	**-480**	**70%**	**1,113**	**1,108**	**1,101**	**1,093**	**1,082**
Lyons Creek Middle	**1,481**	**-610**	**70.8%**	**1,403**	**1,338**	**1,272**	**1,211**	**1,144**
Deerfield Beach High	**2,156**	**-428**	**83.4%**	**2,050**	**1,992**	**1,933**	**1,867**	**1,819**

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: https://www.browardschools.com/Page/34040. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.
*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
No Charter Schools						

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Quiet Waters	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lyons Creek Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: https://www.browardschools.com/Page/34040. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site plan application proposes 43 (all three-bedroom or more) townhouse units, which are anticipated to generate 13 (5 elementary, 3 middle, and 5 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2024/25 school year include Quiet Waters Elementary, Lyons Creek Middle, and Deerfield Beach High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), these schools are expected to maintain their current status through the 2026/27 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

There are no charter schools located within a two-mile radius of the site in the 2024/25 school year. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 43 (all three-bedroom or more) townhouse units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 10, 2026. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District’s receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-4100-2025 Meets Public School Concurrency Requirements ☒ Yes ☐ No

Reviewed By:

8/14/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

REZONING
SBBC-4100-2025
County No: N/A
Folio #: 484203050010
Tides at Deerfield Beach
August 12, 2025

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - REZONING

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: August 12, 2025	Units Permitted: 0 — Units Proposed: 43	**Existing Land Use:** Commercial
Name: Tides at Deerfield Beach	NET CHANGE (UNITS): 43	**Proposed Land Use:** Commercial
SBBC Project Number: SBBC-4100-2025		**Current Zoning** B-1
County Project Number: N/A		**Proposed Zoning:** RM-15
Municipality Project Number: N/A		**Section:** 3
Owner/Developer: EDE Properties, Inc		**Township:** 48S
Jurisdiction: Deerfield Beach		**Range:** 42E

Students	Permitted	Proposed	NET CHANGE
Elem	0	5	5
Mid	0	3	3
High	0	5	5
Total	0	13	13

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Quiet Waters Elementary	1,528	1,528	1,115	-413		73.0%
Lyons Creek Middle	1,916	2,108	1,478	-630	-28	70.1%
Deerfield Beach High	2,565	2,613	2,144	-469	-18	82.1%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment 25/26	26/27	27/28	28/29	29/30
Quiet Waters Elementary	1,120	-480	70.0%	1,113	1,108	1,101	1,093	1,082
Lyons Creek Middle	1,481	-610	70.8%	1,403	1,338	1,272	1,211	1,144
Deerfield Beach High	2,156	-428	83.4%	2,050	1,992	1,933	1,867	1,819

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7 - Elementary	17,212	11,608	-5,604	10,994	10,884	10,773	10,660	10,549
Area 7 - Middle	7,974	5,586	-2,388	5,325	5,274	5,223	5,170	5,119
Area 7 - High	10,696	8,294	-2,402	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
No Charter Schools						

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)

School(s)	Description of Capacity Additions
Quiet Waters Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lyons Creek Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)

Capacity Additions for Planning Area 7

School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

Comments

Information contained in the application indicates that the approximately 4.47-acre site is generally located North of Hillsboro Blvd, between Deer Creek Country Club Blvd and Deer Creek Blvd in the City of Deerfield Beach. The site's current zoning designation is Business, Community (B-1). The applicant proposes to change the zoning designation from B-1 to Residence, Multi-family (RM-15) to allow 43 (all three-bedroom or more) townhouse units, which is anticipated to generate 13 (5 elementary, 3 middle, and 5 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count and the five-year student enrollment projections. Schools serving the amendment site in the 2024/25 school year are Quiet Waters Elementary, Lyons Creek Middle, and Deerfield Beach High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. There are no charter schools located within a two-mile radius of the site in the 2024/25 school year.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "7". The elementary, middle, and high schools currently serving Planning Area "7" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "7" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-4100-2025

Reviewed By:

8/14/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

* See comments for additional Impacted Planning Area information

MEMORANDUM

To: Emily Cortez
City of Deerfield Beach

From: Nick Brooks
Kimley-Horn and Associates, Inc.

Date: November 5, 2025

Subject: Deer Creek
Study Methodology – Traffic Impact Analysis
KH #144100002

The proposed project consists of a 43-unit multifamily residential development located within the municipal limits of Deerfield Beach, Florida. The project is being proposed at 3116 Deer Creek Country Club Blvd, Deerfield Beach, FL 33442. The site is currently vacant, and the proposed development is intended to provide medium-density housing options and will require a Future Land Use Map (FLUM) amendment to change the designation from Commercial to Residential Moderate (RM-10).

Kimley-Horn and Associates has been retained to undertake a traffic analysis for the proposed program of development. Following is a summary of the methodology that will be used to undertake this traffic analysis.

1. **Trip generation:** The trip generation potential for the proposed use will be calculated using rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition.* Table 1 summarizes the trip generation calculation for the proposed use on site. Note that, should the intensities/densities change, this table will be updated accordingly to match those documents in the final traffic study.

Table 1: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
Proposed Scenario												
ITE	Multifamily Housing (Low-Rise)	ITE 220	43 DU			267	18	4	14	22	14	8
					Subtotal	*267*	*18*	*4*	*14*	*22*	*14*	*8*
Pass-By Capture			**Daily**	**AM**	**PM**							
	Multifamily Housing (Low-Rise)		0.0%	0.0%	0.0%	0	0	0	0	0	0	0
					Subtotal	0	0	0	0	0	0	0
Driveway Volumes						**267**	**18**	**4**	**14**	**22**	**14**	**8**
Net New External Trips						**267**	**18**	**4**	**14**	**22**	**14**	**8**
Proposed Net External Trips-Existing Net New External Trips						**267**	**18**	**4**	**14**	**22**	**14**	**8**

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Multifamily Housing (Low-Rise)	6.21 trips/DU	0.41 trips/DU (24% in, 76% out)	0.52 trips/DU (62% in, 38% out)	0.0%

2. **Buildout Year:** A buildout year of 2030 will be used for the purposes of this analysis.
3. **Data collection:** AM and PM peak hour turning movement counts were collected on October 7, 2025 at the intersection of Deer Creek Blvd. and Hillsboro Blvd. As these counts were conducted outside of peak season, the Peak Season Conversion Factor (PSCF) published by FDOT will be applied.
4. **Future Background (Non-Project) Volumes:** Future background volumes will be determined by applying a compounded annual growth rate of 1.0% to existing traffic volumes. Additionally, project traffic generated by relevant approved projects as identified by the City and/or its consultant, if applicable, will be assigned to the project study intersections.

5. **Total Future Volumes:** Total future volumes will be determined by adding future background volumes and project traffic volumes at each of the study intersections.
6. **Intersection LOS Analysis:** Intersection LOS analyses will be conducted for Existing Peak Season, Future Background Peak Season and Future Total Peak Season Conditions using Synchro or HCS software. Summary tables will be prepared to report the Highway Capacity Manual (HCM)-results and will include LOS, Delay and queue (where applicable) for all approaches (E, W, N, S) and overall intersection, no overall intersection LOS will be reported for two-way stop-controlled unsignalized intersections).
7. **Queuing Evaluation**: A gated queue analysis will be conducted at any gated access locations to the site utilized by residents or visitors.
8. **Mitigation**: Prior to final site plan approval and issuance of building permits, the Applicant will identify potential mitigation measures. These measures will be reviewed with City staff and the City consultant, if needed, to evaluate feasibility and appropriateness of these measures. Included in this evaluation will be a determination of the need for turn lanes at project access points and available queue storage within turn lanes at adjacent and surrounding intersections. These mitigation measures will be implemented in a final Development Order conditions to be determined in coordination with the City staff and/or City consultant.

The data collection, calculations, analyses and results will be summarized in a written report for City review. Relevant tables, charts, figures, worksheets, and a current copy of the site plan(s) will be included in the summary report.

Please review the methodology for this analysis as outlined above and indicate your concurrence by signing in the space below. Should you have questions or comments regarding the proposed methodology, please call me via phone at (561) 840-0272 or via e-mail at nick.brooks@kimley-horn.com.

Kimley»Horn

To: Emily Cortez
City of Deerfield Beach

From: Adam B. Kerr
Kimley-Horn and Associates, Inc.

Date: June 12, 2025
Revised November 19, 2025

Subject: Deer Creek - Traffic Impact Analysis
Deerfield Beach, Florida
Kimley-Horn #144100002

INTRODUCTION

The proposed project consists of a 43-unit multifamily residential development located within the municipal limits of Deerfield Beach, Florida. The project is being proposed at 3116 Deer Creek Country Club Blvd, Deerfield Beach, FL 33442. The site is currently vacant, and the proposed development is intended to provide medium-density housing options and will require a Future Land Use Map (FLUM) amendment to change the designation from Commercial to Residential Moderate (RM-10).

PROJECT LOCATION:

The project site is located approximately 300 feet north of the intersection of Hillsboro Boulevard and Deer Creek Country Club Boulevard, on the east side of Deer Creek Country Club Boulevard.

PROJECT TRAFFIC GENERATION

Trip generation estimates are based on the ITE *Trip Generation Manual, 12th Edition*, using Land Use Code 220: Multifamily Housing (Low-Rise). The rates and equations provided by ITE are included in the Appendix, for reference. Table 1 summarizes the trip generation calculations for the proposed multifamily development. As illustrated in this table, the project is expected to generate 267 net new daily trips, 18 net new AM peak hour trips, and 22 net new PM peak hour trips.

Table 1: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Scenario										
ITE	Multifamily Housing (Low-Rise)	ITE 220	43 DU	267	18	4	14	22	14	8
			Subtotal	*267*	*18*	*4*	*14*	*22*	*14*	*8*
Pass-By Capture			**Daily / AM / PM**							
	Multifamily Housing (Low-Rise)		0.0% / 0.0% / 0.0%	0	0	0	0	0	0	0
			Subtotal	0	0	0	0	0	0	0
Driveway Volumes				**267**	**18**	**4**	**14**	**22**	**14**	**8**
Net New External Trips				**267**	**18**	**4**	**14**	**22**	**14**	**8**
Proposed Net External Trips-Existing Net New External Trips				**267**	**18**	**4**	**14**	**22**	**14**	**8**

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Multifamily Housing (Low-Rise)	6.21 trips/DU	0.41 trips/DU (24% in, 76% out)	0.52 trips/DU (62% in, 38% out)	0.0%

INTERSECTION ANALYSIS

Operational analyses were conducted to determine the level of service and delay at the study intersection. The analyses were conducted for three conditions (Existing 2025, Background Year (2030), and Future Total (2030) during the weekday AM and PM peak hours at the following intersection:

1. Hillsboro Boulevard & Deer Creek Country Club Blvd.

The intersection analyses use the methodologies outlined in the *Highway Capacity Manual, 7th Edition* to determine the overall intersection level of service (LOS) and delay during the three analysis conditions during AM and PM peak hours using Trafficware's Synchro 12, software model. The Synchro output worksheets are included in the Appendix, for reference.

Summary tables have been prepared to document the level of service and delay at the intersections for the Existing, Background Year, and Future Total conditions. Table 2 summarizes the results for the AM peak hour, and Table 3 summarizes the results for the PM peak hour.

Table 2: AM Peak Hour Summary

#	A.M. Peak Hour Intersection Capacity Analysis						
	Intersection	Control Type	Overall	Movement LOS			
				EB	WB	NB	SB
	Existing Conditions / Future Background Conditions / **Future Total Conditions**						
1	Deer Creek Country Club Blvd. & Hillsboro Blvd.	Signalized	9.6 sec / A 9.9 sec / A **10.3 sec / B**	7.3 sec / A 7.6 sec / A **7.9 sec / A**	5.9 sec / A 6.2 sec / A **6.5 sec / A**	(1)	81.2 sec / F 80.9 sec / F **80.3 sec / F**

Notes:
(1) Approach does not exist.

Table 3: PM Peak Hour Summary

#	P.M. Peak Hour Intersection Capacity Analysis						
	Intersection	Control Type	Overall	Movement LOS			
				EB	WB	NB	SB
	Existing Conditions / Future Background Conditions / **Future Total Conditions**						
1	Deer Creek Country Club Blvd. & Hillsboro Blvd.	Signalized	20.4 sec / C 21.6 sec / C **23.3 sec / C**	28.8 sec / C 31.4 sec / C **34.9 sec / C**	9.5 sec / A 10.0 sec / B **10.2 sec / B**	(1)	78.5 sec / E 78.2 sec / E **77.9 sec / E**

Notes:
(1) Approach does not exist.

As illustrated in the tables above, the intersection operates at an acceptable LOS during the three analysis conditions, and the addition of project traffic has a minimal impact during the AM and PM peak hours.

Additionally, a 95th percentile queue analysis was performed at the intersection of Hillsboro Boulevard & Deer Creek Country Club Blvd. to evaluate the existing storage provided at each of the exclusive turn lanes. Table 4 summarizes the results of the 95th percentile queue analysis.

Table 4: 95th Percentile Queue Summary

#	Intersection	Movement	Storage (feet)	95th Percentile Queue Analysis (feet)			
				Future - No Build		Future - Build	
				AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	Deer Creek Country Club Blvd. & Hillsboro Blvd.	EBL	300	168	263	171	271
		WBR	100	15	55	16	59
		SBL	175	47	88	52	91
		SBR	175	54	56	56	57

As illustrated in the table above, the existing storage provided at the exclusive turn lanes are expected to provide efficient storage to accommodate the existing and proposed demand as a result of the addition of project traffic.

GATED QUEUE ANALYSIS

The site is proposed to include gated access for residents and visitors of the site. Following is a review of the anticipated queuing at the residential gate.

Resident/Visitor Gate - Queuing Calculations

Calculations have been undertaken for the gated access and are summarized in Table A-1 in the Appendix. The anticipated queue length was calculated using the following assumptions and data:

Driveway users:

- *It was assumed that all traffic would utilize this residential gate*

Peak hour vehicles (from trip generation calculations):

- *PM peak hour (14 inbound)*

Service rate of residential and visitor gate:

- *190 seconds / vehicle*

Calculations are provided in the attached Table A -1. As noted in that table, the 95th percentile queue calculations result in the following:

Total Queue: 1 vehicle

Therefore, the 95th percentile queue of vehicles staged in the area adjacent to the resident gate is anticipated to be one vehicle or fewer. The area adjacent to the gate can accommodate staging for up to three vehicles (82 feet of staging area) without impacting Deer Creek Country Club Boulevard.

CONCLUSION

Based on the trip generation analysis prepared for the proposed multifamily development, the project is anticipated to generate fewer than 500 daily trips. As such, in accordance with Article II, Section 98-17 of the City of Deerfield Beach's Land Development Code, a site-specific traffic study is not required.

The surrounding local street network is not expected to be significantly impacted by the addition of project traffic and no additional turn lanes are recommended at the site access driveways. No adverse operational impacts or degradation of the adopted Level of Service standards are anticipated because of the proposed development. Additionally, no site access, circulation, or safety deficiencies were identified that would necessitate off-site mitigation or improvements.

Please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

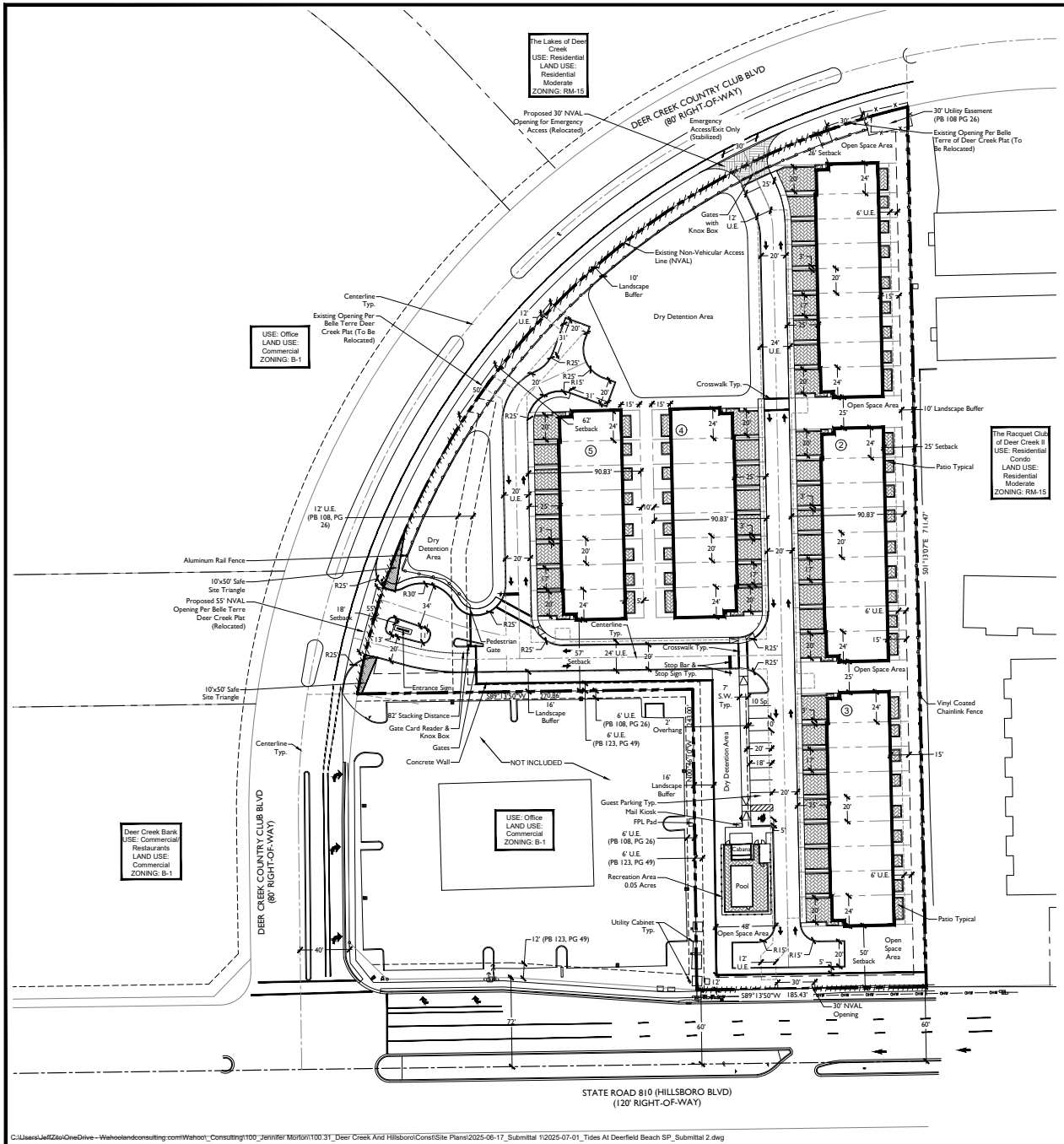
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Registry No. 35106

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APPENDIX



Site Data

Project Name	Tides at Deerfield Beach
Municipality	Deerfield Beach
Parcel Folio Number	484203050010
Existing Zoning Designation	B-1
Proposed Zoning Designation	RM-10 (Residence, Multifamily)
Existing Future Land Use	Commercial
Proposed Future Land Use	Residential Moderate (10 DU/AC)
Gross Site Area (Per Survey)	4.47 Ac.
Net Site Area (Per Survey)	4.47 Ac.
Total Proposed Dwelling Units	43 Units
Gross Density	9.62 DU/AC
Net Density	9.62 DU/AC
Housing Type	Townhomes
Number of Bedrooms	129 Bedrooms
3 Bedroom Units	43 Units
Number of Stories	2 Stories
Building Height	35'
Total Townhouse Units	43 Townhouses
8 Unit Townhome Building	2 Buildings
9 Unit Townhome Building	3 Buildings
Total Square Footage	45,219 S.F.
Maximum Permitted Lot Coverage	40% Max.
Proposed Lot Coverage	(45,219 S.F.) (23 %)
Pervious Area	(85,402 S.F.) (44 %)
Impervious Area	(109,311 S.F.) (56 %)
Total Parking Required	108 Spaces
3 Bedroom (2 Spaces / Unit @ 43 Units)	86 Spaces
Guest Spaces (.50 Spaces / Unit @ 43)	22 Spaces
Total Parking Proposed	116 Spaces
Provided Guest Handicap Spaces (Included in Total)	1 Space

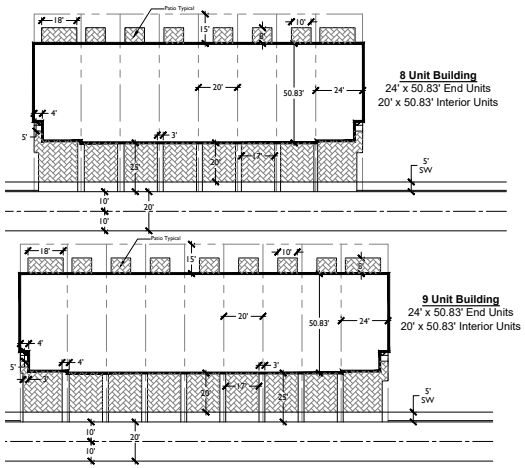
RM-10 Property Development Regulations

Zoning RM-10	Minimum Lot Dimensions		Building Separation	Minimum Setbacks			
	Size	Width		Front	Side	Street	Rear
Required	4,400 SF	100'	25'	25'	10'	25'	15'
Proposed	194,713 SF	455'	25'	50'	26'	26'	25'

NOTE: For Fee Simple Townhome Developments, the term "Lot" shall be viewed as the overall site and not individual Townhome plots as it relates to the property development regulations

Typical Unit Details

Scale: 1" = 30'



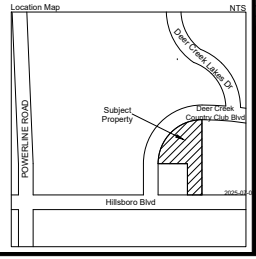
8 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

9 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

North

Scale: 1" = 40'

Location Map NTS



Morton
PLANNING | LANDSCAPE ARCHITECTURE
1934 Hollywood Blvd. Suite 1 | Hollywood, FL 33020
(954) 920-5050 | Office@mortonplan.com

Tides at Deerfield Beach

Deerfield Beach, Florida

Revisions

Submittal 1	6/17/25

Site Plan

Scale	As Shown
Drawn By	JZ
Checked By	LM
Date	2025-01-17
File	Tides At Deerfield Beach SP_Submittal 2

SP

Sheet 1 of 1

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Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

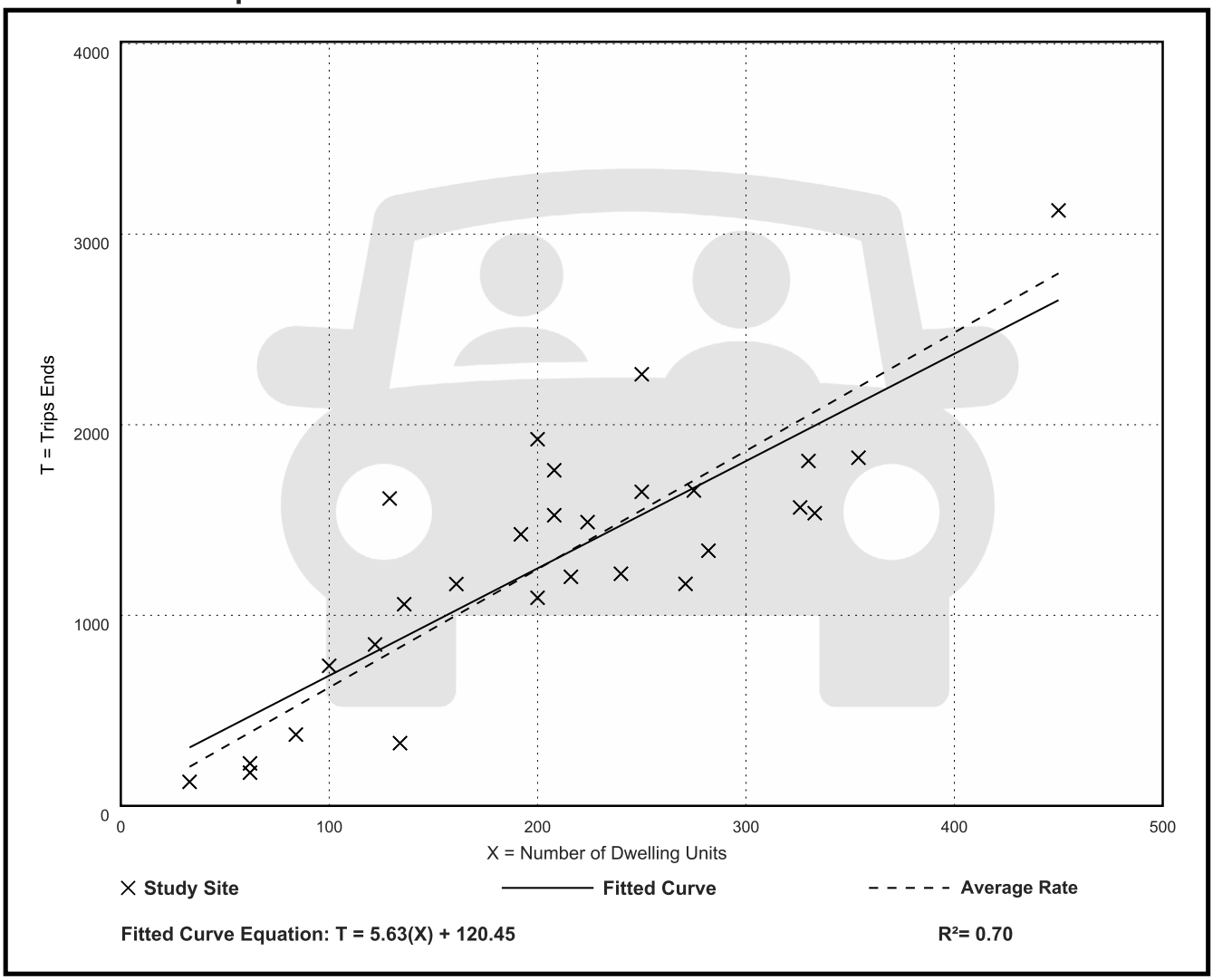
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

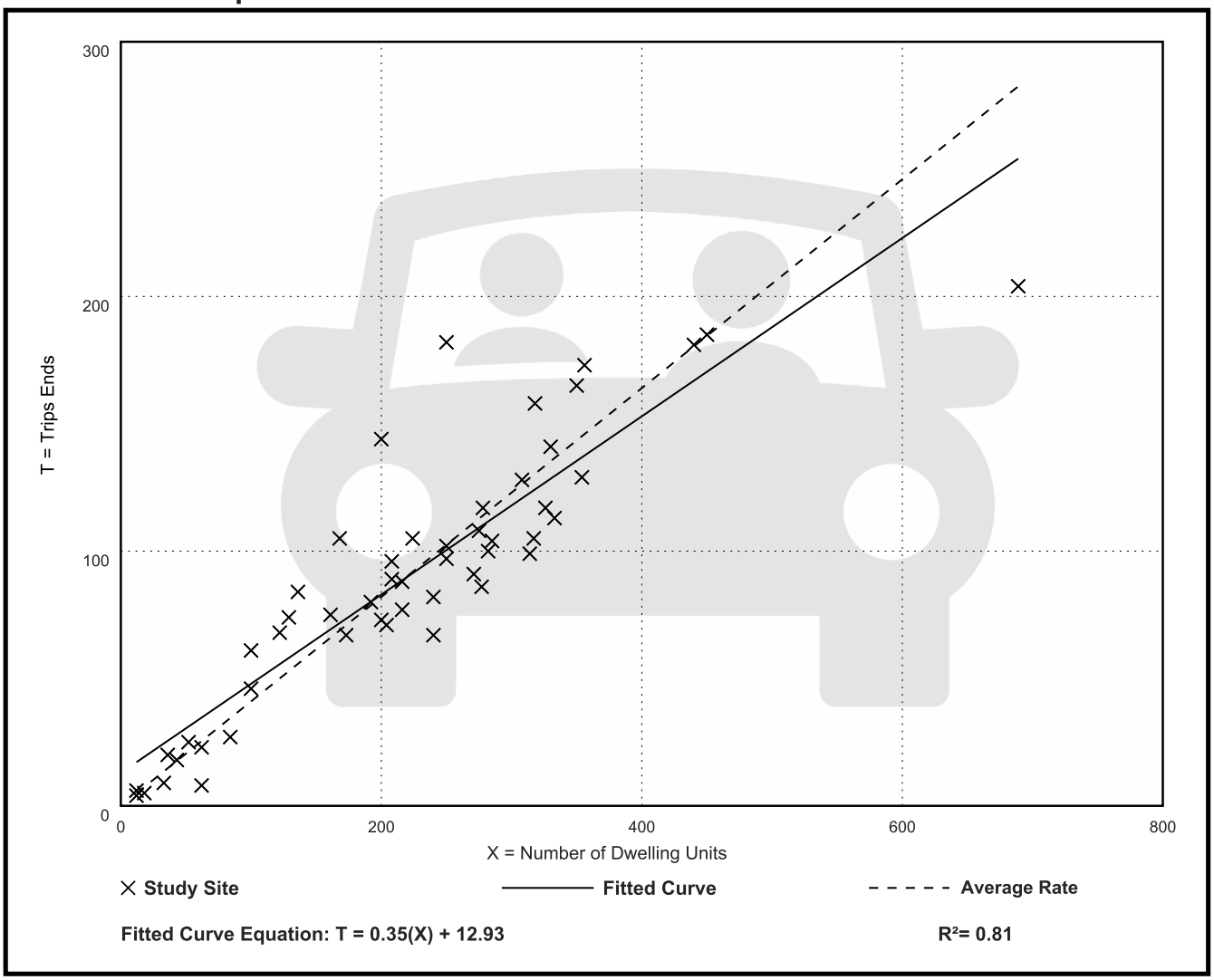
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



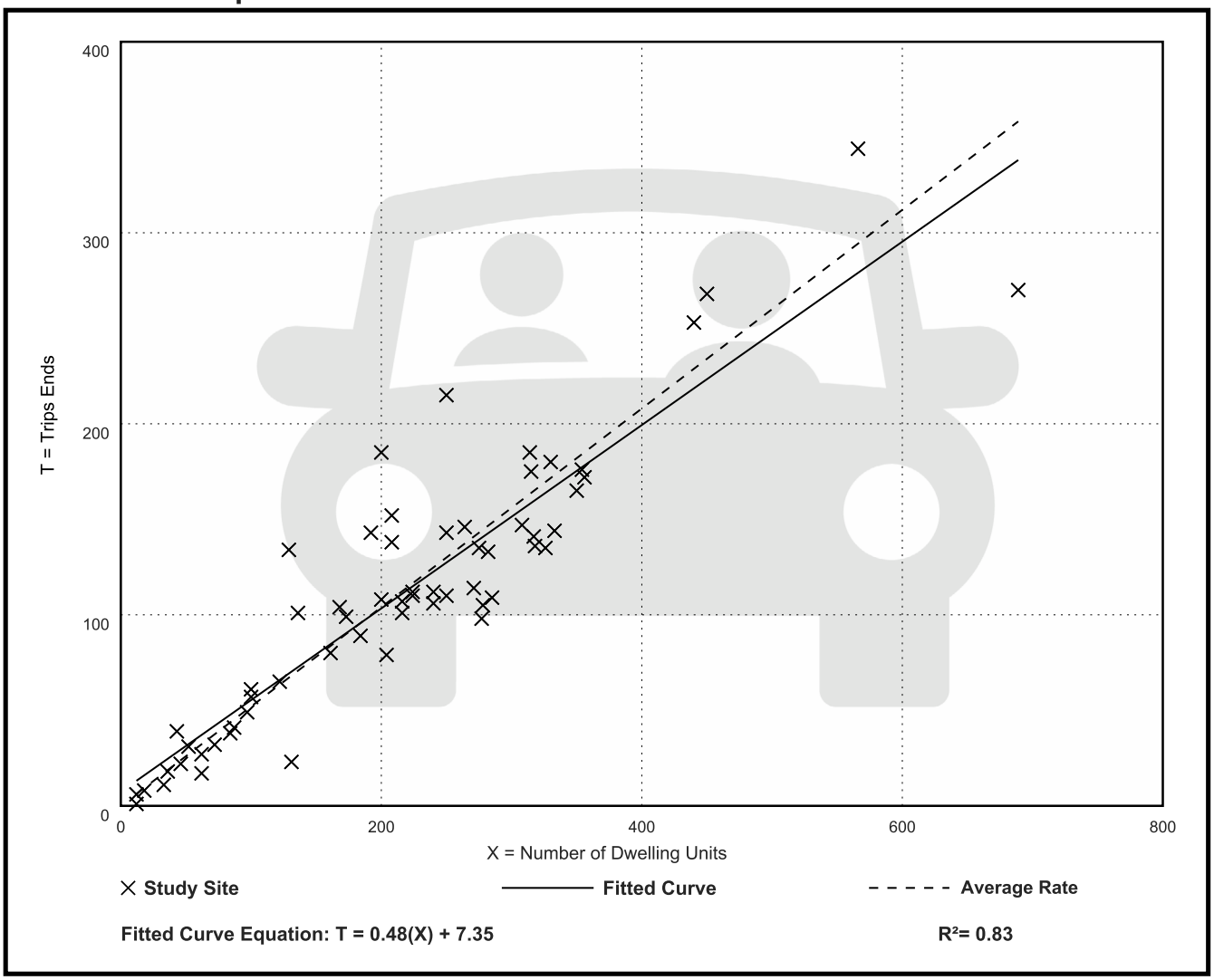
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83

VOLUME DEVELOPMENT SHEET

Deer Creek Residential

Deer Creek Country Club Blvd. & Hillsboro Blvd.

EXISTING GEOMETRY

COUNT DATE: **October 7, 2025**
AM PEAK HOUR FACTOR: **0.88**

AM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		89	1,868	0		0	754	32		0	0	0		41	0	60
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
AM Peak Season Volume		**90**	**1,887**	**0**		**0**	**762**	**32**		**0**	**0**	**0**		**41**	**0**	**61**
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AM BACKGROUND TRAFFIC GROWTH		5	96	0		0	39	2		0	0	0		2	0	3
Background Traffic Volumes		**95**	**1,983**	**0**		**0**	**801**	**34**		**0**	**0**	**0**		**43**	**0**	**64**

AM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		45.0%						45.0%								
		2						2								
Exiting														45.0%		45.0%
														6		6
AM TOTAL PROJECT TRAFFIC	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**6**
Future Total AM Volumes	**0**	**97**	**1,983**	**0**	**0**	**0**	**801**	**36**	**0**	**0**	**0**	**0**	**0**	**49**	**0**	**70**

VOLUME DEVELOPMENT SHEET

Deer Creek Residential

Deer Creek Country Club Blvd. & Hillsboro Blvd.

EXISTING GEOMETRY

COUNT DATE: **October 7, 2025**
PM PEAK HOUR FACTOR: **0.94**

PM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		156	1,060	0		0	1,697	92		0	0	0		91	0	69
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
PM Peak Season Volume		**158**	**1,071**	**0**		**0**	**1,714**	**93**		**0**	**0**	**0**		**92**	**0**	**70**
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		8	55	0		0	87	5		0	0	0		5	0	4
Background Traffic Volumes		**166**	**1,126**	**0**		**0**	**1,801**	**98**		**0**	**0**	**0**		**97**	**0**	**74**

PM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		45.0%						45.0%								
		6						6								
Exiting														45.0%		45.0%
														4		4
PM TOTAL PROJECT TRAFFIC	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**4**
Future Total PM Volumes	**0**	**172**	**1,126**	**0**	**0**	**0**	**1,801**	**104**	**0**	**0**	**0**	**0**	**0**	**101**	**0**	**78**

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.99

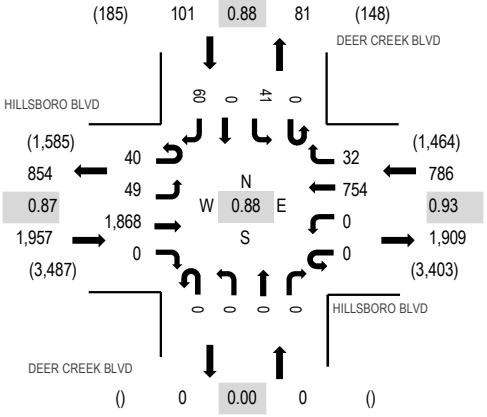
WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.00
2	01/07/2024 - 01/13/2024	1.01	1.02
3	01/14/2024 - 01/20/2024	1.04	1.05
4	01/21/2024 - 01/27/2024	1.03	1.04
5	01/28/2024 - 02/03/2024	1.02	1.03
6	02/04/2024 - 02/10/2024	1.01	1.02
7	02/11/2024 - 02/17/2024	1.00	1.01
8	02/18/2024 - 02/24/2024	1.00	1.01
9	02/25/2024 - 03/02/2024	1.00	1.01
10	03/03/2024 - 03/09/2024	0.99	1.00
11	03/10/2024 - 03/16/2024	0.99	1.00
12	03/17/2024 - 03/23/2024	0.99	1.00
13	03/24/2024 - 03/30/2024	0.99	1.00
14	03/31/2024 - 04/06/2024	0.99	1.00
15	04/07/2024 - 04/13/2024	0.99	1.00
16	04/14/2024 - 04/20/2024	0.99	1.00
17	04/21/2024 - 04/27/2024	0.99	1.00
18	04/28/2024 - 05/04/2024	1.00	1.01
19	05/05/2024 - 05/11/2024	1.00	1.01
20	05/12/2024 - 05/18/2024	1.00	1.01
21	05/19/2024 - 05/25/2024	1.01	1.02
22	05/26/2024 - 06/01/2024	1.02	1.03
23	06/02/2024 - 06/08/2024	1.03	1.04
24	06/09/2024 - 06/15/2024	1.04	1.05
25	06/16/2024 - 06/22/2024	1.04	1.05
26	06/23/2024 - 06/29/2024	1.04	1.05
27	06/30/2024 - 07/06/2024	1.04	1.05
28	07/07/2024 - 07/13/2024	1.04	1.05
29	07/14/2024 - 07/20/2024	1.04	1.05
30	07/21/2024 - 07/27/2024	1.02	1.03
31	07/28/2024 - 08/03/2024	1.01	1.02
32	08/04/2024 - 08/10/2024	1.00	1.01
33	08/11/2024 - 08/17/2024	0.99	1.00
34	08/18/2024 - 08/24/2024	0.99	1.00
35	08/25/2024 - 08/31/2024	0.99	1.00
36	09/01/2024 - 09/07/2024	1.00	1.01
37	09/08/2024 - 09/14/2024	1.00	1.01
38	09/15/2024 - 09/21/2024	1.00	1.01
*39	09/22/2024 - 09/28/2024	1.00	1.01
*40	09/29/2024 - 10/05/2024	1.00	1.01
*41	10/06/2024 - 10/12/2024	1.00	1.01
*42	10/13/2024 - 10/19/2024	1.00	1.01
*43	10/20/2024 - 10/26/2024	1.00	1.01
*44	10/27/2024 - 11/02/2024	0.99	1.00
*45	11/03/2024 - 11/09/2024	0.99	1.00
*46	11/10/2024 - 11/16/2024	0.99	1.00
*47	11/17/2024 - 11/23/2024	0.99	1.00
*48	11/24/2024 - 11/30/2024	0.99	1.00
*49	12/01/2024 - 12/07/2024	0.99	1.00
*50	12/08/2024 - 12/14/2024	0.99	1.00
*51	12/15/2024 - 12/21/2024	0.99	1.00
52	12/22/2024 - 12/28/2024	1.01	1.02
53	12/29/2024 - 12/31/2024	1.04	1.05

* PEAK SEASON

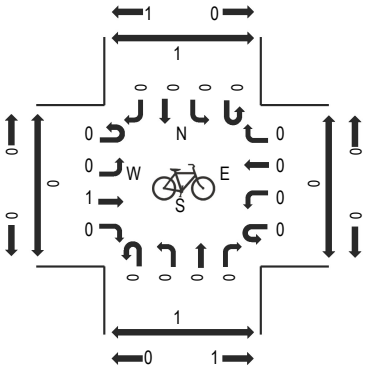
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 DEER CREEK BLVD & HILLSBORO BLVD AM
Date: Tuesday, October 7, 2025
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

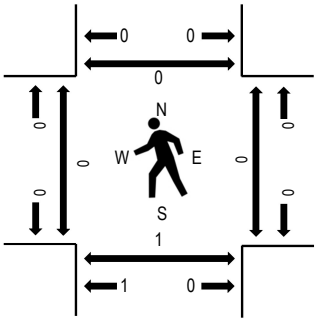
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HILLSBORO BLVD Eastbound				HILLSBORO BLVD Westbound				DEER CREEK BLVD Northbound				DEER CREEK BLVD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	3	5	338	0	0	0	123	2	0	0	0	0	0	7	0	5	483	2,432	0	0	0	0
7:15 AM	5	5	363	0	0	0	182	3	0	0	0	0	0	2	0	15	575	2,757	0	0	1	0
7:30 AM	11	12	432	0	0	0	186	4	0	0	0	0	0	7	0	20	672	2,844	0	0	1	0
7:45 AM	8	11	454	0	0	0	208	5	0	0	0	0	0	4	0	12	702	2,794	0	0	0	0
8:00 AM	11	12	539	0	0	0	204	12	0	0	0	0	0	16	0	14	808	2,704	0	0	0	0
8:15 AM	10	14	443	0	0	0	156	11	0	0	0	0	0	14	0	14	662		0	0	0	0
8:30 AM	9	16	392	0	0	0	174	8	0	0	0	0	0	12	0	11	622		0	0	0	0
8:45 AM	7	21	366	0	0	0	179	7	0	0	0	0	0	14	0	18	612		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	7	0	0	0	4	0	0	0	0	0	0	0	0	0	11
Lights	40	46	1,842	0	0	0	734	32	0	0	0	0	0	40	0	60	2,794
Mediums	0	3	19	0	0	0	16	0	0	0	0	0	0	1	0	0	39
Total	40	49	1,868	0	0	0	754	32	0	0	0	0	0	41	0	60	2,844

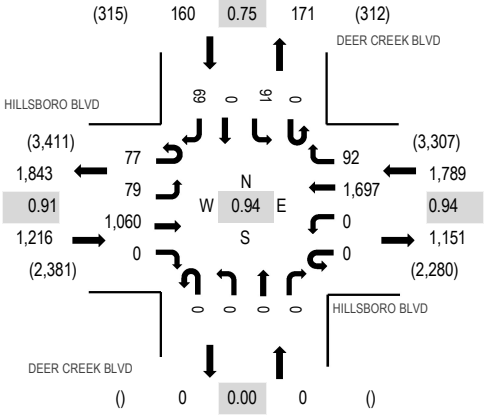
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.5%				2.5%				0.0%				1.0%			1.8%
Heavy Vehicle %	0.0%	6.1%	1.4%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.0%	0.0%	1.8%
Peak Hour Factor		0.87				0.93				0.00				0.88			0.88
Peak Hour Factor	0.91	0.75	0.87	0.00	0.00	0.00	0.94	0.79	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.76	0.88

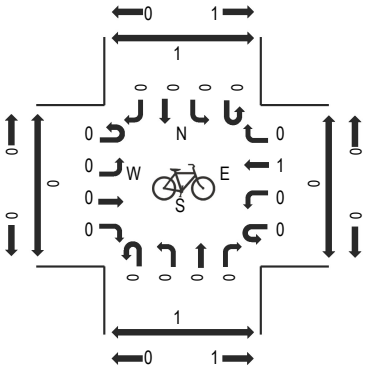
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 DEER CREEK BLVD & HILLSBORO BLVD PM
Date: Tuesday, October 7, 2025
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

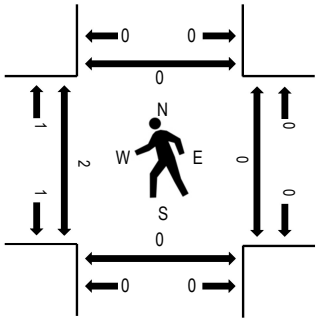
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	HILLSBORO BLVD Eastbound				HILLSBORO BLVD Westbound				DEER CREEK BLVD Northbound				DEER CREEK BLVD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	11	15	272	0	0	0	365	30	0	0	0	0	0	23	0	23	739	2,876	0	0	0	0
4:15 PM	12	10	270	0	0	0	359	14	0	0	0	0	0	28	0	13	706	2,974	0	0	0	0
4:30 PM	15	12	262	0	0	0	401	15	0	0	0	0	0	12	0	20	737	3,113	2	0	0	0
4:45 PM	27	13	228	0	0	0	383	16	0	0	0	0	0	15	0	12	694	3,165	1	0	0	0
5:00 PM	14	21	270	0	0	0	450	26	0	0	0	0	0	31	0	25	837	3,127	1	0	0	0
5:15 PM	24	22	292	0	0	0	440	26	0	0	0	0	0	24	0	17	845		0	0	0	0
5:30 PM	12	23	270	0	0	0	424	24	0	0	0	0	0	21	0	15	789		0	0	0	0
5:45 PM	16	27	243	0	0	0	316	18	0	0	0	0	0	19	0	17	656		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	3
Lights	77	79	1,045	0	0	0	1,686	91	0	0	0	0	0	91	0	67	3,136
Mediums	0	0	15	0	0	0	9	1	0	0	0	0	0	0	0	1	26
Total	77	79	1,060	0	0	0	1,697	92	0	0	0	0	0	91	0	69	3,165

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.2%				0.7%				0.0%				1.3%			0.9%
Heavy Vehicle %	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.6%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.9%
Peak Hour Factor		0.91				0.94				0.00				0.75			0.94
Peak Hour Factor	0.74	0.86	0.92	0.00	0.00	0.00	0.94	0.90	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.74	0.94

Residential Electronic Gate Service Rates



Bryant Ficek, PE, PTOE

Regular readers know we believe in Improving Transportation Globally and, equally important, we believe in sharing our information to help others achieve the same goal. This process leads us to complete various research projects and share the results. A notable one is our work on determining current trip generation for tradition land uses, like homes and offices, and new land uses that may not have been around in the past, like marijuana dispensaries and urgent care units (you can download our trip generation raw data spreadsheet). We shared this information with the Institute of Transportation Engineers (ITE) and expect to see it as part of the new Trip Generation Manual coming out later this year.

We are not the only ones who take this approach. Recently, Robert Kahn, a founding principal at RK Engineering Group (http://www.rkengineer.com) , completed a study of Service Rates for Residential Electronic Gates. He presented this information at the 2017 ITE Western District Annual Meeting and was kind enough to share his report with us.

Electronic gates controlling the accesses to residential neighborhoods are not very common in Minnesota. But they are present in many areas, particularly out west where Mr. Kahn's company is located. From his report, here are the key information and findings:

> The study purpose was to determine the hourly service rate capacity (vehicles per hour) of electronic gates at residential communities containing single family detached homes (although results could be applied to multi-family developments as well).
>
> The study focused on swinging or rolling style gates (not manned gates) where the gate capacity or service rate (vehicles per hour) is the key to determining the potential vehicle queues.
>
> The study collected data at 14 electronic gates during the p.m. peak period, which is the peak entering time for most residential communities.
>
> The peak inbound demand at these gates was split approximately 80 percent residents within the community and 20 percent visitors.
>
> With two entry lanes (one for visitors and one for residents), the recommended service rates are 115 vehicles per hour for visitors and 220 vehicles per hour for residents.
>
> With a single entry lane (for both visitors and residents), the recommended service rate is 190 vehicles per hour.
>
> The observed average p.m. peak hour trip generation rates for these residential developments was 0.76 vehicles per hour per dwelling unit (0.42 vehicles per hour per dwelling unit entering and 0.34 vehicles per hour per dwelling unit exiting).

While not specifically relevant to the type of work we commonly complete, we applaud this type of research as well as the sharing of information. These types of studies help move our industry forward in terms of more accurate results and, ultimately, better recommendations for the use of our resources. Thanks to Mr. Kahn for completing this work and helping all of us be better Traffic Engineers.

Do you have an interesting engineering project you'd like to share with other engineers? Write us at newsletter@mikeontraffic.com (mailto:newsletter@mikeontraffic.com). We would love to hear from you!

Want to partner on trip generation data? If you'd like to partner with us to collect trip generation in your area, we have a limited pool of video collection products that we're lending for free to collect trip generation data around the country. Leave your contact information in the comments section if you'd be interested in the lending program or contact Sales (mailto:%20sales@countingcars.com) at CountingCars.com.



Bryant Ficek, PE, PTOE

Bryant is Vice President of Spack Consulting, an engineering services company, which is part of the Spack Enterprise family of companies.

He is widely known in the transportation industry, and is an expert in Synchro, SimTraffic, Vistro and Vissim traffic modeling software. He is a regular contributor to MikeOn Traffic, a presenter for Traffic Corner Tuesday webinars, and published author of industry guides.

Related

Traffic Impact Study Improvements: Part 3 - All Trips Are Equal, But Some Trips Are More Equal Than Others (http://www.mikeontraffic.com/local_trip
August 25, 2015
In "Analysis"

Local Data Proves Best Again - Trip Generation at Hotels (http://www.mikeontraffic.com/hotel-trip-generation/)
January 24, 2017
In "Data"

New Trip Generation Data - Marijuana Dispensaries Drive 10 Times More Traffic Than Specialty Retail Stores (http://www.mikeontraffic.com/trip-generation-data-marijuana-dispensaries/)
November 11, 2015
In "Data"

TABLE A-1: CALCULATIONS RESIDENTIAL GATE

PM Peak Hour Gated Queue Analysis

Assumptions:

Service Rate	=	190 vehicles per hour
Peak Demand	=	14 vehicles inbound during PM peak hour

Probability of the queue occurring 95% of the time

Calculations

$$\rho = \frac{14}{190} = 0.07$$

$$\text{Queue} = \left[\frac{LN(0.05)-LN(0.07)}{LN(0.07)}\right] = \textbf{0.15 veh}$$

K:\WPD_TPTO\144100002 - Deer Creek\[2025_Deer Creek Traffic.xlsx]Gated Queue

Station : 1512 - Hillsboro Blvd & Country Club Rd (Standard File)

Phase	1 (EL)	2 (WT)	3	4	5	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk		7						7								
Ped Clearance		25						30								
Min Green	4	10				10		6	3		3		3		3	
Gap Ext	1.5	3				3		2								
Max1	12	50				50	25	25								
Max2																
Yellow Clr	5	5	3.5	3.5	3.5	5	3.5	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2	2				2		2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON				ON		ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call																
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry																
Sim Gap Enable																
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash			ON	ON	ON	
Override Higher Preempt			ON	ON	ON	
Flash in Dwell			ON	ON	ON	
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6				6
Min Walk						
Ped Clear						
Track Green						1
Min Dwell	8	8				8
Max Presence	180	180				180
Track Veh 1						9
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1	8	2				1
Dwell Cyc Veh 2		6				6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				

Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1	1	8				2
Exit 2	6					6
Exit 3						
Exit 4						

Queue Jump				
Free Mode				
Alt Table				

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 1512 - Hillsboro Blvd & Country Club Rd (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	160	20	2	1	5	25		20	95				115		45								
9		3	3	160	33	3	1	5	25		20	95				115		45								
15		4	4	160	12	4	1	5	25		20	95				115		45								
20		3	3	160	33	3	1	5	25		20	95				115		45								
Day Plan 2											**Easy**															
		3	3	160	33	3	1	5	25		20	95				115		45								
1		100	254																							
6	30	3	3	160	33	3	1	5	25		20	95				115		45								
Day Plan 3											**Easy**															
		3	3	160	33	3	1	5	25		20	95				115		45								
1		100	254																							
6	30	3	3	160	33	3	1	5	25		20	95				115		45								
23		100	254																							

Station : 1512 - Hillsboro Blvd & Country Club Rd (Standard File)

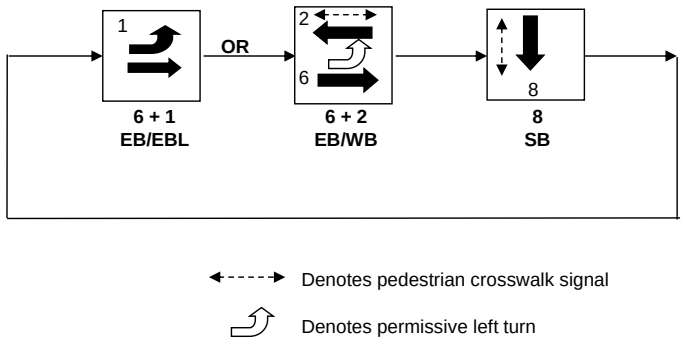
Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

Scheduler

| | Month | | | | | | | | | | | | Day of Weekk | | | | | | | Day of Month | | | | | | | | | | | | | | | | | | |

Sequence of Operation for Hillsboro Blvd (SR 810) and Country Club Blvd (1512)

Deerfield Beach



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	1512	**Initial Operation Date**	2/13/97
Controller Type	2070 LN	**System Number**	1512
Modification Number	5	**Modification Date**	04/24/2015
Drawing/Project No		**FPL Grid Number**	87694044202
Intersection	HILLSBORO BLVD. (SR 810) and COUNTRY CLUB BLVD.		
Municipality	DEERFIELD BEACH		

Controller Phase	1	2	3	4	5	6	7	8
Face Number	1	2				6		8
Direction	EBL	WB				EB		SB
Initial Green(MIN)	4	10				10		6
Vehicle Ext.(GAP)	1.5	3.0				3.0		2.0
Maximum Green I	12	50				50		25
Maximum Green II								
Yellow Clearance	5.0	5.0				5.0		4.0
All Red Clearance	2.0	2.0				2.0		2.0
Phase Recall	OFF	MIN				MIN		OFF
Detector Delay								20-RT
Walk		7+A						7+A
Pedestrian Clearance		25						30
Permissive	5 SECT							
Flash Operation		YELLOW				YELLOW		RED

Attachment

NOTES:

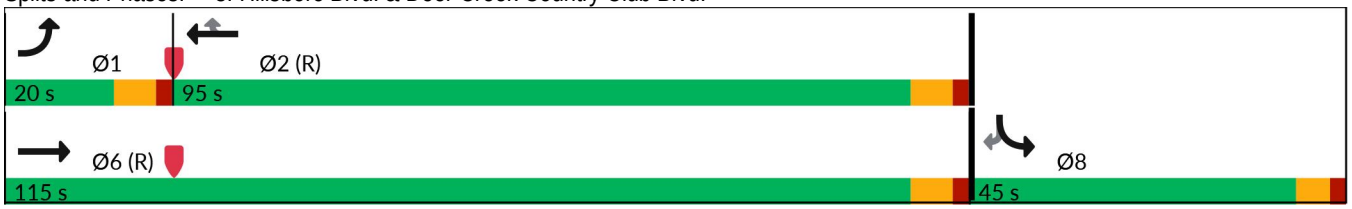
1. ANTI-BACKDOWN EASTBOUND: PHASES 2+6 ON--->OMIT PHASE 1.
2. AUDIBLE PEDESTRIAN SIGNALS: E/W BEEP, N/S TONE.
3. MOD. 5 UPDATES YELLOW AND ALL RED CLEARANCE VALUES ON PHASES 1,2 & 6 PER FDOT STANDARDS.

Submitted By _____ **Approved By** _____

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	90	1887	762	32	41	61
Future Volume (vph)	90	1887	762	32	41	61
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	14.4	139.2	117.8	117.8	7.8	7.8
Actuated g/C Ratio	0.09	0.87	0.74	0.74	0.05	0.05
v/c Ratio	0.62	0.46	0.22	0.03	0.27	0.47
Control Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
LOS	F	A	A	A	E	C
Approach Delay (s/veh)		6.5	7.0		46.6	
Approach LOS		A	A		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay (s/veh): 8.1	Intersection LOS: A
Intersection Capacity Utilization 52.3%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	98	2051	828	35	45	66
v/c Ratio	0.62	0.46	0.22	0.03	0.27	0.47
Control Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	86.0	2.7	7.2	2.9	76.7	26.2
Queue Length 50th (ft)	101	127	90	2	23	0
Queue Length 95th (ft)	162	168	130	14	45	51
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	169	4423	3742	1172	836	435
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.58	0.46	0.22	0.03	0.05	0.15

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	90	1887	762	32	41	61
Future Volume (veh/h)	90	1887	762	32	41	61
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	98	2051	828	35	45	66
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	118	4409	3847	1194	191	88
Arrive On Green	0.07	0.86	0.75	0.75	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	98	2051	828	35	45	66
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	8.7	14.7	7.6	0.9	2.0	6.6
Cycle Q Clear(g_c), s	8.7	14.7	7.6	0.9	2.0	6.6
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	118	4409	3847	1194	191	88
V/C Ratio(X)	0.83	0.47	0.22	0.03	0.24	0.75
Avail Cap(c_a), veh/h	145	4409	3847	1194	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.8	2.5	5.8	5.0	72.3	74.5
Incr Delay (d2), s/veh	27.2	0.4	0.1	0.0	0.6	12.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.9	3.8	2.7	0.3	0.9	3.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	101.0	2.8	5.9	5.0	73.0	86.7
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		2149	863		111	
Approach Delay, s/veh		7.3	5.9		81.2	
Approach LOS		A	A		F	

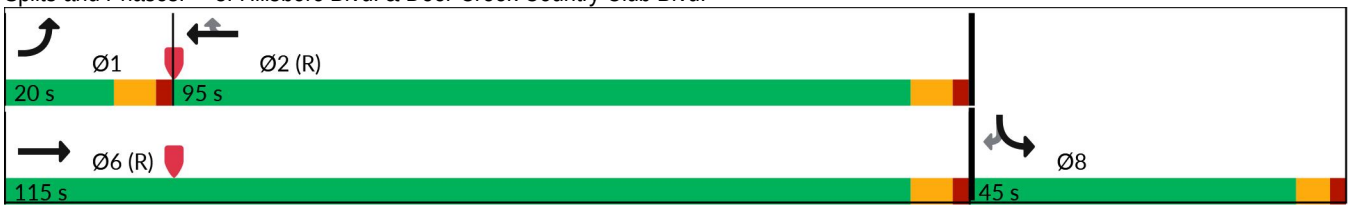
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	17.6	127.6			145.2	14.8
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	10.7	9.6			16.7	8.6
Green Ext Time (p_c), s	0.0	7.4			36.1	0.3

Intersection Summary	
HCM 7th Control Delay, s/veh	9.6
HCM 7th LOS	A

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	158	1071	1714	93	92	70
Future Volume (vph)	158	1071	1714	93	92	70
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	27.4	137.0	102.6	102.6	10.0	10.0
Actuated g/C Ratio	0.17	0.86	0.64	0.64	0.06	0.06
v/c Ratio	0.57	0.27	0.57	0.10	0.47	0.45
Control Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
LOS	E	A	B	A	E	C
Approach Delay (s/veh)		11.0	16.7		54.5	
Approach LOS		B	B		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 12 (8%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay (s/veh): 16.4	Intersection LOS: B
Intersection Capacity Utilization 63.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	172	1164	1863	101	100	76
v/c Ratio	0.57	0.27	0.57	0.10	0.47	0.45
Control Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.5	2.4	17.2	7.3	79.1	22.1
Queue Length 50th (ft)	170	65	371	23	53	0
Queue Length 95th (ft)	252	87	447	51	84	55
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	303	4352	3259	1027	836	443
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.57	0.27	0.57	0.10	0.12	0.17

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	158	1071	1714	93	92	70
Future Volume (veh/h)	158	1071	1714	93	92	70
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	172	1164	1863	101	100	76
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	145	4368	3730	1158	218	100
Arrive On Green	0.08	0.86	0.73	0.73	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	172	1164	1863	101	100	76
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	13.0	6.8	24.8	2.9	4.5	7.5
Cycle Q Clear(g_c), s	13.0	6.8	24.8	2.9	4.5	7.5
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	145	4368	3730	1158	218	100
V/C Ratio(X)	1.19	0.27	0.50	0.09	0.46	0.76
Avail Cap(c_a), veh/h	145	4368	3730	1158	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.2	9.1	6.2	72.3	73.7
Incr Delay (d2), s/veh	134.3	0.1	0.5	0.1	1.5	11.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.4	1.8	9.1	1.0	2.0	3.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	207.8	2.3	9.6	6.4	73.8	84.8
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		1336	1964		176	
Approach Delay, s/veh		28.8	9.5		78.5	
Approach LOS		C	A		E	

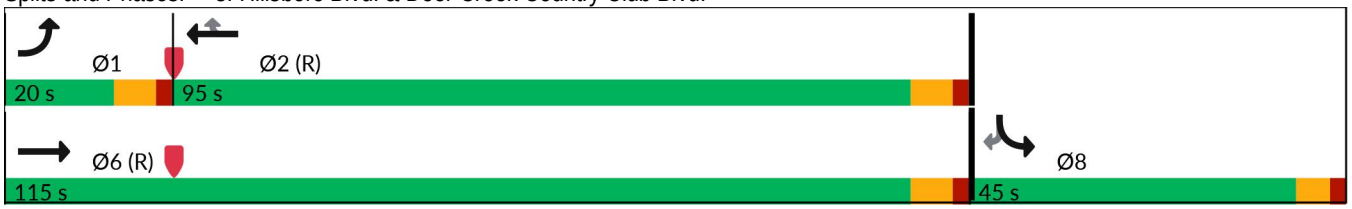
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	123.9			143.9	16.1
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	15.0	26.8			8.8	9.5
Green Ext Time (p_c), s	0.0	27.1			11.9	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	20.4
HCM 7th LOS	C

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	95	1983	801	34	43	64
Future Volume (vph)	95	1983	801	34	43	64
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	15.0	139.1	117.1	117.1	7.9	7.9
Actuated g/C Ratio	0.09	0.87	0.73	0.73	0.05	0.05
v/c Ratio	0.62	0.49	0.23	0.03	0.28	0.49
Control Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
LOS	F	A	A	A	E	C
Approach Delay (s/veh)		6.6	7.3		46.4	
Approach LOS		A	A		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay (s/veh): 8.2	Intersection LOS: A
Intersection Capacity Utilization 54.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	103	2155	871	37	47	70
v/c Ratio	0.62	0.49	0.23	0.03	0.28	0.49
Control Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.5	2.9	7.5	3.1	76.7	26.0
Queue Length 50th (ft)	105	138	98	2	24	0
Queue Length 95th (ft)	168	185	140	15	47	54
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	173	4420	3721	1166	836	438
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.49	0.23	0.03	0.06	0.16

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	95	1983	801	34	43	64
Future Volume (veh/h)	95	1983	801	34	43	64
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	103	2155	871	37	47	70
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	123	4395	3819	1185	200	92
Arrive On Green	0.07	0.86	0.75	0.75	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	103	2155	871	37	47	70
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	9.1	16.3	8.3	1.0	2.1	7.0
Cycle Q Clear(g_c), s	9.1	16.3	8.3	1.0	2.1	7.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	123	4395	3819	1185	200	92
V/C Ratio(X)	0.84	0.49	0.23	0.03	0.23	0.76
Avail Cap(c_a), veh/h	145	4395	3819	1185	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.6	2.7	6.1	5.2	72.0	74.3
Incr Delay (d2), s/veh	29.3	0.4	0.1	0.0	0.6	12.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.2	4.3	3.0	0.3	0.9	3.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	102.9	3.1	6.3	5.3	72.6	86.5
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		2258	908		117	
Approach Delay, s/veh		7.6	6.2		80.9	
Approach LOS		A	A		F	

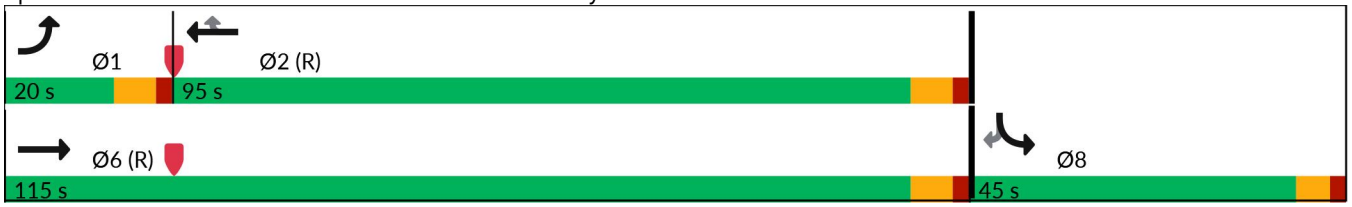
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	18.1	126.7			144.7	15.3
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	11.1	10.3			18.3	9.0
Green Ext Time (p_c), s	0.0	7.9			40.0	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	9.9
HCM 7th LOS	A

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	166	1126	1801	98	97	74
Future Volume (vph)	166	1126	1801	98	97	74
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	29.1	136.7	100.6	100.6	10.3	10.3
Actuated g/C Ratio	0.18	0.85	0.63	0.63	0.06	0.06
v/c Ratio	0.56	0.28	0.61	0.11	0.48	0.45
Control Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
LOS	E	A	B	A	E	C
Approach Delay (s/veh)		10.9	18.4		54.1	
Approach LOS		B	B		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 12 (8%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 105	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.61	
Intersection Signal Delay (s/veh): 17.3	Intersection LOS: B
Intersection Capacity Utilization 65.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	180	1224	1958	107	105	80
v/c Ratio	0.56	0.28	0.61	0.11	0.48	0.45
Control Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.9	2.5	19.0	7.9	79.0	21.5
Queue Length 50th (ft)	177	70	415	26	55	0
Queue Length 95th (ft)	263	94	493	55	88	56
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	321	4344	3198	1009	836	446
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.56	0.28	0.61	0.11	0.13	0.18

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	166	1126	1801	98	97	74
Future Volume (veh/h)	166	1126	1801	98	97	74
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	180	1224	1958	107	105	80
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	145	4355	3716	1154	228	104
Arrive On Green	0.08	0.85	0.73	0.73	0.07	0.07
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	180	1224	1958	107	105	80
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	13.0	7.4	27.1	3.2	4.7	7.9
Cycle Q Clear(g_c), s	13.0	7.4	27.1	3.2	4.7	7.9
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	145	4355	3716	1154	228	104
V/C Ratio(X)	1.24	0.28	0.53	0.09	0.46	0.77
Avail Cap(c_a), veh/h	145	4355	3716	1154	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.3	9.6	6.4	72.0	73.5
Incr Delay (d2), s/veh	154.7	0.2	0.5	0.2	1.5	11.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.2	2.0	9.9	1.1	2.1	3.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	228.2	2.4	10.1	6.5	73.4	84.5
LnGrp LOS	F	A	B	A	E	F
Approach Vol, veh/h		1404	2065		185	
Approach Delay, s/veh		31.4	10.0		78.2	
Approach LOS		C	A		E	

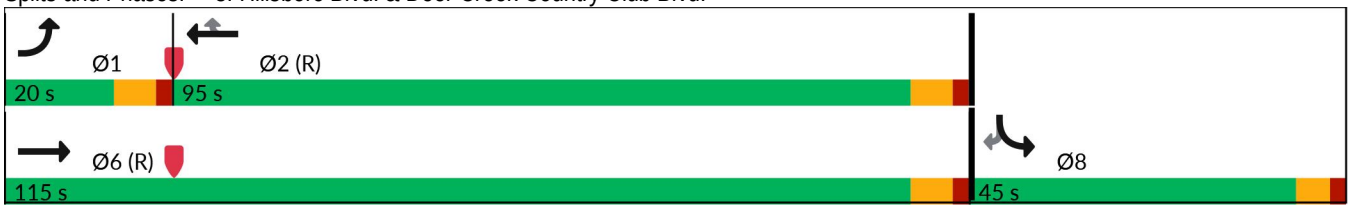
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	123.5			143.5	16.5
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	15.0	29.1			9.4	9.9
Green Ext Time (p_c), s	0.0	29.2			12.9	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	21.6
HCM 7th LOS	C

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	97	1983	801	36	49	70
Future Volume (vph)	97	1983	801	36	49	70
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	15.2	138.9	116.7	116.7	8.1	8.1
Actuated g/C Ratio	0.10	0.87	0.73	0.73	0.05	0.05
v/c Ratio	0.63	0.49	0.23	0.03	0.30	0.50
Control Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
LOS	F	A	A	A	E	C
Approach Delay (s/veh)		6.7	7.5		46.7	
Approach LOS		A	A		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 20 (13%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 95	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.63	
Intersection Signal Delay (s/veh): 8.5	Intersection LOS: A
Intersection Capacity Utilization 54.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	105	2155	871	39	53	76
v/c Ratio	0.63	0.49	0.23	0.03	0.30	0.50
Control Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	85.4	2.9	7.7	3.1	77.1	25.5
Queue Length 50th (ft)	108	141	99	2	28	0
Queue Length 95th (ft)	171	187	141	16	52	56
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	174	4413	3708	1162	836	443
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.49	0.23	0.03	0.06	0.17

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	97	1983	801	36	49	70
Future Volume (veh/h)	97	1983	801	36	49	70
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	105	2155	871	39	53	76
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	125	4375	3792	1177	214	98
Arrive On Green	0.07	0.86	0.74	0.74	0.06	0.06
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	105	2155	871	39	53	76
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	9.3	16.7	8.5	1.0	2.3	7.6
Cycle Q Clear(g_c), s	9.3	16.7	8.5	1.0	2.3	7.6
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	125	4375	3792	1177	214	98
V/C Ratio(X)	0.84	0.49	0.23	0.03	0.25	0.77
Avail Cap(c_a), veh/h	145	4375	3792	1177	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.8	6.4	5.4	71.5	73.9
Incr Delay (d2), s/veh	30.1	0.4	0.1	0.1	0.6	12.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.3	4.5	3.0	0.4	1.1	3.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	103.6	3.2	6.5	5.5	72.1	86.0
LnGrp LOS	F	A	A	A	E	F
Approach Vol, veh/h		2260	910		129	
Approach Delay, s/veh		7.9	6.5		80.3	
Approach LOS		A	A		F	

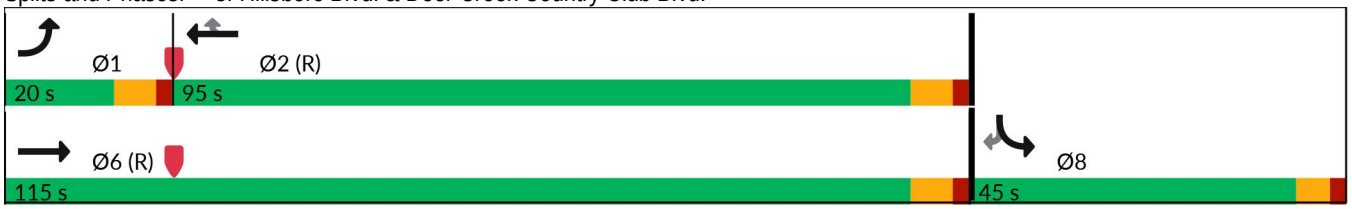
Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	18.2	125.8			144.1	15.9
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	11.3	10.5			18.7	9.6
Green Ext Time (p_c), s	0.0	7.9			39.9	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	10.3
HCM 7th LOS	B

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	172	1126	1801	104	101	78
Future Volume (vph)	172	1126	1801	104	101	78
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		8	
Permitted Phases				2		8
Detector Phase	1	6	2	2	8	8
Switch Phase						
Minimum Initial (s)	4.0	10.0	10.0	10.0	6.0	6.0
Minimum Split (s)	11.0	22.5	39.0	39.0	43.0	43.0
Total Split (s)	20.0	115.0	95.0	95.0	45.0	45.0
Total Split (%)	12.5%	71.9%	59.4%	59.4%	28.1%	28.1%
Yellow Time (s)	5.0	5.0	5.0	5.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.0	6.0
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
Act Effct Green (s)	30.5	136.5	99.0	99.0	10.5	10.5
Actuated g/C Ratio	0.19	0.85	0.62	0.62	0.07	0.07
v/c Ratio	0.55	0.28	0.62	0.11	0.49	0.46
Control Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
LOS	E	A	B	A	E	C
Approach Delay (s/veh)		11.0	19.4		53.9	
Approach LOS		B	B		D	

Intersection Summary	
Cycle Length: 160	
Actuated Cycle Length: 160	
Offset: 12 (8%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 105	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.62	
Intersection Signal Delay (s/veh): 18.0	Intersection LOS: B
Intersection Capacity Utilization 66.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Hillsboro Blvd. & Deer Creek Country Club Blvd.





Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Group Flow (vph)	187	1224	1958	113	110	85
v/c Ratio	0.55	0.28	0.62	0.11	0.49	0.46
Control Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	66.6	2.5	20.0	8.3	79.1	21.2
Queue Length 50th (ft)	183	71	425	28	58	0
Queue Length 95th (ft)	271	95	502	59	91	57
Internal Link Dist (ft)		732	522		359	
Turn Bay Length (ft)	300			100	220	175
Base Capacity (vph)	337	4337	3145	993	836	450
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.28	0.62	0.11	0.13	0.19

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	172	1126	1801	104	101	78
Future Volume (veh/h)	172	1126	1801	104	101	78
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	187	1224	1958	113	110	85
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	145	4338	3700	1148	239	110
Arrive On Green	0.08	0.85	0.72	0.72	0.07	0.07
Sat Flow, veh/h	1781	5274	5274	1585	3456	1585
Grp Volume(v), veh/h	187	1224	1958	113	110	85
Grp Sat Flow(s),veh/h/ln	1781	1702	1702	1585	1728	1585
Q Serve(g_s), s	13.0	7.6	27.4	3.4	4.9	8.4
Cycle Q Clear(g_c), s	13.0	7.6	27.4	3.4	4.9	8.4
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	145	4338	3700	1148	239	110
V/C Ratio(X)	1.29	0.28	0.53	0.10	0.46	0.77
Avail Cap(c_a), veh/h	145	4338	3700	1148	842	386
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	73.5	2.4	9.8	6.5	71.6	73.2
Incr Delay (d2), s/veh	173.2	0.2	0.5	0.2	1.4	11.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.9	2.1	10.1	1.2	2.2	3.8
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	246.7	2.5	10.4	6.7	73.0	84.2
LnGrp LOS	F	A	B	A	E	F
Approach Vol, veh/h		1411	2071		195	
Approach Delay, s/veh		34.9	10.2		77.9	
Approach LOS		C	B		E	

Timer - Assigned Phs	1	2			6	8
Phs Duration (G+Y+Rc), s	20.0	122.9			142.9	17.1
Change Period (Y+Rc), s	7.0	7.0			7.0	6.0
Max Green Setting (Gmax), s	13.0	88.0			108.0	39.0
Max Q Clear Time (g_c+I1), s	15.0	29.4			9.6	10.4
Green Ext Time (p_c), s	0.0	29.2			12.9	0.6

Intersection Summary	
HCM 7th Control Delay, s/veh	23.3
HCM 7th LOS	C

Kimley»Horn

January 21st, 2026
City of Deerfield Beach
150 NE 2nd Avenue,
Deerfield Beach, FL 33441

RE: Tides at Deerfield Beach – Utility Demands

To Whom It May Concern,

The following utility demands are expected from the proposed development of the Tides at Deerfield Beach project.

Tides at DFB - Multifamily Development			
Use	# of Units	Demand Per Unit	**Total Demand (GPD)**
Potable Water	43	199	**8557**
Sewer	43	142	**6106**

The above calculations are determined from the Broward County GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE manual.

Jordan L. Haggerty, P.E.
FL 80511
Jordan.Haggerty@kimley-horn.com

Drainage Calculations
City of Deerfield Beach
Broward Water Control District #2
South Florida Water Management District

TIDES AT DEERFIELD BEACH

DEERFIELD BEACH, FLORIDA

Prepared for:
K. Hovnanian Southeast Florida Division, LLC
3601 Quantum Blvd
Boynton Beach, FL 33426

Prepared by:
Kimley»Horn
1615 South Congress Avenue, Suite 201
Delray Beach, Florida 33445
Registry No. 35106

Date: January 2026

Brigid M. Edwards, E.I.

Jordan L. Haggerty, P.E.
FL P.E #80511

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1 PROJECT DESCRIPTION

The Tides at Deerfield Beach project is located on a 4.47-acre property located in Deerfield Beach, Florida. The site is currently undeveloped with natural vegetation throughout and bounded by Deer Creek Country Club Boulevard to the north and west, a multifamily residential development to the east, and Hillsboro Boulevard (SR 810) to the south. The property is also assigned the Parcel Identification Number: 4842-030-5001-0. The proposed project consists of the construction of 43 townhouse units, a pool/amenity center, and associated infrastructure including driveways and parking facilities, roads, a stormwater management system, and utility systems meeting the requirements set by the City of Deerfield Beach, Broward Water Control District #2 (BWCD#2), and South Florida Water Management District.

The project's stormwater management system will utilize retention for quality and attenuation. The stormwater runoff from the 4.47-ac residential project will be routed to the proposed storm water system and nutrient removal will take place prior to discharging to the City of Deerfield Beach drainage system. A control structure is being proposed to ensure the subject property post-development discharge does not exceed the pre-development discharge. On-site dewatering is anticipated for the stormwater treatment area, and the storm water conveyance system. Dewatering is expected to last less than 90 days and it is anticipated that a No-Notice FDEP Generic Permit will be utilized.

2 DESIGN CRITERIA & PERMITTING REQUIREMENTS

The site is located in South Florida Water Management District's (SFWMD) Hillsboro Canal Drainage Basin and within Broward Water Control District #2's (BWCD#2) service area. The site is a part of the West Half of Deer Creek master drainage system which received conceptual approval (Permit No. 06-00372-S) from SFWMD in 1982 for a surface water management system consisting of canals, and retention/detentions areas to serve 337.38 ac of residential/commercial developments. A permit modification approved in 1982, removed a +/- 18.58 ac commercial parcel from the southwest portion of the permitted area and outlined the allowable land use coverage of each of the parcels.

The project site was originally designated for commercial use. All the designated commercial areas were designed to utilize the below allowable land use coverage (please see Appendix 5 for excerpts from Permit No. 06-00372-S):

TABLE 1: PREVIOUSLY PERMITTED LAND USE AREA SUMMARY FOR PROJECT SITE

Master Permit Allowable Area Percentages		
	Area (ac)	**Percent of Total**
Total Area	5.85*	**100%**
Building	1.53	**26%**
Pavement	3.01	**51%**
Pervious	1.31	**23%**

*As shown above, the Master Permit Area for the project site is 5.85 ac which is greater than the project's total parcel area of 4.47 ac. No further commercial development is anticipated in the Master Permit, however, the discrepancy noted is likely due to the difference in area of the deleted commercial parcel in the southwest portion of the permitted area from the drainage calculations to the recorded parcel area (as shown in "The Last Plat of Deer Creek" – ORB 9624, PG 389). Please see the calculation below for further information:

Deleted Commercial Area Surplus Calculated:

Deleted Comm. Parcel Area from Permit Drainage Calculations = 18.58 ac
Deleted Comm. Parcel Area from Recorded Plat = 19.74 ac
Surplus of Comm. Area Deleted and Not Accounted for in Permit = 19.74 – 18.58 = **1.16 ac**

Project Area with Deleted Commercial Parcel Surplus Removed:

Project Parcel Area from Permit Drainage Calculations = 5.85 ac
Project Parcel Area from Permit Drainage Calculations Minus Surplus = 5.85 – 1.16 = 4.69 ac
Project Parcel Area from Recorded Plat = 4.47 ac
Discrepancy = 4.69 – 4.47 = 0.22 ac

As shown above, the discrepancy of 0.22 ac is negligible for the project site, however, to account for appropriate land use ratios within the master permit, allowable percentages for impervious areas have been calculated from the total commercial area left from the master permit drainage calculations.

Please see the table below for comparison of the allowable land use coverage versus the post-development land use coverage for the site:

TABLE 2: PROPOSED LAND USE AREA PROJECT BREAKDOWN

Post-Development Land Use			**Master Permit Allowable Areas**
	Area (ac)	**Percentage**	**Percentage (Area - ac)**
Building	**1.04**	**23%**	**26% (1.53)**
Pavement	**1.40**	**31%**	**51% (3.01)**
Total Pervious	**2.03**	**45%**	**23% (1.31)**
Dry Retention Bottom	0.32	7%	-
Dry Retention Bank	0.16	4%	-
Landscaping	1.55	35%	-
Total Area	4.47	**100%**	100%

As shown in the tables above, the allowable impervious coverage for the development is 26% building coverage, 51% parking coverage, and 23% pervious area coverage, and these parameters are not exceeded in the post-development condition.

Overall water quality and quantity were previously permitted and were accounted for and provided in the master system by means of the "Lake/Canal System," however, water quality methodologies and requirements have been modified per Florida Senate Bill 7040. To ensure the project meets the new water quality required related to nutrient removal, dry retention is provided prior to discharging to the master system.

3 DATUM CONVERSION

The North American Vertical Datum of 1988 (NAVD88) has been used as reference for all elevations shown on the project construction plans and drainage calculations. However, all design plans from the master conceptual permit are in the National Geodetic Vertical Datum of 1929 (NGVD29). The vertical datum conversion between NAVD88 and NGVD29 was determined by Caulfield & Wheeler, Inc. to be approximately 1.49.

Equation 1: Datum Conversion

$$NAVD88 = NGVD29 - 1.49$$

4 SOILS

The site is comprised entirely of one soil type. Margate fine sand, occasionally ponded, with 0 to 1 percent slopes covers the site. For more detailed information see Exhibit B for the NRCS soil map and resource report.

The results of the exfiltration testing performed by Universal Engineering Sciences, LLC (UES) in accordance with the South Florida Water Management District requirements are shown in the table below:

Test Location	K (cfs/ft^2-ft)
EX-1	$1.0x10^{-04}$
EX-2	$1.2x10^{-04}$
EX-3	$1.6x10^{-04}$
EX-4	$1.1x10^{-04}$
AVERAGE	$1.2x10^{-04}$

More information regarding the tests above including the test location maps, and the details of the soils are contained in a geotechnical report prepared by UES in Appendix 6.

5 TAILWATER AND SEASONAL HIGH WATER LEVEL CONDITION

The project tailwater condition was set at 8.70 NAVD based off the existing elevation of the bottom of the structure receiving the project's drainage outfall connection. The seasonal high water level in the existing master stormwater system was determined to be 8.50 NAVD as determined by the Master Permit (No. 06-00372-S). According to the geotechnical report completed by Universal Engineering Sciences, Inc. in March 28th, 2026, groundwater was encountered at elevations between 6 and 7.5 NAVD, thus the assumption of a SHWL at 8.5 NAVD is conservative.

6 WATER QUALITY TREATMENT

The Project's stormwater management system is required to meet SFWMD and BWCD#2's strictest water quality treatment criteria. Per Florida Senate Bill 7040, a net nutrient analysis demonstrating a reduction of Nitrogen and Phosphorus loading from the developed project when compared to the existing site conditions is required. Additionally, the basin the project is within ultimately discharges into the Hillsboro Canal. Hillsboro Canal is classified as an impaired water body thus a specified nutrient removal efficiency of 80% for both nitrogen and phosphorus is also required.

The treatment criteria can be found in Table 2 below and shows the required treatment volume for the stormwater management system.

TABLE 3: VOLUMETRIC TREATMENT CRITERIA

Criteria	Calculated Retention BMP Treatment Volume (ac-ft)
Nutrient Net Improvement and Minimum 80% Nutrient Removal Efficiency	0.54

As shown above, a minimum of 0.54 ac-ft of water quality provided in dry retention is required. The stormwater management system meets the nutrient net improvement requirement through the use of dry retention areas and swales. A drop structure with a rim elevation set at 10.91' NAVD provides 0.54 ac-ft of dry retention storage in the storm water treatment area. A summary of the required versus provided treatment can be seen below.

TABLE 4: TREATMENT PROVIDED

Method	Volume Required (ac-ft)	Volume Provided (ac-ft)	TV Stage Set (NAVD)
Dry Retention	0.54	0.54	10.89'

The stormwater treatment area is used for attenuation and the outfall structure is sized to ensure post-development discharge does not exceed pre-development discharge. The discharge is limited to existing City of Deerfield Beach stormwater infrastructure capacity and conveyance constraints, please see Appendix 3 for the ICPR report detailing the pre-development vs post-development discharge.

To ensure the existing City of Deerfield Beach stormwater infrastructure can accommodate the proposed development, the existing structures, piping, and contributing flows are modeled within Stormwise (FKA ICPR). As shown in the maximum stage report in Appendix 3, the structures and piping within the City's ROW are sufficient to allow for conveyance to the West Half of Deer Creek drainage system without causing adverse impacts to Deer Creek Country Club Boulevard. Please see Appendix 7 for survey, as-built, and drainage assumptions for the Deer Creek Country Club Boulevard stormwater system. Stage storage calculations can be found in Appendix 1.

7 NUTRIENT ANALYSIS

A pre-development versus post-development nutrient loading analysis was completed to confirm a net improvement for nitrogen and phosphorus loading for the subject property and to ensure a minimum 80% nutrient removal efficiency was met.

In the pre-development conditions, the designated land use is undeveloped – upland hardwood according to the FDEP Statewise Land Use Land Cover Map (please see Exhibit E for more information), which leads to a total nitrogen loading of 4.43 kg/yr and a total phosphorus loading of 1.47 kg/yr.

In the post-development conditions, the project's land use is designated as a multifamily residential area, which led to a total nitrogen loading of 20.76 kg/yr and a total phosphorus loading of 5.87 kg/yr. To achieve a net improvement, a 82% reduction of nitrogen and 79% reduction of phosphorus would have to be achieved, however, an 80% nutrient removal efficiency is required per SFWMD and BWCD#2 quality criteria. A combination of dry retention areas and swales with a total volume of 0.54 ac-ft achieves the desired results leading to a total nitrogen loading of 4.34 kg/yr and a total phosphorus loading of 1.23 kg/yr, less than the pre-development conditions.

The calculations and results from BMPTrains can be found in Appendix 4.

8 RAINFALL EVENTS

Rainfall depths for the subject property were referenced from SFWMD Rainfall Intensity Maps. The rainfall depths utilized in design are conservative, as the Master Permit drainage calculation assumed much lower rainfall depth values. The rainfall depths used can be seen in the table below:

TABLE 5: RAINFALL DEPTHS

STORM EVENT	RAINFALL DEPTH (IN)	CRITERIA
5 Year - 24 Hour	8.5	Min. Pavement Elevation
10 Year - 24 Hour	10.5	Min. Road Crown Elevation
25 Year - 72 Hour	17	Min. Berm Elevation
100 Year - 72 Hour	22	Min. FFE

9 DISCHARGE

Table 6 below provides the discharge rate for the pre-development and post-development conditions.

TABLE 6: DISCHARGE

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
25 Year - 72 Hour	27.20 cfs	8.82 cfs

10 DESIGN AND MINIMUM ELEVATIONS

A summary of the critical storm stages, proposed design elevations, and conceptually permitted elevation requirements are shown below in Table 6. Complete calculations for curve number and stage storage can be found in Appendix 1.

TABLE 7: MAXIMUM STORM CONDITIONS

STORM EVENT	MIN. ALLOWED ELEV. PER CONCEPTUAL PERMIT	ICPR STAGE (NAVD)	DESIGN ELEVATIONS (NAVD)	PURPOSE
5YR/24HR	-	11.75	12.10	MINIMUM PAVEMENT ELEVATION
10YR/24HR	11.51 NAVD (13.0 NGVD)	12.01	12.10	MINIMUM ROAD CROWN ELEVATION
25YR/72HR	-	12.35	12.50	MINIMUM PERIMETER BERM ELEVATION
100YR/72HR	13.36 NAVD (14.85 NGVD)	13.99	14.00	MINIMUM BUILDING ELEVATION

The designated FEMA Special Flood Hazard Areas (SFHA) at the project site are currently Zone AH with a Base Flood Elevation (BFE) of 14' NAVD, and Zone X shaded. Zone AH represents the 1% annual chance floodplain from shallow flooding, and Zone X shaded represents the 0.2% annual chance floodplain. An MT-2 application for a Letter of Map Revision (LOMR) is currently being processed by FEMA under Case No. 25-04-5904P. This application will revise the SFHA within the project site both in revising the limits of the SFHA and the Base Flood Elevation. Case No. 25-04-5904P will revise the BFE at the project site to be 12.8' NAVD, and is expected to be effective prior to construction of the proposed development. As such, the proposed project FFE elevation of 14’ NAVD meets the requirement of 1’ of freeboard from the BFE of 12.8’.

11 DRAWDOWN

The system was given 288 hours (12 days) after the cessation of the 25 year – 72 hour storm event to recover to its control elevation. At the end of the 288 hour recovery period the stage of the system was 9.89’. Due to full recovery not having been achieved after 12 days, a back-to-back analysis of the 25 year – 72 hour storm event of equal magnitude was run to demonstrate the system is self-contained.

Additionally, the system was given 72 hours to recover the treatment volume. At hour 60.25 of the 72 hour recovery period the system recovered the 0.54 ac-ft treatment volume and the stage was 9.92.

For the recovery scenarios a percolation link was included in the model with hydraulic conductivity value shown in Exhibit 2 of this report with a factor of safety 2.

The Time Series report can be found in Appendix 3.

12 SUMMARY

The proposed stormwater management system and townhouse development design meets the requirements defined by the City of Deerfield Beach, BWCD#2, and SFWMD. The 5YR-24HR, 10YR-24HR, 25YR-72HR, and 100YR-72HR storm events use 8.5, 10.5, 17, and 22 inch rainfall depths respectively. The system achieves the required water quality and storage to satisfy SFWMD and BWCD#2’s strictest water quality requirement of a nutrient load net improvement and 80% nutrient removal efficiency. Furthermore, this project has been designed to not cause adverse impacts to the overall development or adjacent properties. The minimum elevations and land use criteria permitted in Permit No. 06-00372-S have been met. Overall water quality is provided on site prior to discharging to the Hillsboro canal. Flood routing calculations using ICPR software are provided to ensure that all design stages meet the calculated stages for the critical storm events used in this report.

EXHIBIT A

LOCATION MAP



Folder: K:\BCD_Civil\144100002 - Deer Creek\Design Information\GIS\

Kimley»Horn
© 2025 Kimley-Horn and Associates, Inc.
1615 South Congress Avenue, Suite 201
Delray Beach, FL 33445
Phone (561) 421 1995
www.kimley-horn.com

Location Map

Tides at Deerfield Beach
City of Deerfield Beach, Broward County, Florida

1 IN = 376 FT	PROJECT NUMBER: 144100002	JUNE 2025	Exhibit A

EXHIBIT B

NRCS SOIL MAP

United States Department of Agriculture

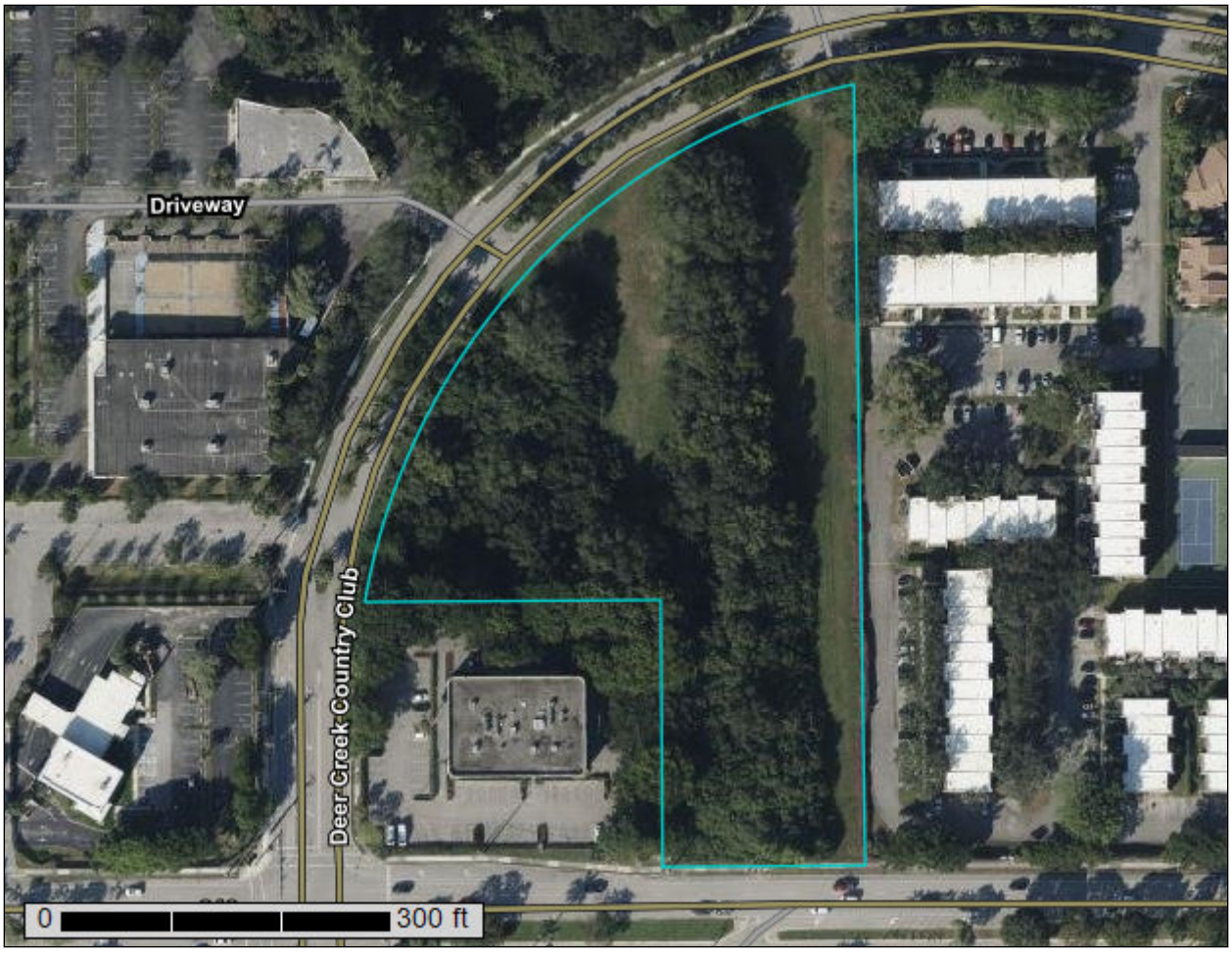
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Broward County, Florida, East Part

Tides at Deerfield Beach





Map Scale: 1:1,270 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 20, Aug 20, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Margate fine sand, occasionally ponded, 0 to 1 percent slopes	4.5	100.0%
Totals for Area of Interest		**4.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Broward County, Florida, East Part

19—Margate fine sand, occasionally ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm5l
Elevation: 0 to 30 feet
Mean annual precipitation: 55 to 70 inches
Mean annual air temperature: 72 to 81 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Margate and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Margate

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 8 inches: fine sand
E - 8 to 16 inches: fine sand
Bw - 16 to 28 inches: fine sand
C - 28 to 32 inches: very gravelly fine sand
2R - 32 to 42 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F156AY340FL - Subtropical Pine Flatwoods and Palmetto Prairie of Miami Ridge / Atlantic Coastal Strip

Hydrologic Soil Group is assumed to be D.

Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G156AC145FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156AC145FL)
Hydric soil rating: Yes

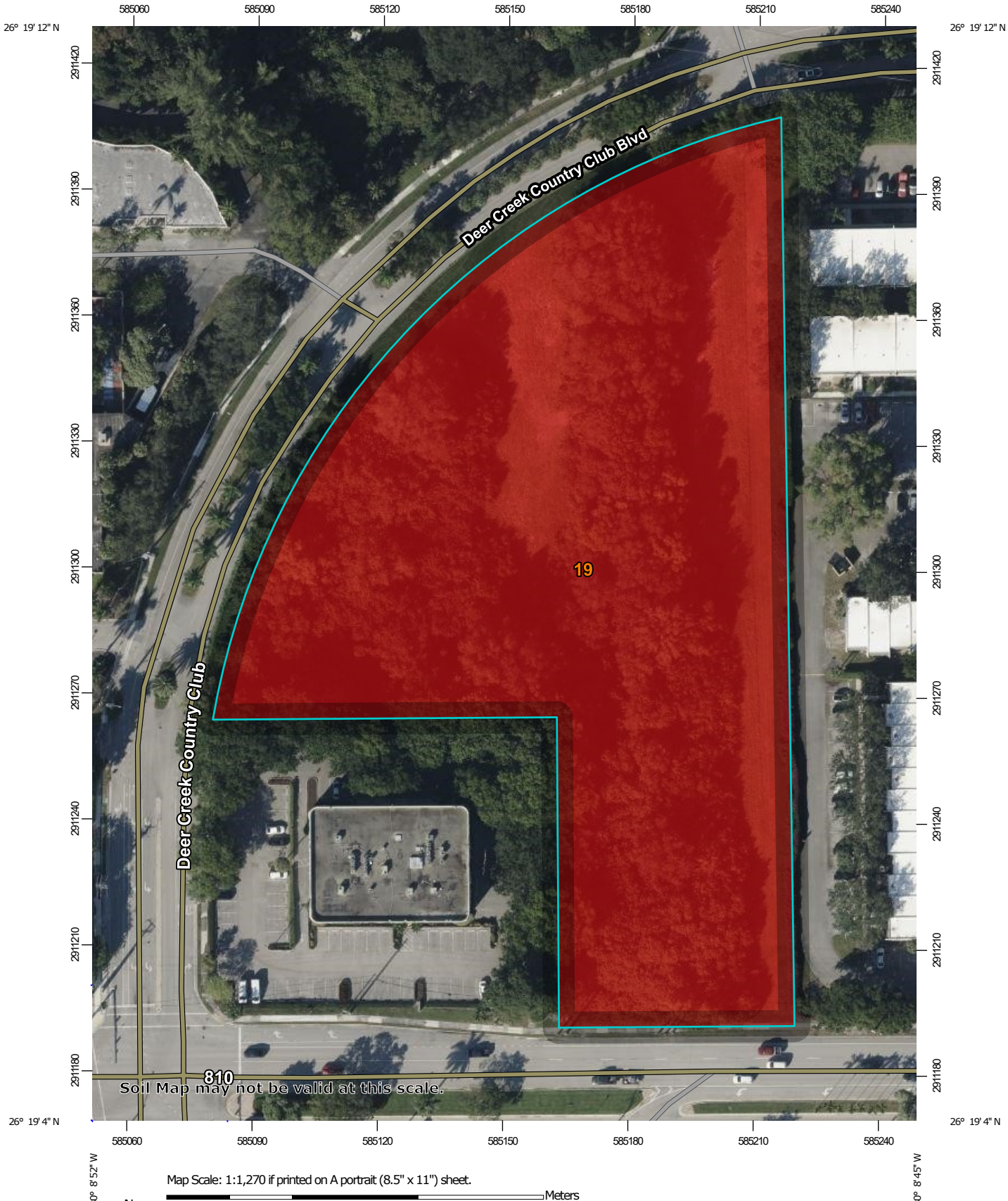
Minor Components

Basinger
Percent of map unit: 5 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Slough (R155XY011FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Matlacha
Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F156AY340FL - Subtropical Pine Flatwoods and Palmetto Prairie of Miami Ridge / Atlantic Coastal Strip
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

Plantation
Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: R156AY320FL - Subtropical Freshwater Non-Forested Wetlands of Miami Ridge/ Atlantic Coastal Strip
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Map—Saturated Hydraulic Conductivity (Ksat) (Tides at Deerfield Beach)



Map Scale: 1:1,270 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

= 92.0000

Not rated or not available

Soil Rating Lines

= 92.0000

Not rated or not available

Soil Rating Points

= 92.0000

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 20, Aug 20, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Saturated Hydraulic Conductivity (Ksat) (Tides at Deerfield Beach)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
19	Margate fine sand, occasionally ponded, 0 to 1 percent slopes	92.0000	4.5	100.0%
Totals for Area of Interest			**4.5**	**100.0%**

Rating Options—Saturated Hydraulic Conductivity (Ksat) (Tides at Deerfield Beach)

92 micrometers/second = 26 ft/day

A factor of safety of 2 is applied, this the hydraulic conductivty wutilized is 13 ft/day

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Slowest

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)

Top Depth: 8

Bottom Depth: 13

Units of Measure: Inches

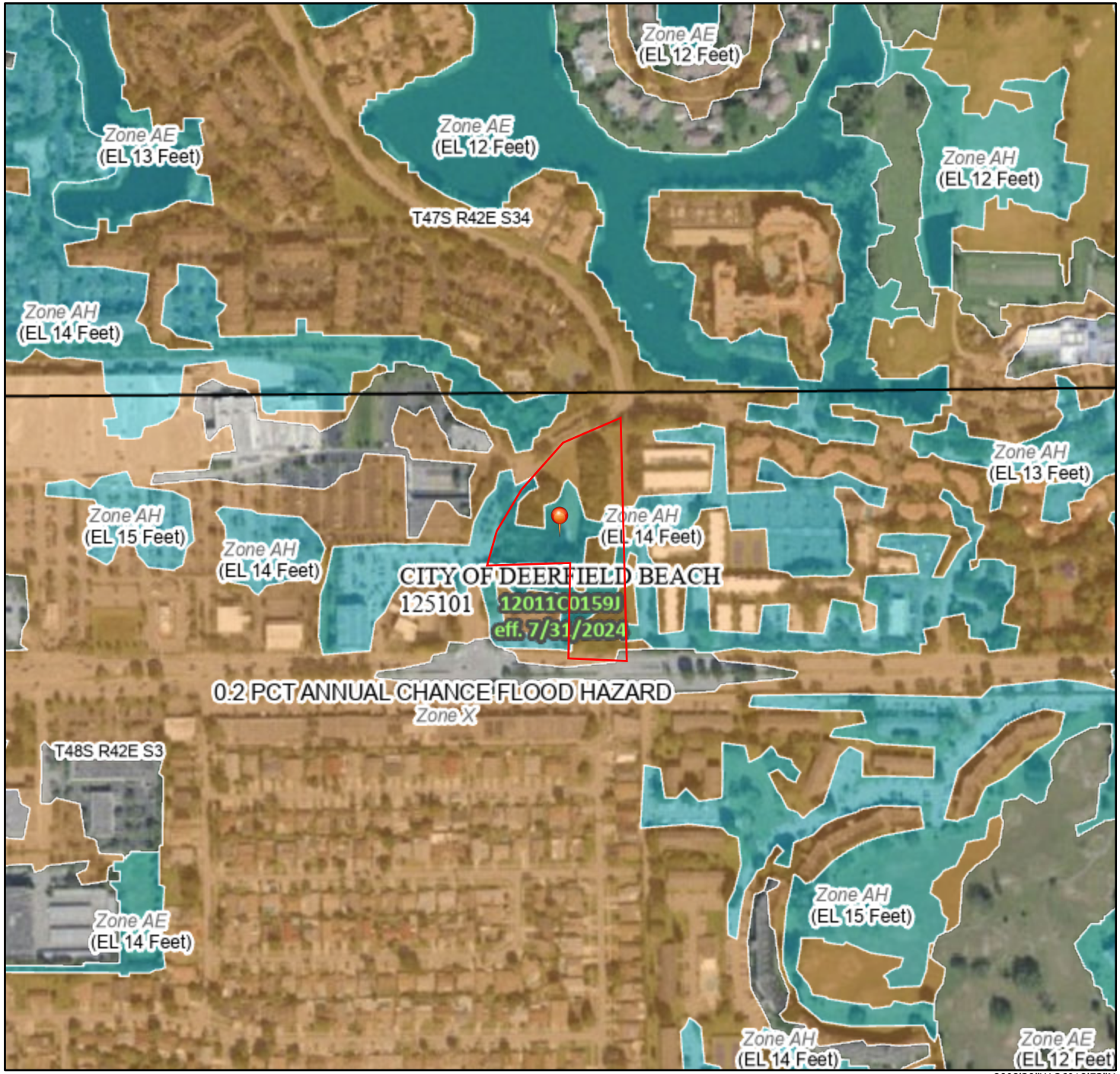
EXHIBIT C

FEMA FLOOD ZONE MAP

National Flood Hazard Layer FIRMette

FEMA

80°9'8"W 26°19'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°8'30"W 26°18'53"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

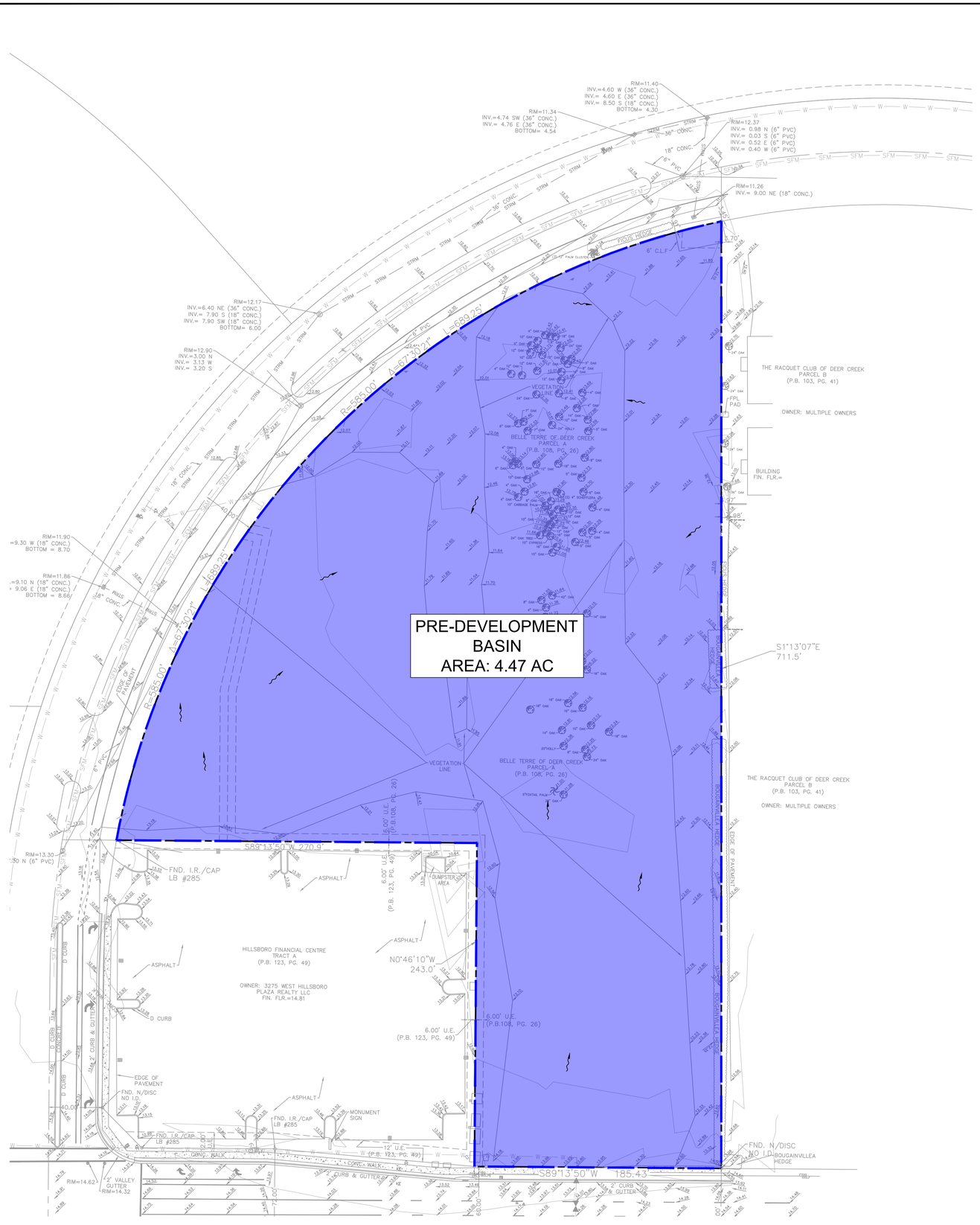
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2025 at 9:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT D

PRE- AND POST-DEVELOPMENT BASIN MAPS





LEGEND

- PROPERTY LINE
- EXISTING ELEVATION
- FLOW ARROW
- EXISTING UTILITY EASEMENTS
- POST DEVELOPMENT BASIN LIMITS

PRE-DEVELOPMENT LAND USE	
Land use	**Area (ac)**
Landscaping	4.47

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
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1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

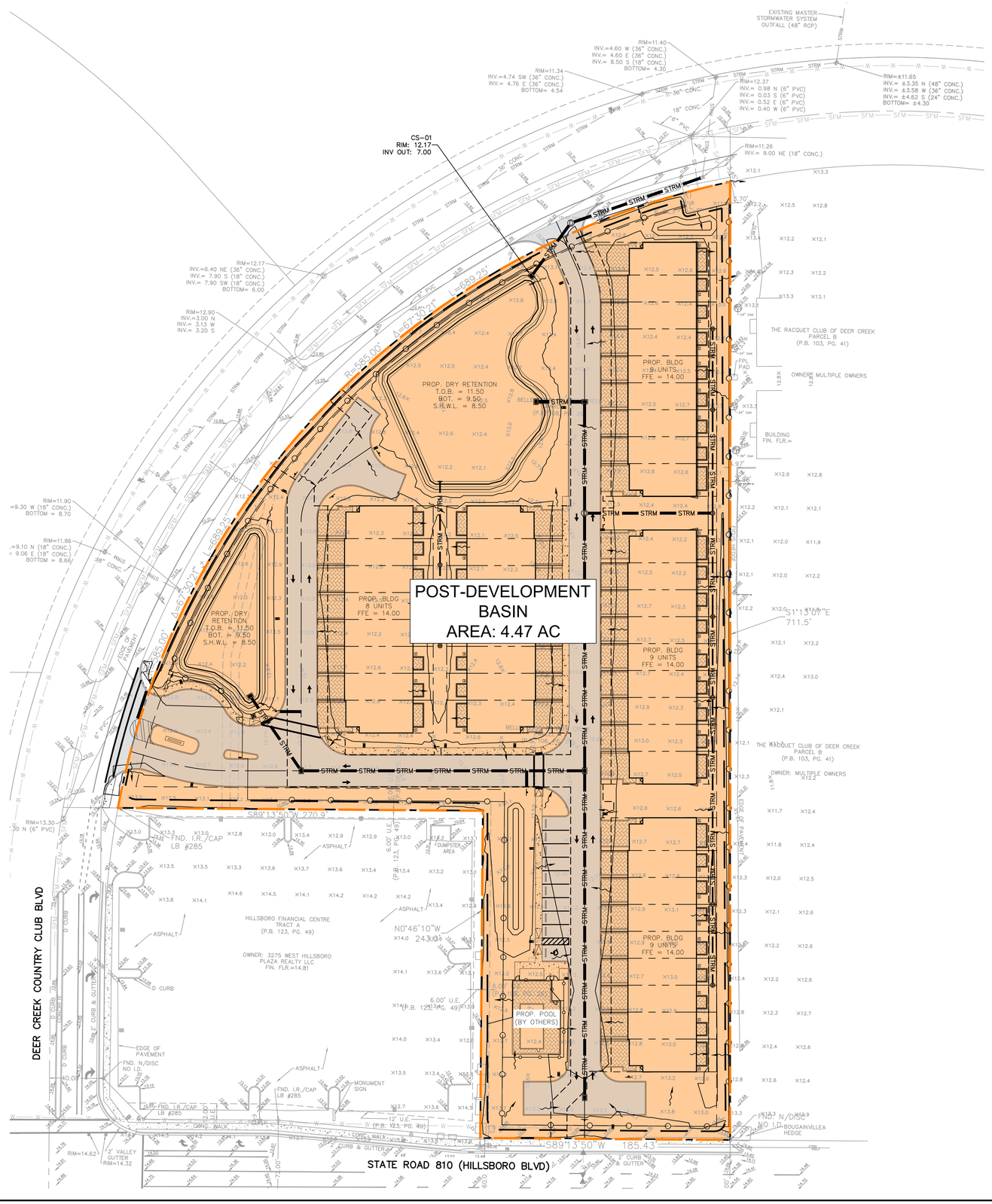
KHA PROJECT	144100002
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	BME
DRAWN BY	BME
CHECKED BY	JLH

PRE-DEVELOPMENT BASIN MAP

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC

SHEET NUMBER
EX-D

Plotted By: Edwards, Brandi Sheet Set: ######## Layout: C-400 DRAINAGE PLAN July 09, 2025 08:35:54pm K:\BCD_Civil\144100002 — Deer Creek\CADD\Exhibits\2025.05.29 — Basin Maps\Pre-Development Basin Map.dwg
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LEGEND

- PROPERTY LINE
- STRM — PROPOSED STORM PIPE
- PROPOSED STORM AREA INLET
- EXISTING ELEVATION
- FLOW ARROW
- EXISTING UTILITY EASEMENTS
- POST DEVELOPMENT BASIN LIMITS

POST-DEVELOPMENT LAND USE

Land use	Area (ac)
Building	1.04
Asphalt/Conc/Misc.	1.40
Dry Retention Bottom	0.32
Dry Retention Banks	0.16
Landscaping	1.55
Total	4.47

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	01/23/26	

Kimley»Horn

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1615 S. CONGRESS AVE. SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT 144100002
DATE JAN 2026
SCALE AS SHOWN
DESIGNED BY BME
DRAWN BY BME
CHECKED BY JLH

POST-DEVELOPMENT BASIN MAP

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC

SHEET NUMBER
EX-D

Posted By:Edwards, Brigid Sheet Set: ########## Layout:C-400 DRAINAGE PLAN January 20, 2026 07:46:43pm K:\BED_Civil\144100002 - Deer Creek\CADD\Exhibits\2025.05.29 - Basin Maps\Post-Development Basin Map.dwg
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APPENDIX 1

BASIN SUMMARY AND STAGE STORAGE

Land Use + Soil Storage Calculations Existing

Designed by: BME
Checked by: JR
Date: 1/19/2026

Tides at Deerfield Beach
Project No: 144100002

Existing Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		0.00
Building	0.00	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	0.00	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area		4.47
Pervious Pavement	0.00	
Dry Retention Bottom	0.00	
Dry Retention Banks	0.00	
Landscaping	4.47	
Total Area		4.47

Soil Storage - Existing

	Existing		DATUM
Wet Season Water Table / Control Elevation	8.50		NAVD
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods		
Average Site Elevation (Dry Retention Bottom)	0.00	NAVD	
Average Depth to Water Table (Dry Retention Bottom)	-8.50	ft	
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	in	
Soil Storage (S) Over the Site (Dry Retention Bottom)	0.00	in	
Average Site Elevation (Dry Retention Banks)	0.00	NAVD	
Average Depth to Water Table (Proposed Land Use)	-8.50	ft	
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	in	
Soil Storage (S) Over the Site (Proposed Land Use)	0.00	in	
Average Site Elevation (Landscaping)	12.00	NAVD	
Average Depth to Water Table (Landscaping)	3.50	ft	
Soil Storage Capability (Flatwoods, w/ 25% reduction)	4.05	in	
Soil Storage (S) Over the Site (Landscaping)	4.05	in	
Soil Storage (S) Over the Site (Entire Site)	4.05	in	
Curve Number (CN) Based on Soil Storage (S)	71.2		

Land Use + Soil Storage Calculations Permitted & Proposed

Tides at Deerfield Beach

Project No: 144100002

Designed by: BME

Checked by: JR

Date: 1/19/2026

Permitted Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		3.47
Building	1.17	
Garages	0.00	
Asphalt / Sidewalk / Other Imp.	2.30	
Lake		0.00
Lake Surface	0.00	
Lake Banks	0.00	
Pervious Area		1.00
Pervious Pavement	0.00	
Dry Retention Bottom	0.00	
Dry Retention Banks	0.00	
Landscaping	1.00	
Total Area		4.47

Proposed Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.44
Building	1.04	
Garages		
Asphalt / Sidewalk / Other Imp.	1.40	
Lake		0.00
Lake Surface		
Lake Banks		
Pervious Area		2.03
Pervious Pavement		
Dry Retention Bottom	0.32	
Dry Retention Banks	0.16	
Landscaping	1.55	
Total Area		4.47

Land Use + Soil Storage Calculations Permitted & Proposed
Tides at Deerfield Beach
Project No: 144100002

Designed by: BME
Checked by: JR
Date: 1/19/2026

Soil Storage - Permitted and Proposed

	Permitted	Proposed
Wet Season Water Table / Control Elevation	8.50	8.50
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	Flatwoods
Average Site Elevation (Dry Retention Bottom)	0.00	9.50
Average Depth to Water Table (Dry Retention Bottom)	-8.50	1.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	0.45
Soil Storage (S) Over the Site (Dry Retention Bottom)	0.00	0.03
Average Site Elevation (Dry Retention Banks)	0.00	10.50
Average Depth to Water Table (Proposed Land Use)	-8.50	2.00
Soil Storage Capability (Flatwoods, w/ 25% reduction)	0.00	1.88
Soil Storage (S) Over the Site (Proposed Land Use)	0.00	0.07
Average Site Elevation (Landscaping)	12.00	11.75
Average Depth to Water Table (Landscaping)	3.50	3.25
Soil Storage Capability (Flatwoods, w/ 25% reduction)	4.05	4.05
Soil Storage (S) Over the Site (Landscaping)	0.91	1.40
Soil Storage (S) Over the Site (Entire Site)	0.91	1.50
Curve Number (CN) Based on Soil Storage (S)	91.7	86.9

Site Stage-Storage - Existing

Tides at Deerfield Beach
Project No: 144100002

BME
1/19/2026

Stage Step Interval:	1
Start Stage Elevation:	8.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	Total
	L	V	L	V	L	L	Area
Area (ac)	0.00	0.00	0.00	0.00	0.00	4.47	4.47
Avg Low Elev.	11.50	0.00	0.00	0.00	0.00	11.50	
Avg High Elev.	13.35		0.00		0.00	12.50	

Stage	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	TOTAL CUM, AC-FT
8.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
9.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
10.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
11.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
12.50	0.00	0.00	0.00	0.00	0.00	2.24	**2.24**
13.50	0.00	0.00	0.00	0.00	0.00	6.71	**6.71**
14.50	0.00	0.00	0.00	0.00	0.00	11.18	**11.18**
15.50	0.00	0.00	0.00	0.00	0.00	15.65	**15.65**
16.50	0.00	0.00	0.00	0.00	0.00	20.12	**20.12**
17.50	0.00	0.00	0.00	0.00	0.00	24.59	**24.59**
18.50	0.00	0.00	0.00	0.00	0.00	29.06	**29.06**
19.50	0.00	0.00	0.00	0.00	0.00	33.53	**33.53**
20.50	0.00	0.00	0.00	0.00	0.00	38.00	**38.00**
21.50	0.00	0.00	0.00	0.00	0.00	42.47	**42.47**
22.50	0.00	0.00	0.00	0.00	0.00	46.94	**46.94**
23.50	0.00	0.00	0.00	0.00	0.00	51.41	**51.41**

Site Stage-Storage - Permitted

Tides at Deerfield Beach
Project No: 144100002

BME
1/19/2026

Stage Step Interval:	1
Start Stage Elevation:	8.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	Total
	L	V	L	V	L	L	Area
Area (ac)	2.30	0.00	0.00	0.00	0.00	1.00	3.30
Avg Low Elev.	11.50	0.00	0.00	0.00	0.00	11.50	
Avg High Elev.	13.35		0.00		0.00	12.50	

Stage	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	TOTAL CUM, AC-FT
8.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
9.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
10.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
11.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
12.50	0.62	0.00	0.00	0.00	0.00	0.50	**1.12**
13.50	2.47	0.00	0.00	0.00	0.00	1.50	**3.97**
14.50	4.77	0.00	0.00	0.00	0.00	2.50	**7.27**
15.50	7.07	0.00	0.00	0.00	0.00	3.50	**10.57**
16.50	9.36	0.00	0.00	0.00	0.00	4.51	**13.87**
17.50	11.66	0.00	0.00	0.00	0.00	5.51	**17.17**
18.50	13.96	0.00	0.00	0.00	0.00	6.51	**20.47**
19.50	16.26	0.00	0.00	0.00	0.00	7.51	**23.76**
20.50	18.55	0.00	0.00	0.00	0.00	8.51	**27.06**
21.50	20.85	0.00	0.00	0.00	0.00	9.51	**30.36**
22.50	23.15	0.00	0.00	0.00	0.00	10.51	**33.66**
23.50	25.45	0.00	0.00	0.00	0.00	11.51	**36.96**

Site Stage-Storage - Proposed

Tides at Deerfield Beach
Project No: 144100002

BME
1/19/2026

Stage Step Interval:	1
Start Stage Elevation:	8.50

Storage Type	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	Total
	L	V	L	V	L	L	Area
Area (ac)	1.40	0.00	0.00	0.32	0.16	1.55	3.43
Avg Low Elev.	12.01	0.00	0.00	9.50	9.50	10.50	
Avg High Elev.	12.90		0.00		11.50	13.00	

Stage	Impervious Area	Lake Surface	Lake Banks	Dry Retention Bottom	Dry Retention Banks	Landscaping	TOTAL CUM, AC-FT
9.50	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
10.50	0.00	0.00	0.00	0.32	0.04	0.00	**0.36**
11.50	0.00	0.00	0.00	0.64	0.16	0.31	**1.11**
12.50	0.19	0.00	0.00	0.96	0.32	1.24	**2.71**
13.50	1.46	0.00	0.00	1.28	0.48	2.71	**5.94**
14.50	2.86	0.00	0.00	1.60	0.64	4.26	**9.37**
15.50	4.26	0.00	0.00	1.92	0.80	5.81	**12.80**
16.50	5.66	0.00	0.00	2.24	0.96	7.36	**16.23**

Dry Retention Only for WQ			
Stage	**Dry Retention Bottom**	**Dry Retention Banks**	**Total**
8.500	0.00	0.00	0.00
9.500	0.00	0.00	0.00
10.500	0.32	0.04	0.36
11.500	0.64	0.16	0.80

WQ Volume Provided	**0.54**	**ac-ft**
Provided WQ Stage	**10.91**	**NAVD**

TR-55 Volume Calculations - Proposed

Designed by: BME
Checked by: JR
Date: 1/19/2026

Tides at Deerfield Beach
Project No: 144100002

Volume Required

	5-year/24 hours	10 year/24 hours	25-year /72 hours	100-year /72 hours
Potential Maximum Retention (S) (in)	1.50	1.50	1.50	1.50
Rainfall (P) (in)	8.5	10.5	17	22
Total Site Drainage Area (A) (ac)	4.47	4.47	4.47	4.47
Runoff (Q) (in)	6.928	8.889	15.320	20.293
Volume of Runoff (V_r) (ac-ft)	2.581	3.311	5.707	7.559

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (ac-ft)	Total Volume Stored in Exfiltration Trench ($V_{wq}+V_{add}+V_{void}$) (ac-ft)	Volume in Underground Storage (ac-ft)	Total Storage (ac-ft)
8.50	0.00	N/A	N/A	0.00
9.50	0.00	N/A	N/A	0.00
10.50	0.36	N/A	N/A	0.36
11.50	1.11	N/A	N/A	1.11
12.50	2.71	N/A	N/A	2.71
13.50	5.94	N/A	N/A	5.94
14.50	9.37	N/A	N/A	9.37
15.50	12.80	N/A	N/A	12.80
16.50	16.23	N/A	N/A	16.23

Equations Used (from Technical Release 55)

$S = (1000/CN)-10$

$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$

V_r (ac-ft) = (Q)(A)/12

APPENDIX 2

WATER QUALITY CALCULATIONS

Water Quality Calculations - Proposed

Tides at Deerfield Beach
Project No: 144100002

Designed by: BME
Checked by: JR
Date: 1/19/2026

I. LAND USE:

1	Building	1.04	ac.	23.27%
2	Garages	0.00	ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	1.40	ac.	31.32%
4	Lake Surface	0.00	ac.	0.00%
5	Lake Banks	0.00	ac.	0.00%
6	Pervious Pavement	0.00		0.00%
7	Dry Retention Bottom	0.32	ac.	7.16%
8	Dry Retention Banks	0.16	ac.	3.58%
9	Landscaping	1.55	ac.	34.68%
	Total =	**4.47**	**ac.**	**100%**

Total overall impervious surface with building = **55%**

Is the site within a basin discharging to WNAS? Yes

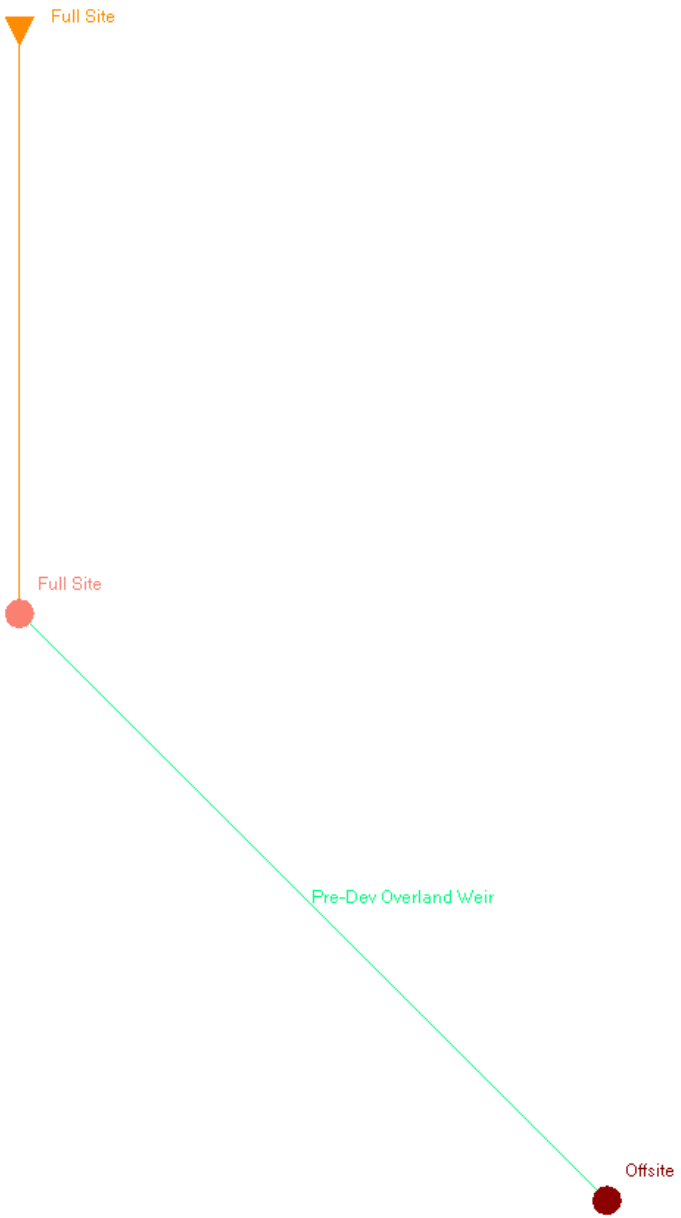
5. Nutrient Analysis Retention Volume Required to provide a net improvement and 80% removal efficiency (See Appendix 4 for details) = 0.54 ac-ft

WQ volume of 0.54 ac-ft required

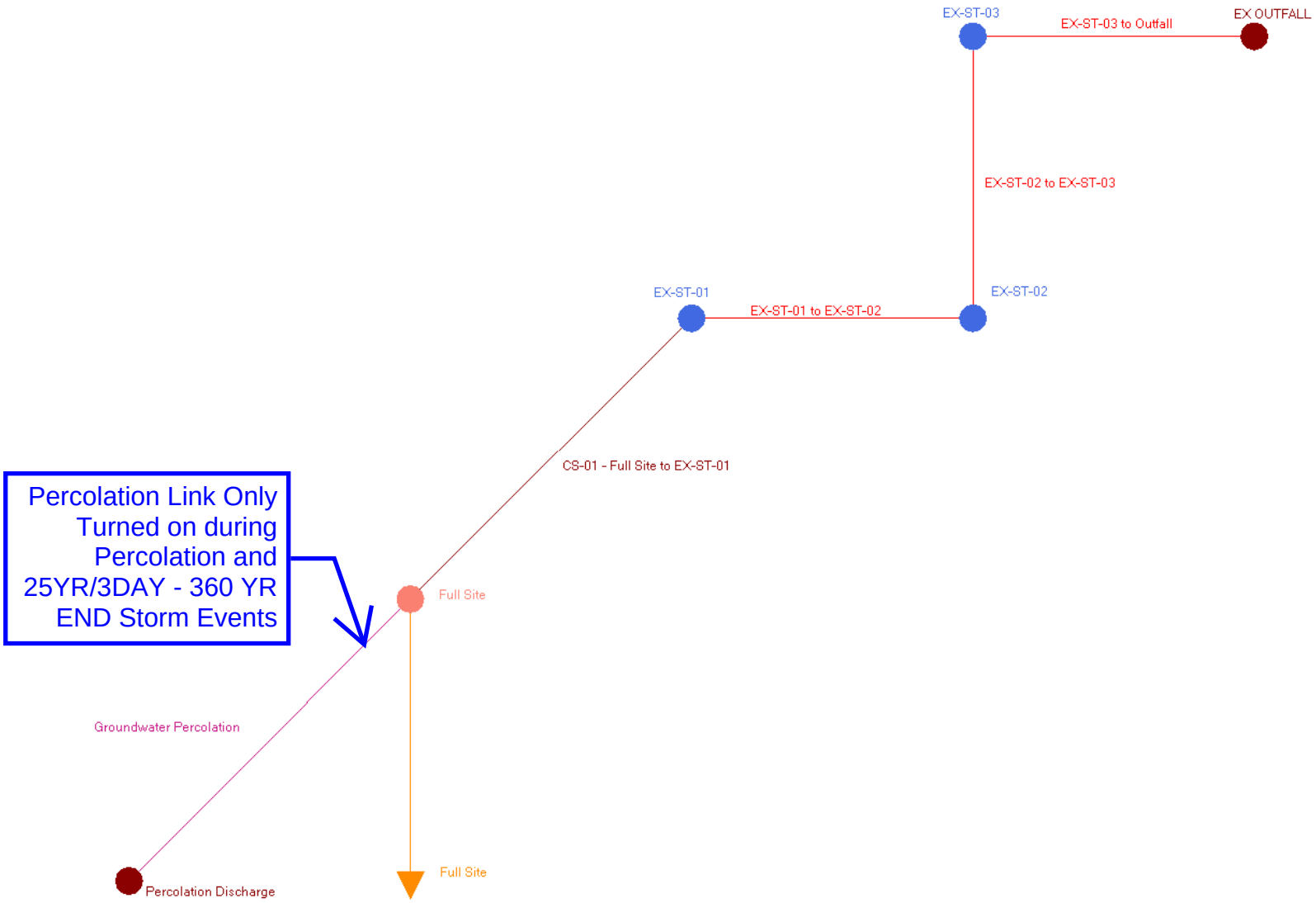
APPENDIX 3

ICPR REPORT

STORMWISE PRE-DEVELOPMENT NODAL DIAGRAM



STORMWISE POST-DEVELOPMENT NODAL DIAGRAM



Input Report

Simple Basin: Full Site

Scenario:	Post-Development
Node:	Full Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.4700 ac
Curve Number:	87.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Full Site

Scenario:	Pre-Development - Permit
Node:	Full Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.4700 ac
Curve Number:	91.7

Ia/S: 0.00
% Impervious: 0.00
% DCIA: 0.00
% Direct: 0.00
Rainfall Name:

Comment:

Node: EX OUTFALL

Scenario: Post-Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 8.70 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Initial Stage Set at Structure Bottom

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	8.70
0	0	0	60.0000	9.70
0	0	0	120.0000	8.80
0	0	0	360.0000	8.50

Comment: FROM SFWMD PERMIT #06-00372-S

Node: EX-ST-01

Scenario: Post-Development
Type: Stage/Area
Base Flow: 2.44 cfs
Initial Stage: 8.70 ft

Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
8.70	0.0010	44
999.00	0.0010	44

Comment: Structure null values assumed to be 0.001 with unlimited top stage to allow for staging up within the structure.

If no structure bottom listed, structure bottom assumed to be 0.3 lower than existing lowest pipe invert.

Rim Elev of Structure = 11.26

Base Flow Assumed to be 2.44 CFS to Account for Full Area of DC Country Club Bouleveard, see exhibit for calculations.

See Appendix 7

Node: EX-ST-02

Scenario: Post-Development
Type: Stage/Area
Base Flow: 14.54 cfs
Initial Stage: 8.50 ft

Initial Stage Set at SHWL

Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.30	0.0010	44
999.00	0.0010	44

Comment: Structure null values assumed to be 0.001 with unlimited top stage to allow for staging up within the structure.

Rim Elev of Structure = 11.40

Base Flow Assumed to be 14.54 CFS to account for full area of Cypress Park, see exhibit for calculations.

See Appendix 7

Node: EX-ST-03

Scenario: Post-Development
Type: Stage/Area
Base Flow: 5.50 cfs
Initial Stage: 8.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
4.32	0.0010	44
999.00	0.0010	44

Comment: Structure null values assumed to be 0.001 with unlimited top stage to allow for staging up within the structure.

If no structure bottom listed, structure bottom assumed to be 0.3 lower than existing lowest pipe invert.

Rim Elev of Structure = 11.65

Base Flow from Raquet Club Assumed to be 5.50 CFS, see drainage calculations in exhibit for details.

See Appendix 7

Node: Full Site

Scenario: Post-Development
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.50	0.36	15682
11.50	1.11	48352

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.50	2.71	118048
13.50	5.94	258746
14.50	9.37	408157
15.50	12.80	557568
16.50	16.23	706979

Comment:

Node: Percolation Discharge

Scenario: Post-Development
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 8.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	8.50

Comment:

Node: Full Site

Scenario: Pre-Development - Permit
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.50	0.00	0
12.50	1.12	48874
13.50	3.97	173020
14.50	7.27	316725
15.50	10.57	460429
16.50	13.87	604090
17.50	17.17	747795
18.50	20.47	891499
19.50	23.77	1035203
20.50	27.06	1178908
21.50	30.36	1322612
22.50	33.66	1466317
23.50	36.96	1609978

Comment:

Node: Offsite

Scenario: Pre-Development - Permit
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	8.50
0	0	0	999.0000	8.50

Comment:

Drop Structure Link: CS-01 - Full Site to EX-ST-01		Upstream Pipe		Downstream Pipe	
Scenario:	Post-Development	Invert:	7.00 ft	Invert:	7.00 ft
From Node:	Full Site	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	EX-ST-01	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	151.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	12.17 ft	Ref Node:	
Control Elevation:	12.17 ft	Discharge Coefficients	
Max Depth:	4.08 ft	Weir Default:	3.200
Max Width:	3.08 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment: Type D Inlet

Weir Component	
Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	10.91 ft
Control Elevation:	10.91 ft
Max Depth:	0.50 ft
Max Width:	1.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: Water Quality Requirements Met at Elev. 10.91 NAVD

Weir Component	
Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	11.41 ft
Control Elevation:	11.41 ft
Max Depth:	0.76 ft
Max Width:	0.50 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: EX-ST-01 to EX-ST-02		Upstream		Downstream	
Scenario:	Post-Development	Invert:	9.00 ft	Invert:	8.50 ft
From Node:	EX-ST-01	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	EX-ST-02	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	72.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment: Pipe information ascertained from Project survey.

Pipe Link: EX-ST-02 to EX-ST-03		Upstream		Downstream	
Scenario:	Post-Development	Invert:	4.60 ft	Invert:	3.58 ft
From Node:	EX-ST-02	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	EX-ST-03	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	115.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment: Pipe information ascertained from Project survey.

Pipe Link: EX-ST-03 to Outfall		Upstream		Downstream	
Scenario:	Post-Development	Invert:	3.35 ft	Invert:	3.35 ft
From Node:	EX-ST-03	Manning's N:	0.0100	Manning's N:	0.0100
To Node:	EX OUTFALL	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	4.00 ft	Max Depth:	4.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	50.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment: Pipe information ascertained from provided asbuilts.

Percolation Link: Groundwater Percolation			
Scenario:	Post-Development	Surface Area Option:	User Specified
From Node:	Full Site	Bottom Elevation:	9.50 ft
To Node:	Percolation Discharge	Surface Area:	0.3600 ac
Link Count:	1	Vertical Flow Termination:	Horizontal Flow Algorithm
Flow Direction:	None	Perimeter 1:	843.00 ft
Aquifer Base Elevation:	-2.00 ft	Perimeter 2:	1496.00 ft
Water Table Elevation:	8.50 ft	Perimeter 3:	5925.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	80.00 ft
Horizontal Conductivity:	13.000 fpd	Distance P2 to P3:	720.00 ft
Vertical Conductivity:	13.000 fpd	# of Cells P1 to P2:	16

Fillable Porosity:	0.300		
Layer Thickness:	1.00 ft	# of Cells P2 to P3:	72

Comment:

Drop Structure Link: Full Site to Offsite		Upstream Pipe		Downstream Pipe	
Scenario:	Pre-Development - Permit	Invert:	9.53 ft	Invert:	9.30 ft
From Node:	Full Site	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Offsite	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	23.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	10.88 ft	Ref Node:	
Control Elevation:	8.50 ft		

Max Depth: 2.00 ft
Max Width: 3.08 ft
Fillet: 0.00 ft

Discharge Coefficients

Weir Default: 3.200
Weir Table:
Orifice Default: 0.600
Orifice Table:

Weir Comment:

Drop Structure Comment:

Simulation: 100YR-72HR

Scenario: Post-Development
Run Date/Time: 1/15/2026 11:54:57 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	22.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-24HR

Scenario: Post-Development
Run Date/Time: 1/15/2026 11:53:44 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~FLMOD
Edge Length Option:	Automatic	Rainfall Amount:	10.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR

Scenario: Post-Development
Run Date/Time: 1/19/2026 1:31:11 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR

IA Recovery Time: 24.0000 hr

Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	20.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR - 360 END

Scenario: Post-Development
Run Date/Time: 1/19/2026 1:50:00 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-24HR

Scenario:	Post-Development
Run Date/Time:	1/19/2026 1:38:11 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~FLMOD
Edge Length Option:	Automatic	Rainfall Amount:	8.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: BACK-TO-BACK 25YR-72HR

Scenario:	Post-Development
Run Date/Time:	1/19/2026 2:05:43 PM
Program Version:	StormWise 4.08.03

General

Run Mode:	Hot Start	Hot Start Simulation:	25YR-72HR - 360 END

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000
Hot Start Time:	0	0	0	360.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: Percolation

Scenario:	Post-Development
Run Date/Time:	1/15/2026 11:57:16 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000

Max Calculation Time: 30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:

Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	No Rainfall
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	0.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-72HR

Scenario: Pre-Development - Permit
Run Date/Time: N/A
Program Version: N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]

Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	22.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-72HR

Scenario:	Pre-Development - Permit
Run Date/Time:	N/A
Program Version:	N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:

Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	13.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR

Scenario:	Pre-Development - Permit
Run Date/Time:	N/A
Program Version:	N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:

Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	17.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-24HR

Scenario:	Pre-Development - Permit
Run Date/Time:	N/A
Program Version:	N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000

End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Roughness Set:	
Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~FLMOD
Edge Length Option:	Automatic	Rainfall Amount:	8.50 in
		Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

MAX STAGE AND DISCHARGE REPORT

Scenario	Sim	Node Name	Maximum Stage [ft]	Maximum Total Inflow Rate [cfs]	Maximum Total Outflow Rate [cfs]
Post-Development	100YR-72HR	Full Site	13.99	43.08	0.00
Post-Development	10YR-24HR	Full Site	12.01	26.49	4.07
Post-Development	25YR-72HR	Full Site	12.35	33.10	8.82
Post-Development	BACK-TO-BACK 25YR-72HR	Full Site	12.35	33.10	8.82

Min. FFE = 100 YR/72 HR Storm Max Stage = 13.99' NAVD.

Proposed Min. FFE = 14' NAVD

Min. Pavement Elev = 10 YR/24 HR Storm Max Stage = 12.01 NAVD

Proposed Min. Pavement Elev = 12.10' NAVD

Min. Perimeter Berm Elev. = 25 YR/72 HR Storm Max Stage (Back-to-Back Storm Required because Project Does Not recover 12 days after the cessation of the storm event) = 12.35' NAVD

Proposed Min. Perimeter Berm = 12.50' NAVD

Maximum Outflow From the Project is Equal to 8.82 CFS

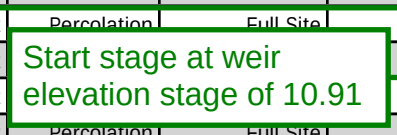
DC COUNTRY CLUB BOULEVARD CAPACITY ANALYSIS

Scenario	Sim	Node Name	Maximum Stage [ft]
Post-Development	25YR-72HR	EX OUTFALL	9.50
Post-Development	25YR-72HR	EX-ST-01	10.28
Post-Development	25YR-72HR	EX-ST-02	9.61
Post-Development	25YR-72HR	EX-ST-03	9.51
Post-Development	25YR-72HR	Full Site	12.35

Max Stages For all Affected Inlets are less than the inlet rim elevation. Thus, the system has the capability to serve the proposed project.

WATER QUALITY RECOVERY ANALYSIS

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	0.0000	10.91	0.00
Post-Development	Percolation	Full Site	0.2500	10.75	0.12
Post-Development	Percolation	Full Site	0.5000	10.72	0.14
Post-Development	Percolation	Full Site	0.7500	10.70	0.15
Post-Development	Percolation	Full Site	1.0001	10.69	0.17
Post-Development	Percolation	Full Site	1.2500	10.67	0.17
Post-Development	Percolation	Full Site	1.5000	10.66	0.18
Post-Development	Percolation	Full Site	1.7501	10.65	0.19
Post-Development	Percolation	Full Site	2.0001	10.64	0.20
Post-Development	Percolation	Full Site	2.2500	10.63	0.20
Post-Development	Percolation	Full Site	2.5000	10.62	0.21
Post-Development	Percolation	Full Site	2.7500	10.61	0.21
Post-Development	Percolation	Full Site	3.0000	10.60	0.22
Post-Development	Percolation	Full Site	3.2500	10.60	0.22
Post-Development	Percolation	Full Site	3.5000	10.59	0.23
Post-Development	Percolation	Full Site	3.7500	10.58	0.23
Post-Development	Percolation	Full Site	4.0001	10.57	0.24
Post-Development	Percolation	Full Site	4.2501	10.57	0.24
Post-Development	Percolation	Full Site	4.5000	10.56	0.24
Post-Development	Percolation	Full Site	4.7500	10.56	0.25
Post-Development	Percolation	Full Site	5.0000	10.55	0.25
Post-Development	Percolation	Full Site	5.2501	10.54	0.26
Post-Development	Percolation	Full Site	5.5000	10.54	0.26
Post-Development	Percolation	Full Site	5.7500	10.53	0.26
Post-Development	Percolation	Full Site	6.0000	10.53	0.27
Post-Development	Percolation	Full Site	6.2500	10.52	0.27
Post-Development	Percolation	Full Site	6.5000	10.51	0.27
Post-Development	Percolation	Full Site	6.7500	10.51	0.27
Post-Development	Percolation	Full Site	7.0000	10.50	0.28
Post-Development	Percolation	Full Site	7.2501	10.50	0.28
Post-Development	Percolation	Full Site	7.5000	10.49	0.28
Post-Development	Percolation	Full Site	7.7500	10.49	0.29
Post-Development	Percolation	Full Site	8.0000	10.48	0.29
Post-Development	Percolation	Full Site	8.2500	10.48	0.29
Post-Development	Percolation	Full Site	8.5001	10.47	0.29
Post-Development	Percolation	Full Site	8.7500	10.47	0.30
Post-Development	Percolation	Full Site	9.0000	10.46	0.30
Post-Development	Percolation	Full Site	9.2501	10.46	0.30
Post-Development	Percolation	Full Site	9.5001	10.45	0.30
Post-Development	Percolation	Full Site	9.7501	10.45	0.31
Post-Development	Percolation	Full Site	10.0000	10.45	0.31
Post-Development	Percolation	Full Site	10.2500	10.44	0.31



Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	10.5001	10.44	0.31
Post-Development	Percolation	Full Site	10.7501	10.43	0.32
Post-Development	Percolation	Full Site	11.0001	10.43	0.32
Post-Development	Percolation	Full Site	11.2500	10.42	0.32
Post-Development	Percolation	Full Site	11.5001	10.42	0.32
Post-Development	Percolation	Full Site	11.7500	10.42	0.32
Post-Development	Percolation	Full Site	12.0000	10.41	0.33
Post-Development	Percolation	Full Site	12.2501	10.41	0.33
Post-Development	Percolation	Full Site	12.5000	10.40	0.33
Post-Development	Percolation	Full Site	12.7501	10.40	0.33
Post-Development	Percolation	Full Site	13.0001	10.40	0.34
Post-Development	Percolation	Full Site	13.2500	10.39	0.34
Post-Development	Percolation	Full Site	13.5000	10.39	0.34
Post-Development	Percolation	Full Site	13.7500	10.38	0.34
Post-Development	Percolation	Full Site	14.0000	10.38	0.34
Post-Development	Percolation	Full Site	14.2500	10.38	0.34
Post-Development	Percolation	Full Site	14.5000	10.37	0.35
Post-Development	Percolation	Full Site	14.7500	10.37	0.35
Post-Development	Percolation	Full Site	15.0000	10.37	0.35
Post-Development	Percolation	Full Site	15.2500	10.36	0.35
Post-Development	Percolation	Full Site	15.5000	10.36	0.35
Post-Development	Percolation	Full Site	15.7500	10.36	0.36
Post-Development	Percolation	Full Site	16.0000	10.35	0.36
Post-Development	Percolation	Full Site	16.2500	10.35	0.36
Post-Development	Percolation	Full Site	16.5000	10.34	0.36
Post-Development	Percolation	Full Site	16.7500	10.34	0.36
Post-Development	Percolation	Full Site	17.0001	10.34	0.36
Post-Development	Percolation	Full Site	17.2501	10.33	0.37
Post-Development	Percolation	Full Site	17.5001	10.33	0.37
Post-Development	Percolation	Full Site	17.7500	10.33	0.37
Post-Development	Percolation	Full Site	18.0000	10.32	0.37
Post-Development	Percolation	Full Site	18.2500	10.32	0.37
Post-Development	Percolation	Full Site	18.5000	10.32	0.37
Post-Development	Percolation	Full Site	18.7500	10.31	0.38
Post-Development	Percolation	Full Site	19.0000	10.31	0.38
Post-Development	Percolation	Full Site	19.2501	10.31	0.38
Post-Development	Percolation	Full Site	19.5001	10.30	0.38
Post-Development	Percolation	Full Site	19.7500	10.30	0.38
Post-Development	Percolation	Full Site	20.0000	10.30	0.38
Post-Development	Percolation	Full Site	20.2500	10.30	0.39
Post-Development	Percolation	Full Site	20.5000	10.29	0.39
Post-Development	Percolation	Full Site	20.7501	10.29	0.39

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	21.0000	10.29	0.39
Post-Development	Percolation	Full Site	21.2500	10.28	0.39
Post-Development	Percolation	Full Site	21.5001	10.28	0.39
Post-Development	Percolation	Full Site	21.7501	10.28	0.39
Post-Development	Percolation	Full Site	22.0001	10.27	0.40
Post-Development	Percolation	Full Site	22.2500	10.27	0.40
Post-Development	Percolation	Full Site	22.5000	10.27	0.40
Post-Development	Percolation	Full Site	22.7500	10.26	0.40
Post-Development	Percolation	Full Site	23.0000	10.26	0.40
Post-Development	Percolation	Full Site	23.2500	10.26	0.40
Post-Development	Percolation	Full Site	23.5000	10.26	0.40
Post-Development	Percolation	Full Site	23.7501	10.25	0.40
Post-Development	Percolation	Full Site	24.0000	10.25	0.41
Post-Development	Percolation	Full Site	24.2500	10.25	0.41
Post-Development	Percolation	Full Site	24.5000	10.24	0.41
Post-Development	Percolation	Full Site	24.7500	10.24	0.41
Post-Development	Percolation	Full Site	25.0000	10.24	0.41
Post-Development	Percolation	Full Site	25.2501	10.24	0.41
Post-Development	Percolation	Full Site	25.5000	10.23	0.41
Post-Development	Percolation	Full Site	25.7500	10.23	0.42
Post-Development	Percolation	Full Site	26.0000	10.23	0.42
Post-Development	Percolation	Full Site	26.2501	10.22	0.42
Post-Development	Percolation	Full Site	26.5000	10.22	0.42
Post-Development	Percolation	Full Site	26.7500	10.22	0.42
Post-Development	Percolation	Full Site	27.0000	10.22	0.42
Post-Development	Percolation	Full Site	27.2500	10.21	0.42
Post-Development	Percolation	Full Site	27.5000	10.21	0.42
Post-Development	Percolation	Full Site	27.7500	10.21	0.42
Post-Development	Percolation	Full Site	28.0001	10.21	0.43
Post-Development	Percolation	Full Site	28.2501	10.20	0.43
Post-Development	Percolation	Full Site	28.5000	10.20	0.43
Post-Development	Percolation	Full Site	28.7500	10.20	0.43
Post-Development	Percolation	Full Site	29.0000	10.19	0.43
Post-Development	Percolation	Full Site	29.2500	10.19	0.43
Post-Development	Percolation	Full Site	29.5001	10.19	0.43
Post-Development	Percolation	Full Site	29.7500	10.19	0.43
Post-Development	Percolation	Full Site	30.0000	10.18	0.44
Post-Development	Percolation	Full Site	30.2501	10.18	0.44
Post-Development	Percolation	Full Site	30.5001	10.18	0.44
Post-Development	Percolation	Full Site	30.7500	10.18	0.44
Post-Development	Percolation	Full Site	31.0000	10.17	0.44
Post-Development	Percolation	Full Site	31.2500	10.17	0.44

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	31.5000	10.17	0.44
Post-Development	Percolation	Full Site	31.7500	10.17	0.44
Post-Development	Percolation	Full Site	32.0000	10.16	0.44
Post-Development	Percolation	Full Site	32.2500	10.16	0.45
Post-Development	Percolation	Full Site	32.5001	10.16	0.45
Post-Development	Percolation	Full Site	32.7501	10.16	0.45
Post-Development	Percolation	Full Site	33.0000	10.15	0.45
Post-Development	Percolation	Full Site	33.2500	10.15	0.45
Post-Development	Percolation	Full Site	33.5000	10.15	0.45
Post-Development	Percolation	Full Site	33.7501	10.15	0.45
Post-Development	Percolation	Full Site	34.0000	10.14	0.45
Post-Development	Percolation	Full Site	34.2500	10.14	0.45
Post-Development	Percolation	Full Site	34.5000	10.14	0.45
Post-Development	Percolation	Full Site	34.7500	10.14	0.46
Post-Development	Percolation	Full Site	35.0000	10.13	0.46
Post-Development	Percolation	Full Site	35.2500	10.13	0.46
Post-Development	Percolation	Full Site	35.5000	10.13	0.46
Post-Development	Percolation	Full Site	35.7501	10.13	0.46
Post-Development	Percolation	Full Site	36.0000	10.12	0.46
Post-Development	Percolation	Full Site	36.2500	10.12	0.46
Post-Development	Percolation	Full Site	36.5000	10.12	0.46
Post-Development	Percolation	Full Site	36.7500	10.12	0.46
Post-Development	Percolation	Full Site	37.0002	10.12	0.46
Post-Development	Percolation	Full Site	37.2501	10.11	0.47
Post-Development	Percolation	Full Site	37.5000	10.11	0.47
Post-Development	Percolation	Full Site	37.7500	10.11	0.47
Post-Development	Percolation	Full Site	38.0000	10.11	0.47
Post-Development	Percolation	Full Site	38.2500	10.10	0.47
Post-Development	Percolation	Full Site	38.5001	10.10	0.47
Post-Development	Percolation	Full Site	38.7500	10.10	0.47
Post-Development	Percolation	Full Site	39.0000	10.10	0.47
Post-Development	Percolation	Full Site	39.2501	10.09	0.47
Post-Development	Percolation	Full Site	39.5000	10.09	0.47
Post-Development	Percolation	Full Site	39.7500	10.09	0.47
Post-Development	Percolation	Full Site	40.0000	10.09	0.48
Post-Development	Percolation	Full Site	40.2501	10.09	0.48
Post-Development	Percolation	Full Site	40.5000	10.08	0.48
Post-Development	Percolation	Full Site	40.7501	10.08	0.48
Post-Development	Percolation	Full Site	41.0000	10.08	0.48
Post-Development	Percolation	Full Site	41.2500	10.08	0.48
Post-Development	Percolation	Full Site	41.5000	10.07	0.48
Post-Development	Percolation	Full Site	41.7500	10.07	0.48

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	42.0000	10.07	0.48
Post-Development	Percolation	Full Site	42.2500	10.07	0.48
Post-Development	Percolation	Full Site	42.5000	10.07	0.48
Post-Development	Percolation	Full Site	42.7500	10.06	0.48
Post-Development	Percolation	Full Site	43.0001	10.06	0.49
Post-Development	Percolation	Full Site	43.2501	10.06	0.49
Post-Development	Percolation	Full Site	43.5000	10.06	0.49
Post-Development	Percolation	Full Site	43.7500	10.05	0.49
Post-Development	Percolation	Full Site	44.0000	10.05	0.49
Post-Development	Percolation	Full Site	44.2500	10.05	0.49
Post-Development	Percolation	Full Site	44.5000	10.05	0.49
Post-Development	Percolation	Full Site	44.7500	10.05	0.49
Post-Development	Percolation	Full Site	45.0000	10.04	0.49
Post-Development	Percolation	Full Site	45.2500	10.04	0.49
Post-Development	Percolation	Full Site	45.5000	10.04	0.49
Post-Development	Percolation	Full Site	45.7500	10.04	0.49
Post-Development	Percolation	Full Site	46.0001	10.04	0.50
Post-Development	Percolation	Full Site	46.2500	10.03	0.50
Post-Development	Percolation	Full Site	46.5000	10.03	0.50
Post-Development	Percolation	Full Site	46.7500	10.03	0.50
Post-Development	Percolation	Full Site	47.0000	10.03	0.50
Post-Development	Percolation	Full Site	47.2501	10.02	0.50
Post-Development	Percolation	Full Site	47.5000	10.02	0.50
Post-Development	Percolation	Full Site	47.7500	10.02	0.50
Post-Development	Percolation	Full Site	48.0000	10.02	0.50
Post-Development	Percolation	Full Site	48.2500	10.02	0.50
Post-Development	Percolation	Full Site	48.5001	10.01	0.50
Post-Development	Percolation	Full Site	48.7500	10.01	0.50
Post-Development	Percolation	Full Site	49.0000	10.01	0.50
Post-Development	Percolation	Full Site	49.2500	10.01	0.51
Post-Development	Percolation	Full Site	49.5001	10.01	0.51
Post-Development	Percolation	Full Site	49.7500	10.00	0.51
Post-Development	Percolation	Full Site	50.0000	10.00	0.51
Post-Development	Percolation	Full Site	50.2500	10.00	0.51
Post-Development	Percolation	Full Site	50.5000	10.00	0.51
Post-Development	Percolation	Full Site	50.7500	10.00	0.51
Post-Development	Percolation	Full Site	51.0001	9.99	0.51
Post-Development	Percolation	Full Site	51.2500	9.99	0.51
Post-Development	Percolation	Full Site	51.5000	9.99	0.51
Post-Development	Percolation	Full Site	51.7501	9.99	0.51
Post-Development	Percolation	Full Site	52.0000	9.99	0.51
Post-Development	Percolation	Full Site	52.2500	9.98	0.51

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Outflow Volume [ac_ft]
Post-Development	Percolation	Full Site	52.5000	9.98	0.51
Post-Development	Percolation	Full Site	52.7500	9.98	0.52
Post-Development	Percolation	Full Site	53.0000	9.98	0.52
Post-Development	Percolation	Full Site	53.2500	9.98	0.52
Post-Development	Percolation	Full Site	53.5000	9.97	0.52
Post-Development	Percolation	Full Site	53.7500	9.97	0.52
Post-Development	Percolation	Full Site	54.0000	9.97	0.52
Post-Development	Percolation	Full Site	54.2501	9.97	0.52
Post-Development	Percolation	Full Site	54.5000	9.97	0.52
Post-Development	Percolation	Full Site	54.7500	9.96	0.52
Post-Development	Percolation	Full Site	55.0000	9.96	0.52
Post-Development	Percolation	Full Site	55.2501	9.96	0.52
Post-Development	Percolation	Full Site	55.5000	9.96	0.52
Post-Development	Percolation	Full Site	55.7500	9.96	0.52
Post-Development	Percolation	Full Site	56.0000	9.95	0.52
Post-Development	Percolation	Full Site	56.2500	9.95	0.52
Post-Development	Percolation	Full Site	56.5000	9.95	0.53
Post-Development	Percolation	Full Site	56.7500	9.95	0.53
Post-Development	Percolation	Full Site	57.0000	9.95	0.53
Post-Development	Percolation	Full Site	57.2500	9.95	0.53
Post-Development	Percolation	Full Site	57.5000	9.94	0.53
Post-Development	Percolation	Full Site	57.7501	9.94	0.53
Post-Development	Percolation	Full Site	58.0000	9.94	0.53
Post-Development	Percolation	Full Site	58.2501	9.94	0.53
Post-Development	Percolation	Full Site	58.5000	9.94	0.53
Post-Development	Percolation	Full Site	58.7500	9.93	0.53
Post-Development	Percolation	Full Site	59.0001	9.93	0.53
Post-Development	Percolation	Full Site	59.2500	9.93	0.53
Post-Development	Percolation	Full Site	59.5000	9.93	0.53
Post-Development	Percolation	Full Site	59.7501	9.93	0.53
Post-Development	Percolation	Full Site	60.0000	9.92	0.53
Post-Development	Percolation	Full Site	60.2501	9.92	0.54
Post-Development	Percolation	Full Site	60.5001	9.92	0.54
Post-Development	Percolation	Full Site	60.7500	9.92	0.54
Post-Development	Percolation	Full Site	61.0000	9.92	0.54
Post-Development	Percolation	Full Site	61.2501	9.92	0.54
Post-Development	Percolation	Full Site	61.5000	9.91	0.54
Post-Development	Percolation	Full Site	61.7500	9.91	0.54
Post-Development	Percolation	Full Site	62.0001	9.91	0.54
Post-Development	Percolation	Full Site	62.2501	9.91	0.54
Post-Development	Percolation	Full Site	62.5001	9.91	0.54
Post-Development	Perc			9.90	0.54

Treatment Volume of 0.54 ac-ft is recovered at hour 60

25YR/3DAY RECOVERY ANALYSIS

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	0.0000	9.50
Post-Development	25YR-72HR - 360 END	0.2500	9.50
Post-Development	25YR-72HR - 360 END	0.5001	9.50
Post-Development	25YR-72HR - 360 END	0.7500	9.50
Post-Development	25YR-72HR - 360 END	1.0000	9.50
Post-Development	25YR-72HR - 360 END	1.2500	9.50
Post-Development	25YR-72HR - 360 END	1.5000	9.50
Post-Development	25YR-72HR - 360 END	1.7501	9.50
Post-Development	25YR-72HR - 360 END	2.0001	9.50
Post-Development	25YR-72HR - 360 END	2.2500	9.50
Post-Development	25YR-72HR - 360 END	2.5001	9.50
Post-Development	25YR-72HR - 360 END	2.7500	9.50
Post-Development	25YR-72HR - 360 END	3.0000	9.50
Post-Development	25YR-72HR - 360 END	3.2501	9.50
Post-Development	25YR-72HR - 360 END	3.5000	9.50
Post-Development	25YR-72HR - 360 END	3.7500	9.50
Post-Development	25YR-72HR - 360 END	4.0000	9.50
Post-Development	25YR-72HR - 360 END	4.2500	9.50
Post-Development	25YR-72HR - 360 END	4.5000	9.50
Post-Development	25YR-72HR - 360 END	4.7500	9.50
Post-Development	25YR-72HR - 360 END	5.0001	9.50
Post-Development	25YR-72HR - 360 END	5.2501	9.50
Post-Development	25YR-72HR - 360 END	5.5000	9.50
Post-Development	25YR-72HR - 360 END	5.7500	9.50
Post-Development	25YR-72HR - 360 END	6.0000	9.50
Post-Development	25YR-72HR - 360 END	6.2500	9.50
Post-Development	25YR-72HR - 360 END	6.5000	9.50
Post-Development	25YR-72HR - 360 END	6.7500	9.50
Post-Development	25YR-72HR - 360 END	7.0000	9.50

25-YR/3-Storm Event Start at Initial Stage of 9.5 NAVD

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	7.2500	9.50
Post-Development	25YR-72HR - 360 END	7.5000	9.50
Post-Development	25YR-72HR - 360 END	7.7500	9.50
Post-Development	25YR-72HR - 360 END	8.0000	9.50
Post-Development	25YR-72HR - 360 END	8.2500	9.50
Post-Development	25YR-72HR - 360 END	8.5000	9.50
Post-Development	25YR-72HR - 360 END	8.7500	9.50
Post-Development	25YR-72HR - 360 END	9.0000	9.50
Post-Development	25YR-72HR - 360 END	9.2500	9.50
Post-Development	25YR-72HR - 360 END	9.5000	9.50
Post-Development	25YR-72HR - 360 END	9.7500	9.50
Post-Development	25YR-72HR - 360 END	10.0000	9.50
Post-Development	25YR-72HR - 360 END	10.2500	9.50
Post-Development	25YR-72HR - 360 END	10.5001	9.50
Post-Development	25YR-72HR - 360 END	10.7500	9.50
Post-Development	25YR-72HR - 360 END	11.0000	9.50
Post-Development	25YR-72HR - 360 END	11.2500	9.50
Post-Development	25YR-72HR - 360 END	11.5000	9.50
Post-Development	25YR-72HR - 360 END	11.7500	9.50
Post-Development	25YR-72HR - 360 END	12.0000	9.50
Post-Development	25YR-72HR - 360 END	12.2500	9.50
Post-Development	25YR-72HR - 360 END	12.5000	9.50
Post-Development	25YR-72HR - 360 END	12.7500	9.50
Post-Development	25YR-72HR - 360 END	13.0001	9.50
Post-Development	25YR-72HR - 360 END	13.2500	9.50
Post-Development	25YR-72HR - 360 END	13.5000	9.50
Post-Development	25YR-72HR - 360 END	13.7501	9.50
Post-Development	25YR-72HR - 360 END	14.0000	9.50
Post-Development	25YR-72HR - 360 END	14.2500	9.50

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	14.5000	9.50
Post-Development	25YR-72HR - 360 END	14.7500	9.50
Post-Development	25YR-72HR - 360 END	15.0000	9.50
Post-Development	25YR-72HR - 360 END	15.2500	9.50
Post-Development	25YR-72HR - 360 END	15.5000	9.50
Post-Development	25YR-72HR - 360 END	15.7500	9.50
Post-Development	25YR-72HR - 360 END	16.0001	9.50
Post-Development	25YR-72HR - 360 END	16.2500	9.50
Post-Development	25YR-72HR - 360 END	16.5000	9.51
Post-Development	25YR-72HR - 360 END	16.7501	9.52
Post-Development	25YR-72HR - 360 END	17.0001	9.52
Post-Development	25YR-72HR - 360 END	17.2501	9.53
Post-Development	25YR-72HR - 360 END	17.5000	9.54
Post-Development	25YR-72HR - 360 END	17.7500	9.55
Post-Development	25YR-72HR - 360 END	18.0000	9.56
Post-Development	25YR-72HR - 360 END	18.2500	9.57
Post-Development	25YR-72HR - 360 END	18.5000	9.58
Post-Development	25YR-72HR - 360 END	18.7500	9.59
Post-Development	25YR-72HR - 360 END	19.0000	9.61
Post-Development	25YR-72HR - 360 END	19.2500	9.62
Post-Development	25YR-72HR - 360 END	19.5001	9.63
Post-Development	25YR-72HR - 360 END	19.7500	9.64
Post-Development	25YR-72HR - 360 END	20.0000	9.65
Post-Development	25YR-72HR - 360 END	20.2500	9.66
Post-Development	25YR-72HR - 360 END	20.5000	9.67
Post-Development	25YR-72HR - 360 END	20.7500	9.68
Post-Development	25YR-72HR - 360 END	21.0000	9.69
Post-Development	25YR-72HR - 360 END	21.2500	9.71
Post-Development	25YR-72HR - 360 END	21.5000	9.72

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	21.7500	9.73
Post-Development	25YR-72HR - 360 END	22.0000	9.74
Post-Development	25YR-72HR - 360 END	22.2500	9.75
Post-Development	25YR-72HR - 360 END	22.5001	9.76
Post-Development	25YR-72HR - 360 END	22.7500	9.77
Post-Development	25YR-72HR - 360 END	23.0000	9.78
Post-Development	25YR-72HR - 360 END	23.2500	9.79
Post-Development	25YR-72HR - 360 END	23.5000	9.80
Post-Development	25YR-72HR - 360 END	23.7500	9.81
Post-Development	25YR-72HR - 360 END	24.0000	9.82
Post-Development	25YR-72HR - 360 END	24.2500	9.84
Post-Development	25YR-72HR - 360 END	24.5000	9.85
Post-Development	25YR-72HR - 360 END	24.7501	9.87
Post-Development	25YR-72HR - 360 END	25.0000	9.89
Post-Development	25YR-72HR - 360 END	25.2501	9.90
Post-Development	25YR-72HR - 360 END	25.5001	9.92
Post-Development	25YR-72HR - 360 END	25.7500	9.94
Post-Development	25YR-72HR - 360 END	26.0001	9.95
Post-Development	25YR-72HR - 360 END	26.2501	9.97
Post-Development	25YR-72HR - 360 END	26.5001	9.99
Post-Development	25YR-72HR - 360 END	26.7500	10.00
Post-Development	25YR-72HR - 360 END	27.0000	10.02
Post-Development	25YR-72HR - 360 END	27.2500	10.03
Post-Development	25YR-72HR - 360 END	27.5001	10.05
Post-Development	25YR-72HR - 360 END	27.7500	10.06
Post-Development	25YR-72HR - 360 END	28.0000	10.08
Post-Development	25YR-72HR - 360 END	28.2501	10.09
Post-Development	25YR-72HR - 360 END	28.5000	10.11
Post-Development	25YR-72HR - 360 END	28.7500	10.12

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	29.0000	10.13
Post-Development	25YR-72HR - 360 END	29.2500	10.15
Post-Development	25YR-72HR - 360 END	29.5000	10.16
Post-Development	25YR-72HR - 360 END	29.7501	10.18
Post-Development	25YR-72HR - 360 END	30.0000	10.19
Post-Development	25YR-72HR - 360 END	30.2500	10.20
Post-Development	25YR-72HR - 360 END	30.5001	10.22
Post-Development	25YR-72HR - 360 END	30.7501	10.23
Post-Development	25YR-72HR - 360 END	31.0000	10.24
Post-Development	25YR-72HR - 360 END	31.2500	10.26
Post-Development	25YR-72HR - 360 END	31.5000	10.27
Post-Development	25YR-72HR - 360 END	31.7500	10.28
Post-Development	25YR-72HR - 360 END	32.0000	10.29
Post-Development	25YR-72HR - 360 END	32.2500	10.31
Post-Development	25YR-72HR - 360 END	32.5001	10.32
Post-Development	25YR-72HR - 360 END	32.7501	10.33
Post-Development	25YR-72HR - 360 END	33.0001	10.34
Post-Development	25YR-72HR - 360 END	33.2500	10.36
Post-Development	25YR-72HR - 360 END	33.5000	10.37
Post-Development	25YR-72HR - 360 END	33.7500	10.38
Post-Development	25YR-72HR - 360 END	34.0000	10.39
Post-Development	25YR-72HR - 360 END	34.2501	10.40
Post-Development	25YR-72HR - 360 END	34.5000	10.42
Post-Development	25YR-72HR - 360 END	34.7500	10.43
Post-Development	25YR-72HR - 360 END	35.0000	10.44
Post-Development	25YR-72HR - 360 END	35.2500	10.45
Post-Development	25YR-72HR - 360 END	35.5000	10.46
Post-Development	25YR-72HR - 360 END	35.7500	10.47
Post-Development	25YR-72HR - 360 END	36.0001	10.49

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	36.2500	10.50
Post-Development	25YR-72HR - 360 END	36.5001	10.51
Post-Development	25YR-72HR - 360 END	36.7500	10.52
Post-Development	25YR-72HR - 360 END	37.0001	10.53
Post-Development	25YR-72HR - 360 END	37.2501	10.54
Post-Development	25YR-72HR - 360 END	37.5000	10.55
Post-Development	25YR-72HR - 360 END	37.7500	10.56
Post-Development	25YR-72HR - 360 END	38.0001	10.57
Post-Development	25YR-72HR - 360 END	38.2501	10.59
Post-Development	25YR-72HR - 360 END	38.5000	10.60
Post-Development	25YR-72HR - 360 END	38.7500	10.61
Post-Development	25YR-72HR - 360 END	39.0000	10.62
Post-Development	25YR-72HR - 360 END	39.2500	10.63
Post-Development	25YR-72HR - 360 END	39.5000	10.64
Post-Development	25YR-72HR - 360 END	39.7500	10.65
Post-Development	25YR-72HR - 360 END	40.0000	10.66
Post-Development	25YR-72HR - 360 END	40.2500	10.67
Post-Development	25YR-72HR - 360 END	40.5001	10.68
Post-Development	25YR-72HR - 360 END	40.7500	10.69
Post-Development	25YR-72HR - 360 END	41.0000	10.70
Post-Development	25YR-72HR - 360 END	41.2500	10.71
Post-Development	25YR-72HR - 360 END	41.5000	10.72
Post-Development	25YR-72HR - 360 END	41.7501	10.73
Post-Development	25YR-72HR - 360 END	42.0000	10.74
Post-Development	25YR-72HR - 360 END	42.2500	10.75
Post-Development	25YR-72HR - 360 END	42.5001	10.75
Post-Development	25YR-72HR - 360 END	42.7500	10.76
Post-Development	25YR-72HR - 360 END	43.0001	10.77
Post-Development	25YR-72HR - 360 END	43.2500	10.78

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	43.5002	10.79
Post-Development	25YR-72HR - 360 END	43.7500	10.80
Post-Development	25YR-72HR - 360 END	44.0000	10.81
Post-Development	25YR-72HR - 360 END	44.2500	10.82
Post-Development	25YR-72HR - 360 END	44.5000	10.83
Post-Development	25YR-72HR - 360 END	44.7501	10.84
Post-Development	25YR-72HR - 360 END	45.0000	10.84
Post-Development	25YR-72HR - 360 END	45.2500	10.85
Post-Development	25YR-72HR - 360 END	45.5000	10.86
Post-Development	25YR-72HR - 360 END	45.7500	10.87
Post-Development	25YR-72HR - 360 END	46.0000	10.88
Post-Development	25YR-72HR - 360 END	46.2500	10.89
Post-Development	25YR-72HR - 360 END	46.5000	10.90
Post-Development	25YR-72HR - 360 END	46.7500	10.90
Post-Development	25YR-72HR - 360 END	47.0001	10.91
Post-Development	25YR-72HR - 360 END	47.2501	10.92
Post-Development	25YR-72HR - 360 END	47.5000	10.93
Post-Development	25YR-72HR - 360 END	47.7501	10.94
Post-Development	25YR-72HR - 360 END	48.0000	10.95
Post-Development	25YR-72HR - 360 END	48.2501	10.95
Post-Development	25YR-72HR - 360 END	48.5000	10.96
Post-Development	25YR-72HR - 360 END	48.7500	10.97
Post-Development	25YR-72HR - 360 END	49.0001	10.98
Post-Development	25YR-72HR - 360 END	49.2500	10.98
Post-Development	25YR-72HR - 360 END	49.5001	10.99
Post-Development	25YR-72HR - 360 END	49.7500	11.00
Post-Development	25YR-72HR - 360 END	50.0001	11.00
Post-Development	25YR-72HR - 360 END	50.2500	11.01
Post-Development	25YR-72HR - 360 END	50.5000	11.02

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	50.7501	11.02
Post-Development	25YR-72HR - 360 END	51.0000	11.03
Post-Development	25YR-72HR - 360 END	51.2500	11.04
Post-Development	25YR-72HR - 360 END	51.5000	11.05
Post-Development	25YR-72HR - 360 END	51.7501	11.05
Post-Development	25YR-72HR - 360 END	52.0001	11.06
Post-Development	25YR-72HR - 360 END	52.2500	11.07
Post-Development	25YR-72HR - 360 END	52.5000	11.08
Post-Development	25YR-72HR - 360 END	52.7500	11.09
Post-Development	25YR-72HR - 360 END	53.0001	11.09
Post-Development	25YR-72HR - 360 END	53.2500	11.10
Post-Development	25YR-72HR - 360 END	53.5001	11.12
Post-Development	25YR-72HR - 360 END	53.7500	11.13
Post-Development	25YR-72HR - 360 END	54.0000	11.14
Post-Development	25YR-72HR - 360 END	54.2500	11.15
Post-Development	25YR-72HR - 360 END	54.5000	11.16
Post-Development	25YR-72HR - 360 END	54.7501	11.17
Post-Development	25YR-72HR - 360 END	55.0002	11.18
Post-Development	25YR-72HR - 360 END	55.2500	11.19
Post-Development	25YR-72HR - 360 END	55.5000	11.21
Post-Development	25YR-72HR - 360 END	55.7501	11.22
Post-Development	25YR-72HR - 360 END	56.0001	11.23
Post-Development	25YR-72HR - 360 END	56.2500	11.24
Post-Development	25YR-72HR - 360 END	56.5001	11.26
Post-Development	25YR-72HR - 360 END	56.7500	11.27
Post-Development	25YR-72HR - 360 END	57.0000	11.28
Post-Development	25YR-72HR - 360 END	57.2500	11.30
Post-Development	25YR-72HR - 360 END	57.5000	11.31
Post-Development	25YR-72HR - 360 END	57.7501	11.33

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	58.0000	11.34
Post-Development	25YR-72HR - 360 END	58.2501	11.36
Post-Development	25YR-72HR - 360 END	58.5000	11.38
Post-Development	25YR-72HR - 360 END	58.7501	11.40
Post-Development	25YR-72HR - 360 END	59.0000	11.42
Post-Development	25YR-72HR - 360 END	59.2500	11.46
Post-Development	25YR-72HR - 360 END	59.5000	11.51
Post-Development	25YR-72HR - 360 END	59.7500	11.69
Post-Development	25YR-72HR - 360 END	60.0000	12.02
Post-Development	25YR-72HR - 360 END	60.2500	12.25
Post-Development	25YR-72HR - 360 END	60.5000	12.32
Post-Development	25YR-72HR - 360 END	60.7501	12.33
Post-Development	25YR-72HR - 360 END	61.0000	12.30
Post-Development	25YR-72HR - 360 END	61.2500	12.27
Post-Development	25YR-72HR - 360 END	61.5000	12.24
Post-Development	25YR-72HR - 360 END	61.7500	12.22
Post-Development	25YR-72HR - 360 END	62.0000	12.19
Post-Development	25YR-72HR - 360 END	62.2501	12.16
Post-Development	25YR-72HR - 360 END	62.5001	12.13
Post-Development	25YR-72HR - 360 END	62.7500	12.10
Post-Development	25YR-72HR - 360 END	63.0001	12.07
Post-Development	25YR-72HR - 360 END	63.2500	12.04
Post-Development	25YR-72HR - 360 END	63.5000	12.01
Post-Development	25YR-72HR - 360 END	63.7500	11.99
Post-Development	25YR-72HR - 360 END	64.0001	11.96
Post-Development	25YR-72HR - 360 END	64.2500	11.93
Post-Development	25YR-72HR - 360 END	64.5000	11.90
Post-Development	25YR-72HR - 360 END	64.7500	11.86
Post-Development	25YR-72HR - 360 END	65.0000	11.83

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	65.2502	11.80
Post-Development	25YR-72HR - 360 END	65.5000	11.77
Post-Development	25YR-72HR - 360 END	65.7500	11.74
Post-Development	25YR-72HR - 360 END	66.0000	11.71
Post-Development	25YR-72HR - 360 END	66.2500	11.68
Post-Development	25YR-72HR - 360 END	66.5001	11.65
Post-Development	25YR-72HR - 360 END	66.7501	11.62
Post-Development	25YR-72HR - 360 END	67.0000	11.60
Post-Development	25YR-72HR - 360 END	67.2500	11.57
Post-Development	25YR-72HR - 360 END	67.5000	11.55
Post-Development	25YR-72HR - 360 END	67.7501	11.53
Post-Development	25YR-72HR - 360 END	68.0000	11.50
Post-Development	25YR-72HR - 360 END	68.2500	11.48
Post-Development	25YR-72HR - 360 END	68.5001	11.46
Post-Development	25YR-72HR - 360 END	68.7500	11.44
Post-Development	25YR-72HR - 360 END	69.0001	11.42
Post-Development	25YR-72HR - 360 END	69.2501	11.40
Post-Development	25YR-72HR - 360 END	69.5000	11.38
Post-Development	25YR-72HR - 360 END	69.7500	11.36
Post-Development	25YR-72HR - 360 END	70.0000	11.35
Post-Development	25YR-72HR - 360 END	70.2501	11.33
Post-Development	25YR-72HR - 360 END	70.5001	11.32
Post-Development	25YR-72HR - 360 END	70.7500	11.31
Post-Development	25YR-72HR - 360 END	71.0001	11.30
Post-Development	25YR-72HR - 360 END	71.2501	11.29
Post-Development	25YR-72HR - 360 END	71.5000	11.28
Post-Development	25YR-72HR - 360 END	71.7500	11.27
Post-Development	25YR-72HR - 360 END	72.0000	11.26
Post-Development	25YR-72HR - 360 END	72.2501	11.25

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	72.5000	11.23
Post-Development	25YR-72HR - 360 END	72.7500	11.21
Post-Development	25YR-72HR - 360 END	73.0000	11.20
Post-Development	25YR-72HR - 360 END	73.2500	11.18
Post-Development	25YR-72HR - 360 END	73.5001	11.17
Post-Development	25YR-72HR - 360 END	73.7500	11.15
Post-Development	25YR-72HR - 360 END	74.0000	11.14
Post-Development	25YR-72HR - 360 END	74.2500	11.13
Post-Development	25YR-72HR - 360 END	74.5001	11.12
Post-Development	25YR-72HR - 360 END	74.7500	11.11
Post-Development	25YR-72HR - 360 END	75.0000	11.10
Post-Development	25YR-72HR - 360 END	75.2500	11.09
Post-Development	25YR-72HR - 360 END	75.5000	11.08
Post-Development	25YR-72HR - 360 END	75.7500	11.07
Post-Development	25YR-72HR - 360 END	76.0000	11.06
Post-Development	25YR-72HR - 360 END	76.2500	11.05
Post-Development	25YR-72HR - 360 END	76.5000	11.05
Post-Development	25YR-72HR - 360 END	76.7500	11.04
Post-Development	25YR-72HR - 360 END	77.0000	11.04
Post-Development	25YR-72HR - 360 END	77.2501	11.03
Post-Development	25YR-72HR - 360 END	77.5000	11.02
Post-Development	25YR-72HR - 360 END	77.7500	11.02
Post-Development	25YR-72HR - 360 END	78.0000	11.01
Post-Development	25YR-72HR - 360 END	78.2500	11.01
Post-Development	25YR-72HR - 360 END	78.5000	11.00
Post-Development	25YR-72HR - 360 END	78.7500	11.00
Post-Development	25YR-72HR - 360 END	79.0000	11.00
Post-Development	25YR-72HR - 360 END	79.2500	10.99
Post-Development	25YR-72HR - 360 END	79.5000	10.99

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	79.7501	10.98
Post-Development	25YR-72HR - 360 END	80.0000	10.98
Post-Development	25YR-72HR - 360 END	80.2500	10.98
Post-Development	25YR-72HR - 360 END	80.5000	10.97
Post-Development	25YR-72HR - 360 END	80.7500	10.97
Post-Development	25YR-72HR - 360 END	81.0001	10.97
Post-Development	25YR-72HR - 360 END	81.2500	10.97
Post-Development	25YR-72HR - 360 END	81.5000	10.96
Post-Development	25YR-72HR - 360 END	81.7500	10.96
Post-Development	25YR-72HR - 360 END	82.0000	10.96
Post-Development	25YR-72HR - 360 END	82.2500	10.95
Post-Development	25YR-72HR - 360 END	82.5001	10.95
Post-Development	25YR-72HR - 360 END	82.7500	10.95
Post-Development	25YR-72HR - 360 END	83.0001	10.95
Post-Development	25YR-72HR - 360 END	83.2500	10.95
Post-Development	25YR-72HR - 360 END	83.5001	10.94
Post-Development	25YR-72HR - 360 END	83.7501	10.94
Post-Development	25YR-72HR - 360 END	84.0000	10.94
Post-Development	25YR-72HR - 360 END	84.2500	10.94
Post-Development	25YR-72HR - 360 END	84.5001	10.94
Post-Development	25YR-72HR - 360 END	84.7500	10.93
Post-Development	25YR-72HR - 360 END	85.0000	10.93
Post-Development	25YR-72HR - 360 END	85.2501	10.93
Post-Development	25YR-72HR - 360 END	85.5000	10.93
Post-Development	25YR-72HR - 360 END	85.7500	10.93
Post-Development	25YR-72HR - 360 END	86.0000	10.93
Post-Development	25YR-72HR - 360 END	86.2500	10.92
Post-Development	25YR-72HR - 360 END	86.5000	10.92
Post-Development	25YR-72HR - 360 END	86.7500	10.92

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	87.0000	10.92
Post-Development	25YR-72HR - 360 END	87.2500	10.92
Post-Development	25YR-72HR - 360 END	87.5000	10.92
Post-Development	25YR-72HR - 360 END	87.7500	10.91
Post-Development	25YR-72HR - 360 END	88.0000	10.91
Post-Development	25YR-72HR - 360 END	88.2501	10.91
Post-Development	25YR-72HR - 360 END	88.5001	10.91
Post-Development	25YR-72HR - 360 END	88.7501	10.91
Post-Development	25YR-72HR - 360 END	89.0001	10.91
Post-Development	25YR-72HR - 360 END	89.2501	10.91
Post-Development	25YR-72HR - 360 END	89.5001	10.90
Post-Development	25YR-72HR - 360 END	89.7501	10.90
Post-Development	25YR-72HR - 360 END	90.0001	10.90
Post-Development	25YR-72HR - 360 END	90.2501	10.90
Post-Development	25YR-72HR - 360 END	90.5001	10.90
Post-Development	25YR-72HR - 360 END	90.7500	10.90
Post-Development	25YR-72HR - 360 END	91.0001	10.90
Post-Development	25YR-72HR - 360 END	91.2501	10.90
Post-Development	25YR-72HR - 360 END	91.5000	10.89
Post-Development	25YR-72HR - 360 END	91.7501	10.89
Post-Development	25YR-72HR - 360 END	92.0000	10.89
Post-Development	25YR-72HR - 360 END	92.2500	10.89
Post-Development	25YR-72HR - 360 END	92.5001	10.89
Post-Development	25YR-72HR - 360 END	92.7500	10.89
Post-Development	25YR-72HR - 360 END	93.0001	10.89
Post-Development	25YR-72HR - 360 END	93.2501	10.88
Post-Development	25YR-72HR - 360 END	93.5000	10.88
Post-Development	25YR-72HR - 360 END	93.7500	10.88
Post-Development	25YR-72HR - 360 END	94.0000	10.88

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	94.2500	10.88
Post-Development	25YR-72HR - 360 END	94.5000	10.88
Post-Development	25YR-72HR - 360 END	94.7501	10.88
Post-Development	25YR-72HR - 360 END	95.0000	10.87
Post-Development	25YR-72HR - 360 END	95.2500	10.87
Post-Development	25YR-72HR - 360 END	95.5000	10.87
Post-Development	25YR-72HR - 360 END	95.7500	10.87
Post-Development	25YR-72HR - 360 END	96.0000	10.87
Post-Development	25YR-72HR - 360 END	96.2501	10.87
Post-Development	25YR-72HR - 360 END	96.5000	10.87
Post-Development	25YR-72HR - 360 END	96.7500	10.86
Post-Development	25YR-72HR - 360 END	97.0000	10.86
Post-Development	25YR-72HR - 360 END	97.2500	10.86
Post-Development	25YR-72HR - 360 END	97.5000	10.86
Post-Development	25YR-72HR - 360 END	97.7500	10.86
Post-Development	25YR-72HR - 360 END	98.0000	10.86
Post-Development	25YR-72HR - 360 END	98.2500	10.86
Post-Development	25YR-72HR - 360 END	98.5000	10.85
Post-Development	25YR-72HR - 360 END	98.7500	10.85
Post-Development	25YR-72HR - 360 END	99.0000	10.85
Post-Development	25YR-72HR - 360 END	99.2500	10.85
Post-Development	25YR-72HR - 360 END	99.5001	10.85
Post-Development	25YR-72HR - 360 END	99.7500	10.85
Post-Development	25YR-72HR - 360 END	100.0001	10.85
Post-Development	25YR-72HR - 360 END	100.2501	10.84
Post-Development	25YR-72HR - 360 END	100.5000	10.84
Post-Development	25YR-72HR - 360 END	100.7500	10.84
Post-Development	25YR-72HR - 360 END	101.0000	10.84
Post-Development	25YR-72HR - 360 END	101.2500	10.84

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	101.5000	10.84
Post-Development	25YR-72HR - 360 END	101.7500	10.84
Post-Development	25YR-72HR - 360 END	102.0000	10.83
Post-Development	25YR-72HR - 360 END	102.2500	10.83
Post-Development	25YR-72HR - 360 END	102.5000	10.83
Post-Development	25YR-72HR - 360 END	102.7500	10.83
Post-Development	25YR-72HR - 360 END	103.0000	10.83
Post-Development	25YR-72HR - 360 END	103.2500	10.83
Post-Development	25YR-72HR - 360 END	103.5000	10.83
Post-Development	25YR-72HR - 360 END	103.7500	10.82
Post-Development	25YR-72HR - 360 END	104.0001	10.82
Post-Development	25YR-72HR - 360 END	104.2500	10.82
Post-Development	25YR-72HR - 360 END	104.5000	10.82
Post-Development	25YR-72HR - 360 END	104.7500	10.82
Post-Development	25YR-72HR - 360 END	105.0001	10.82
Post-Development	25YR-72HR - 360 END	105.2500	10.82
Post-Development	25YR-72HR - 360 END	105.5000	10.82
Post-Development	25YR-72HR - 360 END	105.7500	10.81
Post-Development	25YR-72HR - 360 END	106.0000	10.81
Post-Development	25YR-72HR - 360 END	106.2500	10.81
Post-Development	25YR-72HR - 360 END	106.5000	10.81
Post-Development	25YR-72HR - 360 END	106.7500	10.81
Post-Development	25YR-72HR - 360 END	107.0000	10.81
Post-Development	25YR-72HR - 360 END	107.2500	10.81
Post-Development	25YR-72HR - 360 END	107.5001	10.80
Post-Development	25YR-72HR - 360 END	107.7501	10.80
Post-Development	25YR-72HR - 360 END	108.0000	10.80
Post-Development	25YR-72HR - 360 END	108.2500	10.80
Post-Development	25YR-72HR - 360 END	108.5000	10.80

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	108.7501	10.80
Post-Development	25YR-72HR - 360 END	109.0000	10.80
Post-Development	25YR-72HR - 360 END	109.2500	10.79
Post-Development	25YR-72HR - 360 END	109.5001	10.79
Post-Development	25YR-72HR - 360 END	109.7500	10.79
Post-Development	25YR-72HR - 360 END	110.0001	10.79
Post-Development	25YR-72HR - 360 END	110.2501	10.79
Post-Development	25YR-72HR - 360 END	110.5001	10.79
Post-Development	25YR-72HR - 360 END	110.7500	10.79
Post-Development	25YR-72HR - 360 END	111.0000	10.79
Post-Development	25YR-72HR - 360 END	111.2500	10.78
Post-Development	25YR-72HR - 360 END	111.5000	10.78
Post-Development	25YR-72HR - 360 END	111.7500	10.78
Post-Development	25YR-72HR - 360 END	112.0001	10.78
Post-Development	25YR-72HR - 360 END	112.2501	10.78
Post-Development	25YR-72HR - 360 END	112.5000	10.78
Post-Development	25YR-72HR - 360 END	112.7500	10.78
Post-Development	25YR-72HR - 360 END	113.0001	10.77
Post-Development	25YR-72HR - 360 END	113.2500	10.77
Post-Development	25YR-72HR - 360 END	113.5000	10.77
Post-Development	25YR-72HR - 360 END	113.7500	10.77
Post-Development	25YR-72HR - 360 END	114.0000	10.77
Post-Development	25YR-72HR - 360 END	114.2501	10.77
Post-Development	25YR-72HR - 360 END	114.5000	10.77
Post-Development	25YR-72HR - 360 END	114.7501	10.77
Post-Development	25YR-72HR - 360 END	115.0000	10.76
Post-Development	25YR-72HR - 360 END	115.2501	10.76
Post-Development	25YR-72HR - 360 END	115.5000	10.76
Post-Development	25YR-72HR - 360 END	115.7500	10.76

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	116.0001	10.76
Post-Development	25YR-72HR - 360 END	116.2500	10.76
Post-Development	25YR-72HR - 360 END	116.5001	10.76
Post-Development	25YR-72HR - 360 END	116.7500	10.75
Post-Development	25YR-72HR - 360 END	117.0000	10.75
Post-Development	25YR-72HR - 360 END	117.2500	10.75
Post-Development	25YR-72HR - 360 END	117.5000	10.75
Post-Development	25YR-72HR - 360 END	117.7500	10.75
Post-Development	25YR-72HR - 360 END	118.0000	10.75
Post-Development	25YR-72HR - 360 END	118.2501	10.75
Post-Development	25YR-72HR - 360 END	118.5001	10.75
Post-Development	25YR-72HR - 360 END	118.7500	10.74
Post-Development	25YR-72HR - 360 END	119.0000	10.74
Post-Development	25YR-72HR - 360 END	119.2500	10.74
Post-Development	25YR-72HR - 360 END	119.5000	10.74
Post-Development	25YR-72HR - 360 END	119.7500	10.74
Post-Development	25YR-72HR - 360 END	120.0000	10.74
Post-Development	25YR-72HR - 360 END	120.2500	10.74
Post-Development	25YR-72HR - 360 END	120.5000	10.74
Post-Development	25YR-72HR - 360 END	120.7501	10.73
Post-Development	25YR-72HR - 360 END	121.0000	10.73
Post-Development	25YR-72HR - 360 END	121.2500	10.73
Post-Development	25YR-72HR - 360 END	121.5001	10.73
Post-Development	25YR-72HR - 360 END	121.7500	10.73
Post-Development	25YR-72HR - 360 END	122.0000	10.73
Post-Development	25YR-72HR - 360 END	122.2501	10.73
Post-Development	25YR-72HR - 360 END	122.5000	10.72
Post-Development	25YR-72HR - 360 END	122.7501	10.72
Post-Development	25YR-72HR - 360 END	123.0000	10.72

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	123.2500	10.72
Post-Development	25YR-72HR - 360 END	123.5000	10.72
Post-Development	25YR-72HR - 360 END	123.7500	10.72
Post-Development	25YR-72HR - 360 END	124.0001	10.72
Post-Development	25YR-72HR - 360 END	124.2500	10.72
Post-Development	25YR-72HR - 360 END	124.5001	10.71
Post-Development	25YR-72HR - 360 END	124.7500	10.71
Post-Development	25YR-72HR - 360 END	125.0000	10.71
Post-Development	25YR-72HR - 360 END	125.2501	10.71
Post-Development	25YR-72HR - 360 END	125.5000	10.71
Post-Development	25YR-72HR - 360 END	125.7501	10.71
Post-Development	25YR-72HR - 360 END	126.0000	10.71
Post-Development	25YR-72HR - 360 END	126.2500	10.71
Post-Development	25YR-72HR - 360 END	126.5001	10.70
Post-Development	25YR-72HR - 360 END	126.7500	10.70
Post-Development	25YR-72HR - 360 END	127.0000	10.70
Post-Development	25YR-72HR - 360 END	127.2501	10.70
Post-Development	25YR-72HR - 360 END	127.5000	10.70
Post-Development	25YR-72HR - 360 END	127.7500	10.70
Post-Development	25YR-72HR - 360 END	128.0001	10.70
Post-Development	25YR-72HR - 360 END	128.2500	10.70
Post-Development	25YR-72HR - 360 END	128.5000	10.69
Post-Development	25YR-72HR - 360 END	128.7501	10.69
Post-Development	25YR-72HR - 360 END	129.0000	10.69
Post-Development	25YR-72HR - 360 END	129.2500	10.69
Post-Development	25YR-72HR - 360 END	129.5001	10.69
Post-Development	25YR-72HR - 360 END	129.7500	10.69
Post-Development	25YR-72HR - 360 END	130.0000	10.69
Post-Development	25YR-72HR - 360 END	130.2500	10.69

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	130.5000	10.68
Post-Development	25YR-72HR - 360 END	130.7501	10.68
Post-Development	25YR-72HR - 360 END	131.0000	10.68
Post-Development	25YR-72HR - 360 END	131.2501	10.68
Post-Development	25YR-72HR - 360 END	131.5000	10.68
Post-Development	25YR-72HR - 360 END	131.7500	10.68
Post-Development	25YR-72HR - 360 END	132.0001	10.68
Post-Development	25YR-72HR - 360 END	132.2500	10.68
Post-Development	25YR-72HR - 360 END	132.5001	10.67
Post-Development	25YR-72HR - 360 END	132.7500	10.67
Post-Development	25YR-72HR - 360 END	133.0000	10.67
Post-Development	25YR-72HR - 360 END	133.2501	10.67
Post-Development	25YR-72HR - 360 END	133.5000	10.67
Post-Development	25YR-72HR - 360 END	133.7501	10.67
Post-Development	25YR-72HR - 360 END	134.0000	10.67
Post-Development	25YR-72HR - 360 END	134.2501	10.67
Post-Development	25YR-72HR - 360 END	134.5000	10.66
Post-Development	25YR-72HR - 360 END	134.7500	10.66
Post-Development	25YR-72HR - 360 END	135.0000	10.66
Post-Development	25YR-72HR - 360 END	135.2500	10.66
Post-Development	25YR-72HR - 360 END	135.5000	10.66
Post-Development	25YR-72HR - 360 END	135.7500	10.66
Post-Development	25YR-72HR - 360 END	136.0000	10.66
Post-Development	25YR-72HR - 360 END	136.2500	10.66
Post-Development	25YR-72HR - 360 END	136.5000	10.65
Post-Development	25YR-72HR - 360 END	136.7500	10.65
Post-Development	25YR-72HR - 360 END	137.0000	10.65
Post-Development	25YR-72HR - 360 END	137.2500	10.65
Post-Development	25YR-72HR - 360 END	137.5000	10.65

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	137.7500	10.65
Post-Development	25YR-72HR - 360 END	138.0000	10.65
Post-Development	25YR-72HR - 360 END	138.2500	10.65
Post-Development	25YR-72HR - 360 END	138.5000	10.64
Post-Development	25YR-72HR - 360 END	138.7500	10.64
Post-Development	25YR-72HR - 360 END	139.0000	10.64
Post-Development	25YR-72HR - 360 END	139.2500	10.64
Post-Development	25YR-72HR - 360 END	139.5000	10.64
Post-Development	25YR-72HR - 360 END	139.7500	10.64
Post-Development	25YR-72HR - 360 END	140.0000	10.64
Post-Development	25YR-72HR - 360 END	140.2500	10.64
Post-Development	25YR-72HR - 360 END	140.5000	10.63
Post-Development	25YR-72HR - 360 END	140.7500	10.63
Post-Development	25YR-72HR - 360 END	141.0000	10.63
Post-Development	25YR-72HR - 360 END	141.2500	10.63
Post-Development	25YR-72HR - 360 END	141.5000	10.63
Post-Development	25YR-72HR - 360 END	141.7500	10.63
Post-Development	25YR-72HR - 360 END	142.0000	10.63
Post-Development	25YR-72HR - 360 END	142.2500	10.63
Post-Development	25YR-72HR - 360 END	142.5000	10.62
Post-Development	25YR-72HR - 360 END	142.7500	10.62
Post-Development	25YR-72HR - 360 END	143.0000	10.62
Post-Development	25YR-72HR - 360 END	143.2500	10.62
Post-Development	25YR-72HR - 360 END	143.5000	10.62
Post-Development	25YR-72HR - 360 END	143.7500	10.62
Post-Development	25YR-72HR - 360 END	144.0000	10.62
Post-Development	25YR-72HR - 360 END	144.2500	10.62
Post-Development	25YR-72HR - 360 END	144.5000	10.62
Post-Development	25YR-72HR - 360 END	144.7500	10.61

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	145.0000	10.61
Post-Development	25YR-72HR - 360 END	145.2500	10.61
Post-Development	25YR-72HR - 360 END	145.5000	10.61
Post-Development	25YR-72HR - 360 END	145.7500	10.61
Post-Development	25YR-72HR - 360 END	146.0000	10.61
Post-Development	25YR-72HR - 360 END	146.2500	10.61
Post-Development	25YR-72HR - 360 END	146.5000	10.61
Post-Development	25YR-72HR - 360 END	146.7500	10.60
Post-Development	25YR-72HR - 360 END	147.0000	10.60
Post-Development	25YR-72HR - 360 END	147.2500	10.60
Post-Development	25YR-72HR - 360 END	147.5000	10.60
Post-Development	25YR-72HR - 360 END	147.7500	10.60
Post-Development	25YR-72HR - 360 END	148.0000	10.60
Post-Development	25YR-72HR - 360 END	148.2500	10.60
Post-Development	25YR-72HR - 360 END	148.5000	10.60
Post-Development	25YR-72HR - 360 END	148.7500	10.59
Post-Development	25YR-72HR - 360 END	149.0000	10.59
Post-Development	25YR-72HR - 360 END	149.2500	10.59
Post-Development	25YR-72HR - 360 END	149.5000	10.59
Post-Development	25YR-72HR - 360 END	149.7501	10.59
Post-Development	25YR-72HR - 360 END	150.0000	10.59
Post-Development	25YR-72HR - 360 END	150.2500	10.59
Post-Development	25YR-72HR - 360 END	150.5000	10.59
Post-Development	25YR-72HR - 360 END	150.7500	10.59
Post-Development	25YR-72HR - 360 END	151.0001	10.58
Post-Development	25YR-72HR - 360 END	151.2500	10.58
Post-Development	25YR-72HR - 360 END	151.5000	10.58
Post-Development	25YR-72HR - 360 END	151.7500	10.58
Post-Development	25YR-72HR - 360 END	152.0001	10.58

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	152.2500	10.58
Post-Development	25YR-72HR - 360 END	152.5000	10.58
Post-Development	25YR-72HR - 360 END	152.7500	10.58
Post-Development	25YR-72HR - 360 END	153.0000	10.57
Post-Development	25YR-72HR - 360 END	153.2500	10.57
Post-Development	25YR-72HR - 360 END	153.5000	10.57
Post-Development	25YR-72HR - 360 END	153.7501	10.57
Post-Development	25YR-72HR - 360 END	154.0000	10.57
Post-Development	25YR-72HR - 360 END	154.2500	10.57
Post-Development	25YR-72HR - 360 END	154.5001	10.57
Post-Development	25YR-72HR - 360 END	154.7500	10.57
Post-Development	25YR-72HR - 360 END	155.0000	10.57
Post-Development	25YR-72HR - 360 END	155.2501	10.56
Post-Development	25YR-72HR - 360 END	155.5000	10.56
Post-Development	25YR-72HR - 360 END	155.7500	10.56
Post-Development	25YR-72HR - 360 END	156.0001	10.56
Post-Development	25YR-72HR - 360 END	156.2500	10.56
Post-Development	25YR-72HR - 360 END	156.5000	10.56
Post-Development	25YR-72HR - 360 END	156.7501	10.56
Post-Development	25YR-72HR - 360 END	157.0000	10.56
Post-Development	25YR-72HR - 360 END	157.2500	10.55
Post-Development	25YR-72HR - 360 END	157.5001	10.55
Post-Development	25YR-72HR - 360 END	157.7500	10.55
Post-Development	25YR-72HR - 360 END	158.0001	10.55
Post-Development	25YR-72HR - 360 END	158.2500	10.55
Post-Development	25YR-72HR - 360 END	158.5000	10.55
Post-Development	25YR-72HR - 360 END	158.7501	10.55
Post-Development	25YR-72HR - 360 END	159.0000	10.55
Post-Development	25YR-72HR - 360 END	159.2501	10.55

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	159.5000	10.54
Post-Development	25YR-72HR - 360 END	159.7500	10.54
Post-Development	25YR-72HR - 360 END	160.0001	10.54
Post-Development	25YR-72HR - 360 END	160.2500	10.54
Post-Development	25YR-72HR - 360 END	160.5001	10.54
Post-Development	25YR-72HR - 360 END	160.7500	10.54
Post-Development	25YR-72HR - 360 END	161.0001	10.54
Post-Development	25YR-72HR - 360 END	161.2500	10.54
Post-Development	25YR-72HR - 360 END	161.5000	10.54
Post-Development	25YR-72HR - 360 END	161.7501	10.53
Post-Development	25YR-72HR - 360 END	162.0000	10.53
Post-Development	25YR-72HR - 360 END	162.2501	10.53
Post-Development	25YR-72HR - 360 END	162.5000	10.53
Post-Development	25YR-72HR - 360 END	162.7501	10.53
Post-Development	25YR-72HR - 360 END	163.0000	10.53
Post-Development	25YR-72HR - 360 END	163.2500	10.53
Post-Development	25YR-72HR - 360 END	163.5001	10.53
Post-Development	25YR-72HR - 360 END	163.7500	10.53
Post-Development	25YR-72HR - 360 END	164.0000	10.52
Post-Development	25YR-72HR - 360 END	164.2500	10.52
Post-Development	25YR-72HR - 360 END	164.5000	10.52
Post-Development	25YR-72HR - 360 END	164.7501	10.52
Post-Development	25YR-72HR - 360 END	165.0000	10.52
Post-Development	25YR-72HR - 360 END	165.2500	10.52
Post-Development	25YR-72HR - 360 END	165.5001	10.52
Post-Development	25YR-72HR - 360 END	165.7500	10.52
Post-Development	25YR-72HR - 360 END	166.0000	10.51
Post-Development	25YR-72HR - 360 END	166.2501	10.51
Post-Development	25YR-72HR - 360 END	166.5000	10.51

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	166.7500	10.51
Post-Development	25YR-72HR - 360 END	167.0001	10.51
Post-Development	25YR-72HR - 360 END	167.2500	10.51
Post-Development	25YR-72HR - 360 END	167.5000	10.51
Post-Development	25YR-72HR - 360 END	167.7500	10.51
Post-Development	25YR-72HR - 360 END	168.0000	10.51
Post-Development	25YR-72HR - 360 END	168.2500	10.50
Post-Development	25YR-72HR - 360 END	168.5000	10.50
Post-Development	25YR-72HR - 360 END	168.7501	10.50
Post-Development	25YR-72HR - 360 END	169.0000	10.50
Post-Development	25YR-72HR - 360 END	169.2500	10.50
Post-Development	25YR-72HR - 360 END	169.5000	10.50
Post-Development	25YR-72HR - 360 END	169.7500	10.50
Post-Development	25YR-72HR - 360 END	170.0000	10.50
Post-Development	25YR-72HR - 360 END	170.2500	10.50
Post-Development	25YR-72HR - 360 END	170.5001	10.49
Post-Development	25YR-72HR - 360 END	170.7500	10.49
Post-Development	25YR-72HR - 360 END	171.0000	10.49
Post-Development	25YR-72HR - 360 END	171.2501	10.49
Post-Development	25YR-72HR - 360 END	171.5000	10.49
Post-Development	25YR-72HR - 360 END	171.7501	10.49
Post-Development	25YR-72HR - 360 END	172.0000	10.49
Post-Development	25YR-72HR - 360 END	172.2500	10.49
Post-Development	25YR-72HR - 360 END	172.5001	10.49
Post-Development	25YR-72HR - 360 END	172.7500	10.48
Post-Development	25YR-72HR - 360 END	173.0000	10.48
Post-Development	25YR-72HR - 360 END	173.2501	10.48
Post-Development	25YR-72HR - 360 END	173.5000	10.48
Post-Development	25YR-72HR - 360 END	173.7500	10.48

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	174.0001	10.48
Post-Development	25YR-72HR - 360 END	174.2500	10.48
Post-Development	25YR-72HR - 360 END	174.5001	10.48
Post-Development	25YR-72HR - 360 END	174.7500	10.48
Post-Development	25YR-72HR - 360 END	175.0000	10.47
Post-Development	25YR-72HR - 360 END	175.2500	10.47
Post-Development	25YR-72HR - 360 END	175.5000	10.47
Post-Development	25YR-72HR - 360 END	175.7501	10.47
Post-Development	25YR-72HR - 360 END	176.0000	10.47
Post-Development	25YR-72HR - 360 END	176.2501	10.47
Post-Development	25YR-72HR - 360 END	176.5000	10.47
Post-Development	25YR-72HR - 360 END	176.7500	10.47
Post-Development	25YR-72HR - 360 END	177.0000	10.47
Post-Development	25YR-72HR - 360 END	177.2500	10.46
Post-Development	25YR-72HR - 360 END	177.5001	10.46
Post-Development	25YR-72HR - 360 END	177.7500	10.46
Post-Development	25YR-72HR - 360 END	178.0001	10.46
Post-Development	25YR-72HR - 360 END	178.2500	10.46
Post-Development	25YR-72HR - 360 END	178.5001	10.46
Post-Development	25YR-72HR - 360 END	178.7500	10.46
Post-Development	25YR-72HR - 360 END	179.0001	10.46
Post-Development	25YR-72HR - 360 END	179.2500	10.46
Post-Development	25YR-72HR - 360 END	179.5000	10.46
Post-Development	25YR-72HR - 360 END	179.7500	10.45
Post-Development	25YR-72HR - 360 END	180.0000	10.45
Post-Development	25YR-72HR - 360 END	180.2500	10.45
Post-Development	25YR-72HR - 360 END	180.5000	10.45
Post-Development	25YR-72HR - 360 END	180.7500	10.45
Post-Development	25YR-72HR - 360 END	181.0000	10.45

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	181.2500	10.45
Post-Development	25YR-72HR - 360 END	181.5000	10.45
Post-Development	25YR-72HR - 360 END	181.7501	10.45
Post-Development	25YR-72HR - 360 END	182.0000	10.44
Post-Development	25YR-72HR - 360 END	182.2501	10.44
Post-Development	25YR-72HR - 360 END	182.5000	10.44
Post-Development	25YR-72HR - 360 END	182.7501	10.44
Post-Development	25YR-72HR - 360 END	183.0000	10.44
Post-Development	25YR-72HR - 360 END	183.2501	10.44
Post-Development	25YR-72HR - 360 END	183.5000	10.44
Post-Development	25YR-72HR - 360 END	183.7501	10.44
Post-Development	25YR-72HR - 360 END	184.0001	10.44
Post-Development	25YR-72HR - 360 END	184.2500	10.43
Post-Development	25YR-72HR - 360 END	184.5001	10.43
Post-Development	25YR-72HR - 360 END	184.7500	10.43
Post-Development	25YR-72HR - 360 END	185.0001	10.43
Post-Development	25YR-72HR - 360 END	185.2500	10.43
Post-Development	25YR-72HR - 360 END	185.5001	10.43
Post-Development	25YR-72HR - 360 END	185.7500	10.43
Post-Development	25YR-72HR - 360 END	186.0001	10.43
Post-Development	25YR-72HR - 360 END	186.2501	10.43
Post-Development	25YR-72HR - 360 END	186.5000	10.43
Post-Development	25YR-72HR - 360 END	186.7501	10.42
Post-Development	25YR-72HR - 360 END	187.0000	10.42
Post-Development	25YR-72HR - 360 END	187.2501	10.42
Post-Development	25YR-72HR - 360 END	187.5000	10.42
Post-Development	25YR-72HR - 360 END	187.7501	10.42
Post-Development	25YR-72HR - 360 END	188.0000	10.42
Post-Development	25YR-72HR - 360 END	188.2501	10.42

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	188.5000	10.42
Post-Development	25YR-72HR - 360 END	188.7501	10.42
Post-Development	25YR-72HR - 360 END	189.0001	10.42
Post-Development	25YR-72HR - 360 END	189.2500	10.41
Post-Development	25YR-72HR - 360 END	189.5001	10.41
Post-Development	25YR-72HR - 360 END	189.7500	10.41
Post-Development	25YR-72HR - 360 END	190.0001	10.41
Post-Development	25YR-72HR - 360 END	190.2500	10.41
Post-Development	25YR-72HR - 360 END	190.5001	10.41
Post-Development	25YR-72HR - 360 END	190.7500	10.41
Post-Development	25YR-72HR - 360 END	191.0001	10.41
Post-Development	25YR-72HR - 360 END	191.2500	10.41
Post-Development	25YR-72HR - 360 END	191.5001	10.40
Post-Development	25YR-72HR - 360 END	191.7500	10.40
Post-Development	25YR-72HR - 360 END	192.0001	10.40
Post-Development	25YR-72HR - 360 END	192.2500	10.40
Post-Development	25YR-72HR - 360 END	192.5001	10.40
Post-Development	25YR-72HR - 360 END	192.7500	10.40
Post-Development	25YR-72HR - 360 END	193.0001	10.40
Post-Development	25YR-72HR - 360 END	193.2500	10.40
Post-Development	25YR-72HR - 360 END	193.5001	10.40
Post-Development	25YR-72HR - 360 END	193.7500	10.40
Post-Development	25YR-72HR - 360 END	194.0001	10.39
Post-Development	25YR-72HR - 360 END	194.2500	10.39
Post-Development	25YR-72HR - 360 END	194.5001	10.39
Post-Development	25YR-72HR - 360 END	194.7500	10.39
Post-Development	25YR-72HR - 360 END	195.0001	10.39
Post-Development	25YR-72HR - 360 END	195.2500	10.39
Post-Development	25YR-72HR - 360 END	195.5001	10.39

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	195.7500	10.39
Post-Development	25YR-72HR - 360 END	196.0001	10.39
Post-Development	25YR-72HR - 360 END	196.2500	10.39
Post-Development	25YR-72HR - 360 END	196.5001	10.38
Post-Development	25YR-72HR - 360 END	196.7500	10.38
Post-Development	25YR-72HR - 360 END	197.0000	10.38
Post-Development	25YR-72HR - 360 END	197.2500	10.38
Post-Development	25YR-72HR - 360 END	197.5000	10.38
Post-Development	25YR-72HR - 360 END	197.7501	10.38
Post-Development	25YR-72HR - 360 END	198.0000	10.38
Post-Development	25YR-72HR - 360 END	198.2501	10.38
Post-Development	25YR-72HR - 360 END	198.5000	10.38
Post-Development	25YR-72HR - 360 END	198.7501	10.38
Post-Development	25YR-72HR - 360 END	199.0000	10.37
Post-Development	25YR-72HR - 360 END	199.2501	10.37
Post-Development	25YR-72HR - 360 END	199.5000	10.37
Post-Development	25YR-72HR - 360 END	199.7500	10.37
Post-Development	25YR-72HR - 360 END	200.0001	10.37
Post-Development	25YR-72HR - 360 END	200.2500	10.37
Post-Development	25YR-72HR - 360 END	200.5001	10.37
Post-Development	25YR-72HR - 360 END	200.7500	10.37
Post-Development	25YR-72HR - 360 END	201.0000	10.37
Post-Development	25YR-72HR - 360 END	201.2501	10.37
Post-Development	25YR-72HR - 360 END	201.5000	10.36
Post-Development	25YR-72HR - 360 END	201.7500	10.36
Post-Development	25YR-72HR - 360 END	202.0000	10.36
Post-Development	25YR-72HR - 360 END	202.2500	10.36
Post-Development	25YR-72HR - 360 END	202.5001	10.36
Post-Development	25YR-72HR - 360 END	202.7500	10.36

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	203.0000	10.36
Post-Development	25YR-72HR - 360 END	203.2501	10.36
Post-Development	25YR-72HR - 360 END	203.5000	10.36
Post-Development	25YR-72HR - 360 END	203.7501	10.36
Post-Development	25YR-72HR - 360 END	204.0000	10.36
Post-Development	25YR-72HR - 360 END	204.2500	10.35
Post-Development	25YR-72HR - 360 END	204.5001	10.35
Post-Development	25YR-72HR - 360 END	204.7500	10.35
Post-Development	25YR-72HR - 360 END	205.0000	10.35
Post-Development	25YR-72HR - 360 END	205.2500	10.35
Post-Development	25YR-72HR - 360 END	205.5000	10.35
Post-Development	25YR-72HR - 360 END	205.7500	10.35
Post-Development	25YR-72HR - 360 END	206.0000	10.35
Post-Development	25YR-72HR - 360 END	206.2501	10.35
Post-Development	25YR-72HR - 360 END	206.5000	10.35
Post-Development	25YR-72HR - 360 END	206.7500	10.34
Post-Development	25YR-72HR - 360 END	207.0001	10.34
Post-Development	25YR-72HR - 360 END	207.2500	10.34
Post-Development	25YR-72HR - 360 END	207.5000	10.34
Post-Development	25YR-72HR - 360 END	207.7501	10.34
Post-Development	25YR-72HR - 360 END	208.0000	10.34
Post-Development	25YR-72HR - 360 END	208.2501	10.34
Post-Development	25YR-72HR - 360 END	208.5000	10.34
Post-Development	25YR-72HR - 360 END	208.7500	10.34
Post-Development	25YR-72HR - 360 END	209.0001	10.34
Post-Development	25YR-72HR - 360 END	209.2500	10.33
Post-Development	25YR-72HR - 360 END	209.5000	10.33
Post-Development	25YR-72HR - 360 END	209.7500	10.33
Post-Development	25YR-72HR - 360 END	210.0000	10.33

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	210.2501	10.33
Post-Development	25YR-72HR - 360 END	210.5000	10.33
Post-Development	25YR-72HR - 360 END	210.7500	10.33
Post-Development	25YR-72HR - 360 END	211.0001	10.33
Post-Development	25YR-72HR - 360 END	211.2500	10.33
Post-Development	25YR-72HR - 360 END	211.5001	10.33
Post-Development	25YR-72HR - 360 END	211.7500	10.33
Post-Development	25YR-72HR - 360 END	212.0001	10.32
Post-Development	25YR-72HR - 360 END	212.2500	10.32
Post-Development	25YR-72HR - 360 END	212.5000	10.32
Post-Development	25YR-72HR - 360 END	212.7501	10.32
Post-Development	25YR-72HR - 360 END	213.0000	10.32
Post-Development	25YR-72HR - 360 END	213.2500	10.32
Post-Development	25YR-72HR - 360 END	213.5001	10.32
Post-Development	25YR-72HR - 360 END	213.7500	10.32
Post-Development	25YR-72HR - 360 END	214.0000	10.32
Post-Development	25YR-72HR - 360 END	214.2501	10.32
Post-Development	25YR-72HR - 360 END	214.5000	10.31
Post-Development	25YR-72HR - 360 END	214.7500	10.31
Post-Development	25YR-72HR - 360 END	215.0001	10.31
Post-Development	25YR-72HR - 360 END	215.2500	10.31
Post-Development	25YR-72HR - 360 END	215.5000	10.31
Post-Development	25YR-72HR - 360 END	215.7501	10.31
Post-Development	25YR-72HR - 360 END	216.0000	10.31
Post-Development	25YR-72HR - 360 END	216.2500	10.31
Post-Development	25YR-72HR - 360 END	216.5001	10.31
Post-Development	25YR-72HR - 360 END	216.7500	10.31
Post-Development	25YR-72HR - 360 END	217.0001	10.31
Post-Development	25YR-72HR - 360 END	217.2500	10.30

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	217.5000	10.30
Post-Development	25YR-72HR - 360 END	217.7501	10.30
Post-Development	25YR-72HR - 360 END	218.0000	10.30
Post-Development	25YR-72HR - 360 END	218.2501	10.30
Post-Development	25YR-72HR - 360 END	218.5000	10.30
Post-Development	25YR-72HR - 360 END	218.7500	10.30
Post-Development	25YR-72HR - 360 END	219.0001	10.30
Post-Development	25YR-72HR - 360 END	219.2500	10.30
Post-Development	25YR-72HR - 360 END	219.5001	10.30
Post-Development	25YR-72HR - 360 END	219.7500	10.30
Post-Development	25YR-72HR - 360 END	220.0000	10.29
Post-Development	25YR-72HR - 360 END	220.2501	10.29
Post-Development	25YR-72HR - 360 END	220.5000	10.29
Post-Development	25YR-72HR - 360 END	220.7501	10.29
Post-Development	25YR-72HR - 360 END	221.0000	10.29
Post-Development	25YR-72HR - 360 END	221.2501	10.29
Post-Development	25YR-72HR - 360 END	221.5000	10.29
Post-Development	25YR-72HR - 360 END	221.7500	10.29
Post-Development	25YR-72HR - 360 END	222.0001	10.29
Post-Development	25YR-72HR - 360 END	222.2500	10.29
Post-Development	25YR-72HR - 360 END	222.5000	10.29
Post-Development	25YR-72HR - 360 END	222.7501	10.28
Post-Development	25YR-72HR - 360 END	223.0000	10.28
Post-Development	25YR-72HR - 360 END	223.2500	10.28
Post-Development	25YR-72HR - 360 END	223.5001	10.28
Post-Development	25YR-72HR - 360 END	223.7500	10.28
Post-Development	25YR-72HR - 360 END	224.0000	10.28
Post-Development	25YR-72HR - 360 END	224.2501	10.28
Post-Development	25YR-72HR - 360 END	224.5000	10.28

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	224.7500	10.28
Post-Development	25YR-72HR - 360 END	225.0001	10.28
Post-Development	25YR-72HR - 360 END	225.2500	10.28
Post-Development	25YR-72HR - 360 END	225.5000	10.27
Post-Development	25YR-72HR - 360 END	225.7501	10.27
Post-Development	25YR-72HR - 360 END	226.0000	10.27
Post-Development	25YR-72HR - 360 END	226.2501	10.27
Post-Development	25YR-72HR - 360 END	226.5000	10.27
Post-Development	25YR-72HR - 360 END	226.7500	10.27
Post-Development	25YR-72HR - 360 END	227.0001	10.27
Post-Development	25YR-72HR - 360 END	227.2500	10.27
Post-Development	25YR-72HR - 360 END	227.5001	10.27
Post-Development	25YR-72HR - 360 END	227.7500	10.27
Post-Development	25YR-72HR - 360 END	228.0000	10.27
Post-Development	25YR-72HR - 360 END	228.2500	10.26
Post-Development	25YR-72HR - 360 END	228.5000	10.26
Post-Development	25YR-72HR - 360 END	228.7501	10.26
Post-Development	25YR-72HR - 360 END	229.0000	10.26
Post-Development	25YR-72HR - 360 END	229.2500	10.26
Post-Development	25YR-72HR - 360 END	229.5000	10.26
Post-Development	25YR-72HR - 360 END	229.7500	10.26
Post-Development	25YR-72HR - 360 END	230.0001	10.26
Post-Development	25YR-72HR - 360 END	230.2500	10.26
Post-Development	25YR-72HR - 360 END	230.5000	10.26
Post-Development	25YR-72HR - 360 END	230.7501	10.26
Post-Development	25YR-72HR - 360 END	231.0000	10.25
Post-Development	25YR-72HR - 360 END	231.2500	10.25
Post-Development	25YR-72HR - 360 END	231.5001	10.25
Post-Development	25YR-72HR - 360 END	231.7500	10.25

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	232.0000	10.25
Post-Development	25YR-72HR - 360 END	232.2501	10.25
Post-Development	25YR-72HR - 360 END	232.5000	10.25
Post-Development	25YR-72HR - 360 END	232.7500	10.25
Post-Development	25YR-72HR - 360 END	233.0001	10.25
Post-Development	25YR-72HR - 360 END	233.2500	10.25
Post-Development	25YR-72HR - 360 END	233.5000	10.25
Post-Development	25YR-72HR - 360 END	233.7501	10.25
Post-Development	25YR-72HR - 360 END	234.0000	10.24
Post-Development	25YR-72HR - 360 END	234.2501	10.24
Post-Development	25YR-72HR - 360 END	234.5000	10.24
Post-Development	25YR-72HR - 360 END	234.7501	10.24
Post-Development	25YR-72HR - 360 END	235.0000	10.24
Post-Development	25YR-72HR - 360 END	235.2500	10.24
Post-Development	25YR-72HR - 360 END	235.5001	10.24
Post-Development	25YR-72HR - 360 END	235.7500	10.24
Post-Development	25YR-72HR - 360 END	236.0001	10.24
Post-Development	25YR-72HR - 360 END	236.2500	10.24
Post-Development	25YR-72HR - 360 END	236.5000	10.24
Post-Development	25YR-72HR - 360 END	236.7501	10.23
Post-Development	25YR-72HR - 360 END	237.0000	10.23
Post-Development	25YR-72HR - 360 END	237.2501	10.23
Post-Development	25YR-72HR - 360 END	237.5000	10.23
Post-Development	25YR-72HR - 360 END	237.7500	10.23
Post-Development	25YR-72HR - 360 END	238.0001	10.23
Post-Development	25YR-72HR - 360 END	238.2500	10.23
Post-Development	25YR-72HR - 360 END	238.5000	10.23
Post-Development	25YR-72HR - 360 END	238.7500	10.23
Post-Development	25YR-72HR - 360 END	239.0000	10.23

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	239.2500	10.23
Post-Development	25YR-72HR - 360 END	239.5000	10.23
Post-Development	25YR-72HR - 360 END	239.7500	10.22
Post-Development	25YR-72HR - 360 END	240.0000	10.22
Post-Development	25YR-72HR - 360 END	240.2500	10.22
Post-Development	25YR-72HR - 360 END	240.5000	10.22
Post-Development	25YR-72HR - 360 END	240.7500	10.22
Post-Development	25YR-72HR - 360 END	241.0000	10.22
Post-Development	25YR-72HR - 360 END	241.2500	10.22
Post-Development	25YR-72HR - 360 END	241.5000	10.22
Post-Development	25YR-72HR - 360 END	241.7500	10.22
Post-Development	25YR-72HR - 360 END	242.0000	10.22
Post-Development	25YR-72HR - 360 END	242.2500	10.22
Post-Development	25YR-72HR - 360 END	242.5000	10.22
Post-Development	25YR-72HR - 360 END	242.7500	10.21
Post-Development	25YR-72HR - 360 END	243.0000	10.21
Post-Development	25YR-72HR - 360 END	243.2500	10.21
Post-Development	25YR-72HR - 360 END	243.5000	10.21
Post-Development	25YR-72HR - 360 END	243.7500	10.21
Post-Development	25YR-72HR - 360 END	244.0000	10.21
Post-Development	25YR-72HR - 360 END	244.2500	10.21
Post-Development	25YR-72HR - 360 END	244.5000	10.21
Post-Development	25YR-72HR - 360 END	244.7500	10.21
Post-Development	25YR-72HR - 360 END	245.0000	10.21
Post-Development	25YR-72HR - 360 END	245.2500	10.21
Post-Development	25YR-72HR - 360 END	245.5000	10.21
Post-Development	25YR-72HR - 360 END	245.7500	10.20
Post-Development	25YR-72HR - 360 END	246.0000	10.20
Post-Development	25YR-72HR - 360 END	246.2500	10.20

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	246.5000	10.20
Post-Development	25YR-72HR - 360 END	246.7500	10.20
Post-Development	25YR-72HR - 360 END	247.0000	10.20
Post-Development	25YR-72HR - 360 END	247.2500	10.20
Post-Development	25YR-72HR - 360 END	247.5000	10.20
Post-Development	25YR-72HR - 360 END	247.7500	10.20
Post-Development	25YR-72HR - 360 END	248.0000	10.20
Post-Development	25YR-72HR - 360 END	248.2500	10.20
Post-Development	25YR-72HR - 360 END	248.5000	10.20
Post-Development	25YR-72HR - 360 END	248.7500	10.19
Post-Development	25YR-72HR - 360 END	249.0000	10.19
Post-Development	25YR-72HR - 360 END	249.2500	10.19
Post-Development	25YR-72HR - 360 END	249.5000	10.19
Post-Development	25YR-72HR - 360 END	249.7500	10.19
Post-Development	25YR-72HR - 360 END	250.0000	10.19
Post-Development	25YR-72HR - 360 END	250.2500	10.19
Post-Development	25YR-72HR - 360 END	250.5000	10.19
Post-Development	25YR-72HR - 360 END	250.7500	10.19
Post-Development	25YR-72HR - 360 END	251.0000	10.19
Post-Development	25YR-72HR - 360 END	251.2500	10.19
Post-Development	25YR-72HR - 360 END	251.5000	10.19
Post-Development	25YR-72HR - 360 END	251.7500	10.18
Post-Development	25YR-72HR - 360 END	252.0000	10.18
Post-Development	25YR-72HR - 360 END	252.2500	10.18
Post-Development	25YR-72HR - 360 END	252.5001	10.18
Post-Development	25YR-72HR - 360 END	252.7500	10.18
Post-Development	25YR-72HR - 360 END	253.0000	10.18
Post-Development	25YR-72HR - 360 END	253.2500	10.18
Post-Development	25YR-72HR - 360 END	253.5000	10.18

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	253.7501	10.18
Post-Development	25YR-72HR - 360 END	254.0000	10.18
Post-Development	25YR-72HR - 360 END	254.2500	10.18
Post-Development	25YR-72HR - 360 END	254.5000	10.18
Post-Development	25YR-72HR - 360 END	254.7501	10.17
Post-Development	25YR-72HR - 360 END	255.0000	10.17
Post-Development	25YR-72HR - 360 END	255.2500	10.17
Post-Development	25YR-72HR - 360 END	255.5000	10.17
Post-Development	25YR-72HR - 360 END	255.7501	10.17
Post-Development	25YR-72HR - 360 END	256.0000	10.17
Post-Development	25YR-72HR - 360 END	256.2500	10.17
Post-Development	25YR-72HR - 360 END	256.5000	10.17
Post-Development	25YR-72HR - 360 END	256.7501	10.17
Post-Development	25YR-72HR - 360 END	257.0000	10.17
Post-Development	25YR-72HR - 360 END	257.2500	10.17
Post-Development	25YR-72HR - 360 END	257.5001	10.17
Post-Development	25YR-72HR - 360 END	257.7500	10.17
Post-Development	25YR-72HR - 360 END	258.0000	10.16
Post-Development	25YR-72HR - 360 END	258.2501	10.16
Post-Development	25YR-72HR - 360 END	258.5000	10.16
Post-Development	25YR-72HR - 360 END	258.7500	10.16
Post-Development	25YR-72HR - 360 END	259.0001	10.16
Post-Development	25YR-72HR - 360 END	259.2500	10.16
Post-Development	25YR-72HR - 360 END	259.5000	10.16
Post-Development	25YR-72HR - 360 END	259.7500	10.16
Post-Development	25YR-72HR - 360 END	260.0000	10.16
Post-Development	25YR-72HR - 360 END	260.2500	10.16
Post-Development	25YR-72HR - 360 END	260.5000	10.16
Post-Development	25YR-72HR - 360 END	260.7500	10.16

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	261.0001	10.15
Post-Development	25YR-72HR - 360 END	261.2500	10.15
Post-Development	25YR-72HR - 360 END	261.5000	10.15
Post-Development	25YR-72HR - 360 END	261.7500	10.15
Post-Development	25YR-72HR - 360 END	262.0000	10.15
Post-Development	25YR-72HR - 360 END	262.2501	10.15
Post-Development	25YR-72HR - 360 END	262.5000	10.15
Post-Development	25YR-72HR - 360 END	262.7501	10.15
Post-Development	25YR-72HR - 360 END	263.0000	10.15
Post-Development	25YR-72HR - 360 END	263.2500	10.15
Post-Development	25YR-72HR - 360 END	263.5001	10.15
Post-Development	25YR-72HR - 360 END	263.7500	10.15
Post-Development	25YR-72HR - 360 END	264.0001	10.15
Post-Development	25YR-72HR - 360 END	264.2500	10.14
Post-Development	25YR-72HR - 360 END	264.5000	10.14
Post-Development	25YR-72HR - 360 END	264.7500	10.14
Post-Development	25YR-72HR - 360 END	265.0000	10.14
Post-Development	25YR-72HR - 360 END	265.2501	10.14
Post-Development	25YR-72HR - 360 END	265.5000	10.14
Post-Development	25YR-72HR - 360 END	265.7501	10.14
Post-Development	25YR-72HR - 360 END	266.0000	10.14
Post-Development	25YR-72HR - 360 END	266.2501	10.14
Post-Development	25YR-72HR - 360 END	266.5000	10.14
Post-Development	25YR-72HR - 360 END	266.7500	10.14
Post-Development	25YR-72HR - 360 END	267.0001	10.14
Post-Development	25YR-72HR - 360 END	267.2500	10.13
Post-Development	25YR-72HR - 360 END	267.5000	10.13
Post-Development	25YR-72HR - 360 END	267.7501	10.13
Post-Development	25YR-72HR - 360 END	268.0000	10.13

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	268.2500	10.13
Post-Development	25YR-72HR - 360 END	268.5001	10.13
Post-Development	25YR-72HR - 360 END	268.7500	10.13
Post-Development	25YR-72HR - 360 END	269.0000	10.13
Post-Development	25YR-72HR - 360 END	269.2500	10.13
Post-Development	25YR-72HR - 360 END	269.5000	10.13
Post-Development	25YR-72HR - 360 END	269.7501	10.13
Post-Development	25YR-72HR - 360 END	270.0000	10.13
Post-Development	25YR-72HR - 360 END	270.2500	10.13
Post-Development	25YR-72HR - 360 END	270.5000	10.12
Post-Development	25YR-72HR - 360 END	270.7501	10.12
Post-Development	25YR-72HR - 360 END	271.0000	10.12
Post-Development	25YR-72HR - 360 END	271.2500	10.12
Post-Development	25YR-72HR - 360 END	271.5001	10.12
Post-Development	25YR-72HR - 360 END	271.7500	10.12
Post-Development	25YR-72HR - 360 END	272.0000	10.12
Post-Development	25YR-72HR - 360 END	272.2500	10.12
Post-Development	25YR-72HR - 360 END	272.5001	10.12
Post-Development	25YR-72HR - 360 END	272.7500	10.12
Post-Development	25YR-72HR - 360 END	273.0000	10.12
Post-Development	25YR-72HR - 360 END	273.2500	10.12
Post-Development	25YR-72HR - 360 END	273.5000	10.12
Post-Development	25YR-72HR - 360 END	273.7500	10.11
Post-Development	25YR-72HR - 360 END	274.0001	10.11
Post-Development	25YR-72HR - 360 END	274.2500	10.11
Post-Development	25YR-72HR - 360 END	274.5000	10.11
Post-Development	25YR-72HR - 360 END	274.7501	10.11
Post-Development	25YR-72HR - 360 END	275.0000	10.11
Post-Development	25YR-72HR - 360 END	275.2500	10.11

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	275.5001	10.11
Post-Development	25YR-72HR - 360 END	275.7500	10.11
Post-Development	25YR-72HR - 360 END	276.0000	10.11
Post-Development	25YR-72HR - 360 END	276.2500	10.11
Post-Development	25YR-72HR - 360 END	276.5000	10.11
Post-Development	25YR-72HR - 360 END	276.7501	10.11
Post-Development	25YR-72HR - 360 END	277.0000	10.11
Post-Development	25YR-72HR - 360 END	277.2500	10.10
Post-Development	25YR-72HR - 360 END	277.5001	10.10
Post-Development	25YR-72HR - 360 END	277.7500	10.10
Post-Development	25YR-72HR - 360 END	278.0001	10.10
Post-Development	25YR-72HR - 360 END	278.2500	10.10
Post-Development	25YR-72HR - 360 END	278.5000	10.10
Post-Development	25YR-72HR - 360 END	278.7501	10.10
Post-Development	25YR-72HR - 360 END	279.0000	10.10
Post-Development	25YR-72HR - 360 END	279.2501	10.10
Post-Development	25YR-72HR - 360 END	279.5000	10.10
Post-Development	25YR-72HR - 360 END	279.7501	10.10
Post-Development	25YR-72HR - 360 END	280.0000	10.10
Post-Development	25YR-72HR - 360 END	280.2500	10.10
Post-Development	25YR-72HR - 360 END	280.5000	10.09
Post-Development	25YR-72HR - 360 END	280.7500	10.09
Post-Development	25YR-72HR - 360 END	281.0001	10.09
Post-Development	25YR-72HR - 360 END	281.2500	10.09
Post-Development	25YR-72HR - 360 END	281.5001	10.09
Post-Development	25YR-72HR - 360 END	281.7500	10.09
Post-Development	25YR-72HR - 360 END	282.0001	10.09
Post-Development	25YR-72HR - 360 END	282.2500	10.09
Post-Development	25YR-72HR - 360 END	282.5001	10.09

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	282.7500	10.09
Post-Development	25YR-72HR - 360 END	283.0001	10.09
Post-Development	25YR-72HR - 360 END	283.2500	10.09
Post-Development	25YR-72HR - 360 END	283.5001	10.09
Post-Development	25YR-72HR - 360 END	283.7500	10.09
Post-Development	25YR-72HR - 360 END	284.0001	10.08
Post-Development	25YR-72HR - 360 END	284.2500	10.08
Post-Development	25YR-72HR - 360 END	284.5001	10.08
Post-Development	25YR-72HR - 360 END	284.7500	10.08
Post-Development	25YR-72HR - 360 END	285.0001	10.08
Post-Development	25YR-72HR - 360 END	285.2500	10.08
Post-Development	25YR-72HR - 360 END	285.5001	10.08
Post-Development	25YR-72HR - 360 END	285.7500	10.08
Post-Development	25YR-72HR - 360 END	286.0001	10.08
Post-Development	25YR-72HR - 360 END	286.2500	10.08
Post-Development	25YR-72HR - 360 END	286.5001	10.08
Post-Development	25YR-72HR - 360 END	286.7500	10.08
Post-Development	25YR-72HR - 360 END	287.0001	10.08
Post-Development	25YR-72HR - 360 END	287.2500	10.07
Post-Development	25YR-72HR - 360 END	287.5001	10.07
Post-Development	25YR-72HR - 360 END	287.7500	10.07
Post-Development	25YR-72HR - 360 END	288.0001	10.07
Post-Development	25YR-72HR - 360 END	288.2500	10.07
Post-Development	25YR-72HR - 360 END	288.5001	10.07
Post-Development	25YR-72HR - 360 END	288.7501	10.07
Post-Development	25YR-72HR - 360 END	289.0000	10.07
Post-Development	25YR-72HR - 360 END	289.2501	10.07
Post-Development	25YR-72HR - 360 END	289.5000	10.07
Post-Development	25YR-72HR - 360 END	289.7501	10.07

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	290.0000	10.07
Post-Development	25YR-72HR - 360 END	290.2501	10.07
Post-Development	25YR-72HR - 360 END	290.5000	10.07
Post-Development	25YR-72HR - 360 END	290.7501	10.06
Post-Development	25YR-72HR - 360 END	291.0000	10.06
Post-Development	25YR-72HR - 360 END	291.2501	10.06
Post-Development	25YR-72HR - 360 END	291.5001	10.06
Post-Development	25YR-72HR - 360 END	291.7500	10.06
Post-Development	25YR-72HR - 360 END	292.0001	10.06
Post-Development	25YR-72HR - 360 END	292.2500	10.06
Post-Development	25YR-72HR - 360 END	292.5001	10.06
Post-Development	25YR-72HR - 360 END	292.7500	10.06
Post-Development	25YR-72HR - 360 END	293.0001	10.06
Post-Development	25YR-72HR - 360 END	293.2500	10.06
Post-Development	25YR-72HR - 360 END	293.5001	10.06
Post-Development	25YR-72HR - 360 END	293.7500	10.06
Post-Development	25YR-72HR - 360 END	294.0001	10.06
Post-Development	25YR-72HR - 360 END	294.2500	10.05
Post-Development	25YR-72HR - 360 END	294.5001	10.05
Post-Development	25YR-72HR - 360 END	294.7500	10.05
Post-Development	25YR-72HR - 360 END	295.0001	10.05
Post-Development	25YR-72HR - 360 END	295.2500	10.05
Post-Development	25YR-72HR - 360 END	295.5001	10.05
Post-Development	25YR-72HR - 360 END	295.7500	10.05
Post-Development	25YR-72HR - 360 END	296.0001	10.05
Post-Development	25YR-72HR - 360 END	296.2500	10.05
Post-Development	25YR-72HR - 360 END	296.5001	10.05
Post-Development	25YR-72HR - 360 END	296.7500	10.05
Post-Development	25YR-72HR - 360 END	297.0001	10.05

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	297.2500	10.05
Post-Development	25YR-72HR - 360 END	297.5001	10.05
Post-Development	25YR-72HR - 360 END	297.7500	10.04
Post-Development	25YR-72HR - 360 END	298.0001	10.04
Post-Development	25YR-72HR - 360 END	298.2500	10.04
Post-Development	25YR-72HR - 360 END	298.5000	10.04
Post-Development	25YR-72HR - 360 END	298.7500	10.04
Post-Development	25YR-72HR - 360 END	299.0001	10.04
Post-Development	25YR-72HR - 360 END	299.2500	10.04
Post-Development	25YR-72HR - 360 END	299.5001	10.04
Post-Development	25YR-72HR - 360 END	299.7500	10.04
Post-Development	25YR-72HR - 360 END	300.0001	10.04
Post-Development	25YR-72HR - 360 END	300.2500	10.04
Post-Development	25YR-72HR - 360 END	300.5001	10.04
Post-Development	25YR-72HR - 360 END	300.7500	10.04
Post-Development	25YR-72HR - 360 END	301.0000	10.04
Post-Development	25YR-72HR - 360 END	301.2501	10.03
Post-Development	25YR-72HR - 360 END	301.5000	10.03
Post-Development	25YR-72HR - 360 END	301.7501	10.03
Post-Development	25YR-72HR - 360 END	302.0000	10.03
Post-Development	25YR-72HR - 360 END	302.2501	10.03
Post-Development	25YR-72HR - 360 END	302.5000	10.03
Post-Development	25YR-72HR - 360 END	302.7501	10.03
Post-Development	25YR-72HR - 360 END	303.0000	10.03
Post-Development	25YR-72HR - 360 END	303.2500	10.03
Post-Development	25YR-72HR - 360 END	303.5001	10.03
Post-Development	25YR-72HR - 360 END	303.7500	10.03
Post-Development	25YR-72HR - 360 END	304.0000	10.03
Post-Development	25YR-72HR - 360 END	304.2501	10.03

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	304.5000	10.03
Post-Development	25YR-72HR - 360 END	304.7501	10.03
Post-Development	25YR-72HR - 360 END	305.0000	10.02
Post-Development	25YR-72HR - 360 END	305.2500	10.02
Post-Development	25YR-72HR - 360 END	305.5001	10.02
Post-Development	25YR-72HR - 360 END	305.7500	10.02
Post-Development	25YR-72HR - 360 END	306.0001	10.02
Post-Development	25YR-72HR - 360 END	306.2500	10.02
Post-Development	25YR-72HR - 360 END	306.5000	10.02
Post-Development	25YR-72HR - 360 END	306.7501	10.02
Post-Development	25YR-72HR - 360 END	307.0000	10.02
Post-Development	25YR-72HR - 360 END	307.2500	10.02
Post-Development	25YR-72HR - 360 END	307.5001	10.02
Post-Development	25YR-72HR - 360 END	307.7500	10.02
Post-Development	25YR-72HR - 360 END	308.0000	10.02
Post-Development	25YR-72HR - 360 END	308.2501	10.02
Post-Development	25YR-72HR - 360 END	308.5000	10.01
Post-Development	25YR-72HR - 360 END	308.7500	10.01
Post-Development	25YR-72HR - 360 END	309.0001	10.01
Post-Development	25YR-72HR - 360 END	309.2500	10.01
Post-Development	25YR-72HR - 360 END	309.5000	10.01
Post-Development	25YR-72HR - 360 END	309.7501	10.01
Post-Development	25YR-72HR - 360 END	310.0000	10.01
Post-Development	25YR-72HR - 360 END	310.2500	10.01
Post-Development	25YR-72HR - 360 END	310.5000	10.01
Post-Development	25YR-72HR - 360 END	310.7500	10.01
Post-Development	25YR-72HR - 360 END	311.0000	10.01
Post-Development	25YR-72HR - 360 END	311.2501	10.01
Post-Development	25YR-72HR - 360 END	311.5000	10.01

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	311.7500	10.01
Post-Development	25YR-72HR - 360 END	312.0001	10.01
Post-Development	25YR-72HR - 360 END	312.2500	10.00
Post-Development	25YR-72HR - 360 END	312.5001	10.00
Post-Development	25YR-72HR - 360 END	312.7500	10.00
Post-Development	25YR-72HR - 360 END	313.0000	10.00
Post-Development	25YR-72HR - 360 END	313.2501	10.00
Post-Development	25YR-72HR - 360 END	313.5000	10.00
Post-Development	25YR-72HR - 360 END	313.7501	10.00
Post-Development	25YR-72HR - 360 END	314.0000	10.00
Post-Development	25YR-72HR - 360 END	314.2500	10.00
Post-Development	25YR-72HR - 360 END	314.5001	10.00
Post-Development	25YR-72HR - 360 END	314.7500	10.00
Post-Development	25YR-72HR - 360 END	315.0001	10.00
Post-Development	25YR-72HR - 360 END	315.2500	10.00
Post-Development	25YR-72HR - 360 END	315.5001	10.00
Post-Development	25YR-72HR - 360 END	315.7500	10.00
Post-Development	25YR-72HR - 360 END	316.0000	9.99
Post-Development	25YR-72HR - 360 END	316.2501	9.99
Post-Development	25YR-72HR - 360 END	316.5000	9.99
Post-Development	25YR-72HR - 360 END	316.7500	9.99
Post-Development	25YR-72HR - 360 END	317.0001	9.99
Post-Development	25YR-72HR - 360 END	317.2500	9.99
Post-Development	25YR-72HR - 360 END	317.5000	9.99
Post-Development	25YR-72HR - 360 END	317.7500	9.99
Post-Development	25YR-72HR - 360 END	318.0000	9.99
Post-Development	25YR-72HR - 360 END	318.2500	9.99
Post-Development	25YR-72HR - 360 END	318.5000	9.99
Post-Development	25YR-72HR - 360 END	318.7500	9.99

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	319.0000	9.99
Post-Development	25YR-72HR - 360 END	319.2500	9.99
Post-Development	25YR-72HR - 360 END	319.5001	9.99
Post-Development	25YR-72HR - 360 END	319.7500	9.98
Post-Development	25YR-72HR - 360 END	320.0001	9.98
Post-Development	25YR-72HR - 360 END	320.2500	9.98
Post-Development	25YR-72HR - 360 END	320.5000	9.98
Post-Development	25YR-72HR - 360 END	320.7501	9.98
Post-Development	25YR-72HR - 360 END	321.0000	9.98
Post-Development	25YR-72HR - 360 END	321.2501	9.98
Post-Development	25YR-72HR - 360 END	321.5000	9.98
Post-Development	25YR-72HR - 360 END	321.7500	9.98
Post-Development	25YR-72HR - 360 END	322.0001	9.98
Post-Development	25YR-72HR - 360 END	322.2500	9.98
Post-Development	25YR-72HR - 360 END	322.5001	9.98
Post-Development	25YR-72HR - 360 END	322.7500	9.98
Post-Development	25YR-72HR - 360 END	323.0000	9.98
Post-Development	25YR-72HR - 360 END	323.2501	9.98
Post-Development	25YR-72HR - 360 END	323.5000	9.98
Post-Development	25YR-72HR - 360 END	323.7501	9.97
Post-Development	25YR-72HR - 360 END	324.0000	9.97
Post-Development	25YR-72HR - 360 END	324.2501	9.97
Post-Development	25YR-72HR - 360 END	324.5000	9.97
Post-Development	25YR-72HR - 360 END	324.7500	9.97
Post-Development	25YR-72HR - 360 END	325.0001	9.97
Post-Development	25YR-72HR - 360 END	325.2500	9.97
Post-Development	25YR-72HR - 360 END	325.5000	9.97
Post-Development	25YR-72HR - 360 END	325.7501	9.97
Post-Development	25YR-72HR - 360 END	326.0000	9.97

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	326.2500	9.97
Post-Development	25YR-72HR - 360 END	326.5001	9.97
Post-Development	25YR-72HR - 360 END	326.7500	9.97
Post-Development	25YR-72HR - 360 END	327.0000	9.97
Post-Development	25YR-72HR - 360 END	327.2501	9.97
Post-Development	25YR-72HR - 360 END	327.5000	9.96
Post-Development	25YR-72HR - 360 END	327.7500	9.96
Post-Development	25YR-72HR - 360 END	328.0001	9.96
Post-Development	25YR-72HR - 360 END	328.2500	9.96
Post-Development	25YR-72HR - 360 END	328.5001	9.96
Post-Development	25YR-72HR - 360 END	328.7500	9.96
Post-Development	25YR-72HR - 360 END	329.0000	9.96
Post-Development	25YR-72HR - 360 END	329.2501	9.96
Post-Development	25YR-72HR - 360 END	329.5000	9.96
Post-Development	25YR-72HR - 360 END	329.7501	9.96
Post-Development	25YR-72HR - 360 END	330.0000	9.96
Post-Development	25YR-72HR - 360 END	330.2500	9.96
Post-Development	25YR-72HR - 360 END	330.5001	9.96
Post-Development	25YR-72HR - 360 END	330.7500	9.96
Post-Development	25YR-72HR - 360 END	331.0001	9.96
Post-Development	25YR-72HR - 360 END	331.2500	9.96
Post-Development	25YR-72HR - 360 END	331.5000	9.95
Post-Development	25YR-72HR - 360 END	331.7501	9.95
Post-Development	25YR-72HR - 360 END	332.0000	9.95
Post-Development	25YR-72HR - 360 END	332.2501	9.95
Post-Development	25YR-72HR - 360 END	332.5000	9.95
Post-Development	25YR-72HR - 360 END	332.7500	9.95
Post-Development	25YR-72HR - 360 END	333.0001	9.95
Post-Development	25YR-72HR - 360 END	333.2500	9.95

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	333.5000	9.95
Post-Development	25YR-72HR - 360 END	333.7501	9.95
Post-Development	25YR-72HR - 360 END	334.0000	9.95
Post-Development	25YR-72HR - 360 END	334.2500	9.95
Post-Development	25YR-72HR - 360 END	334.5001	9.95
Post-Development	25YR-72HR - 360 END	334.7500	9.95
Post-Development	25YR-72HR - 360 END	335.0000	9.95
Post-Development	25YR-72HR - 360 END	335.2501	9.95
Post-Development	25YR-72HR - 360 END	335.5000	9.94
Post-Development	25YR-72HR - 360 END	335.7500	9.94
Post-Development	25YR-72HR - 360 END	336.0001	9.94
Post-Development	25YR-72HR - 360 END	336.2500	9.94
Post-Development	25YR-72HR - 360 END	336.5001	9.94
Post-Development	25YR-72HR - 360 END	336.7500	9.94
Post-Development	25YR-72HR - 360 END	337.0000	9.94
Post-Development	25YR-72HR - 360 END	337.2501	9.94
Post-Development	25YR-72HR - 360 END	337.5000	9.94
Post-Development	25YR-72HR - 360 END	337.7501	9.94
Post-Development	25YR-72HR - 360 END	338.0000	9.94
Post-Development	25YR-72HR - 360 END	338.2500	9.94
Post-Development	25YR-72HR - 360 END	338.5000	9.94
Post-Development	25YR-72HR - 360 END	338.7500	9.94
Post-Development	25YR-72HR - 360 END	339.0001	9.94
Post-Development	25YR-72HR - 360 END	339.2500	9.94
Post-Development	25YR-72HR - 360 END	339.5001	9.93
Post-Development	25YR-72HR - 360 END	339.7500	9.93
Post-Development	25YR-72HR - 360 END	340.0000	9.93
Post-Development	25YR-72HR - 360 END	340.2501	9.93
Post-Development	25YR-72HR - 360 END	340.5000	9.93

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	340.7501	9.93
Post-Development	25YR-72HR - 360 END	341.0000	9.93
Post-Development	25YR-72HR - 360 END	341.2500	9.93
Post-Development	25YR-72HR - 360 END	341.5000	9.93
Post-Development	25YR-72HR - 360 END	341.7500	9.93
Post-Development	25YR-72HR - 360 END	342.0000	9.93
Post-Development	25YR-72HR - 360 END	342.2500	9.93
Post-Development	25YR-72HR - 360 END	342.5000	9.93
Post-Development	25YR-72HR - 360 END	342.7500	9.93
Post-Development	25YR-72HR - 360 END	343.0000	9.93
Post-Development	25YR-72HR - 360 END	343.2500	9.93
Post-Development	25YR-72HR - 360 END	343.5000	9.92
Post-Development	25YR-72HR - 360 END	343.7500	9.92
Post-Development	25YR-72HR - 360 END	344.0000	9.92
Post-Development	25YR-72HR - 360 END	344.2500	9.92
Post-Development	25YR-72HR - 360 END	344.5000	9.92
Post-Development	25YR-72HR - 360 END	344.7500	9.92
Post-Development	25YR-72HR - 360 END	345.0000	9.92
Post-Development	25YR-72HR - 360 END	345.2500	9.92
Post-Development	25YR-72HR - 360 END	345.5000	9.92
Post-Development	25YR-72HR - 360 END	345.7500	9.92
Post-Development	25YR-72HR - 360 END	346.0000	9.92
Post-Development	25YR-72HR - 360 END	346.2500	9.92
Post-Development	25YR-72HR - 360 END	346.5000	9.92
Post-Development	25YR-72HR - 360 END	346.7500	9.92
Post-Development	25YR-72HR - 360 END	347.0000	9.92
Post-Development	25YR-72HR - 360 END	347.2500	9.92
Post-Development	25YR-72HR - 360 END	347.5000	9.92
Post-Development	25YR-72HR - 360 END	347.7500	9.91

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	348.0000	9.91
Post-Development	25YR-72HR - 360 END	348.2500	9.91
Post-Development	25YR-72HR - 360 END	348.5000	9.91
Post-Development	25YR-72HR - 360 END	348.7500	9.91
Post-Development	25YR-72HR - 360 END	349.0000	9.91
Post-Development	25YR-72HR - 360 END	349.2500	9.91
Post-Development	25YR-72HR - 360 END	349.5000	9.91
Post-Development	25YR-72HR - 360 END	349.7500	9.91
Post-Development	25YR-72HR - 360 END	350.0000	9.91
Post-Development	25YR-72HR - 360 END	350.2500	9.91
Post-Development	25YR-72HR - 360 END	350.5000	9.91
Post-Development	25YR-72HR - 360 END	350.7500	9.91
Post-Development	25YR-72HR - 360 END	351.0000	9.91
Post-Development	25YR-72HR - 360 END	351.2500	9.91
Post-Development	25YR-72HR - 360 END	351.5000	9.91
Post-Development	25YR-72HR - 360 END	351.7500	9.90
Post-Development	25YR-72HR - 360 END	352.0000	9.90
Post-Development	25YR-72HR - 360 END	352.2500	9.90
Post-Development	25YR-72HR - 360 END	352.5000	9.90
Post-Development	25YR-72HR - 360 END	352.7500	9.90
Post-Development	25YR-72HR - 360 END	353.0000	9.90
Post-Development	25YR-72HR - 360 END	353.2500	9.90
Post-Development	25YR-72HR - 360 END	353.5000	9.90
Post-Development	25YR-72HR - 360 END	353.7501	9.90
Post-Development	25YR-72HR - 360 END	354.0000	9.90
Post-Development	25YR-72HR - 360 END	354.2500	9.90
Post-Development	25YR-72HR - 360 END	354.5000	9.90
Post-Development	25YR-72HR - 360 END	354.7500	9.90
Post-Development	25YR-72HR - 360 END	355.0000	9.90

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	25YR-72HR - 360 END	355.2501	9.90
Post-Development	25YR-72HR - 360 END	355.5000	9.90
Post-Development	25YR-72HR - 360 END	355.7500	9.90
Post-Development	25YR-72HR - 360 END	356.0000	9.89
Post-Development	25YR-72HR - 360 END	356.2500	9.89
Post-Development	25YR-72HR - 360 END	356.5000	9.89
Post-Development	25YR-72HR - 360 END	356.7501	9.89
Post-Development	25YR-72HR - 360 END	357.0000	9.89
Post-Development	25YR-72HR - 360 END	357.2500	9.89
Post-Development	25YR-72HR - 360 END	357.5000	9.89
Post-Development	25YR-72HR - 360 END	357.7500	9.89
Post-Development	25YR-72HR - 360 END	358.0000	9.89
Post-Development	25YR-72HR - 360 END	358.2500	9.89
Post-Development	25YR-72HR - 360 END	358.5001	9.89
Post-Development	25YR-72HR - 360 END	358.7500	9.89
Post-Development	25YR-72HR - 360 END	359.0000	9.89
Post-Development	25YR-72HR - 360 END	359.2500	9.89
Post-Development	25YR-72HR - 360 END	359.5001	9.89
Post-Development	25YR-72HR - 360 END	359.7500	9.89
Post-Development	25YR-72HR - 360 END	360.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.5001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	0.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.2501	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.5001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	1.7501	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	2.0000	9.89

Site does not recover to initial stage after 12 days from the cessation of the 25YR/3Day Storm Event, thus a back-to-back storm is modeled to start at the elevation at which the 25YR-3Day storm ended.

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	2.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	2.5000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	2.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.5001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	3.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.0000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.5000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	4.7500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.0001	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.2500	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.5000	9.89
Post-Development	BACK-TO-BACK 25YR-72HR	5.7500	9.90
Post-Development	BACK-TO-BACK 25YR-72HR	6.0001	9.90
Post-Development	BACK-TO-BACK 25YR-72HR	6.2500	9.90
Post-Development	BACK-TO-BACK 25YR-72HR	6.5000	9.91
Post-Development	BACK-TO-BACK 25YR-72HR	6.7500	9.91
Post-Development	BACK-TO-BACK 25YR-72HR	7.0000	9.92
Post-Development	BACK-TO-BACK 25YR-72HR	7.2500	9.92
Post-Development	BACK-TO-BACK 25YR-72HR	7.5000	9.93
Post-Development	BACK-TO-BACK 25YR-72HR	7.7501	9.93
Post-Development	BACK-TO-BACK 25YR-72HR	8.0001	9.94
Post-Development	BACK-TO-BACK 25YR-72HR	8.2500	9.95
Post-Development	BACK-TO-BACK 25YR-72HR	8.5000	9.95
Post-Development	BACK-TO-BACK 25YR-72HR	8.7500	9.96
Post-Development	BACK-TO-BACK 25YR-72HR	9.0000	9.97
Post-Development	BACK-TO-BACK 25YR-72HR	9.2501	9.97

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	9.5000	9.98
Post-Development	BACK-TO-BACK 25YR-72HR	9.7500	9.99
Post-Development	BACK-TO-BACK 25YR-72HR	10.0001	10.00
Post-Development	BACK-TO-BACK 25YR-72HR	10.2501	10.00
Post-Development	BACK-TO-BACK 25YR-72HR	10.5000	10.01
Post-Development	BACK-TO-BACK 25YR-72HR	10.7500	10.02
Post-Development	BACK-TO-BACK 25YR-72HR	11.0000	10.03
Post-Development	BACK-TO-BACK 25YR-72HR	11.2500	10.04
Post-Development	BACK-TO-BACK 25YR-72HR	11.5000	10.05
Post-Development	BACK-TO-BACK 25YR-72HR	11.7500	10.06
Post-Development	BACK-TO-BACK 25YR-72HR	12.0000	10.06
Post-Development	BACK-TO-BACK 25YR-72HR	12.2501	10.07
Post-Development	BACK-TO-BACK 25YR-72HR	12.5001	10.08
Post-Development	BACK-TO-BACK 25YR-72HR	12.7500	10.09
Post-Development	BACK-TO-BACK 25YR-72HR	13.0000	10.10
Post-Development	BACK-TO-BACK 25YR-72HR	13.2500	10.11
Post-Development	BACK-TO-BACK 25YR-72HR	13.5001	10.12
Post-Development	BACK-TO-BACK 25YR-72HR	13.7500	10.13
Post-Development	BACK-TO-BACK 25YR-72HR	14.0000	10.14
Post-Development	BACK-TO-BACK 25YR-72HR	14.2500	10.15
Post-Development	BACK-TO-BACK 25YR-72HR	14.5000	10.16
Post-Development	BACK-TO-BACK 25YR-72HR	14.7500	10.17
Post-Development	BACK-TO-BACK 25YR-72HR	15.0000	10.18
Post-Development	BACK-TO-BACK 25YR-72HR	15.2500	10.19
Post-Development	BACK-TO-BACK 25YR-72HR	15.5001	10.20
Post-Development	BACK-TO-BACK 25YR-72HR	15.7500	10.21
Post-Development	BACK-TO-BACK 25YR-72HR	16.0000	10.22
Post-Development	BACK-TO-BACK 25YR-72HR	16.2500	10.23
Post-Development	BACK-TO-BACK 25YR-72HR	16.5000	10.24

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	16.7500	10.25
Post-Development	BACK-TO-BACK 25YR-72HR	17.0000	10.25
Post-Development	BACK-TO-BACK 25YR-72HR	17.2500	10.26
Post-Development	BACK-TO-BACK 25YR-72HR	17.5001	10.27
Post-Development	BACK-TO-BACK 25YR-72HR	17.7500	10.28
Post-Development	BACK-TO-BACK 25YR-72HR	18.0000	10.29
Post-Development	BACK-TO-BACK 25YR-72HR	18.2501	10.30
Post-Development	BACK-TO-BACK 25YR-72HR	18.5000	10.31
Post-Development	BACK-TO-BACK 25YR-72HR	18.7501	10.32
Post-Development	BACK-TO-BACK 25YR-72HR	19.0001	10.33
Post-Development	BACK-TO-BACK 25YR-72HR	19.2500	10.34
Post-Development	BACK-TO-BACK 25YR-72HR	19.5000	10.35
Post-Development	BACK-TO-BACK 25YR-72HR	19.7501	10.36
Post-Development	BACK-TO-BACK 25YR-72HR	20.0000	10.37
Post-Development	BACK-TO-BACK 25YR-72HR	20.2500	10.38
Post-Development	BACK-TO-BACK 25YR-72HR	20.5000	10.39
Post-Development	BACK-TO-BACK 25YR-72HR	20.7500	10.40
Post-Development	BACK-TO-BACK 25YR-72HR	21.0001	10.41
Post-Development	BACK-TO-BACK 25YR-72HR	21.2501	10.42
Post-Development	BACK-TO-BACK 25YR-72HR	21.5000	10.43
Post-Development	BACK-TO-BACK 25YR-72HR	21.7500	10.44
Post-Development	BACK-TO-BACK 25YR-72HR	22.0001	10.45
Post-Development	BACK-TO-BACK 25YR-72HR	22.2501	10.46
Post-Development	BACK-TO-BACK 25YR-72HR	22.5000	10.47
Post-Development	BACK-TO-BACK 25YR-72HR	22.7500	10.48
Post-Development	BACK-TO-BACK 25YR-72HR	23.0000	10.49
Post-Development	BACK-TO-BACK 25YR-72HR	23.2500	10.50
Post-Development	BACK-TO-BACK 25YR-72HR	23.5000	10.51
Post-Development	BACK-TO-BACK 25YR-72HR	23.7500	10.52

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	24.0000	10.53
Post-Development	BACK-TO-BACK 25YR-72HR	24.2500	10.54
Post-Development	BACK-TO-BACK 25YR-72HR	24.5000	10.55
Post-Development	BACK-TO-BACK 25YR-72HR	24.7500	10.56
Post-Development	BACK-TO-BACK 25YR-72HR	25.0001	10.57
Post-Development	BACK-TO-BACK 25YR-72HR	25.2500	10.59
Post-Development	BACK-TO-BACK 25YR-72HR	25.5000	10.60
Post-Development	BACK-TO-BACK 25YR-72HR	25.7502	10.61
Post-Development	BACK-TO-BACK 25YR-72HR	26.0000	10.63
Post-Development	BACK-TO-BACK 25YR-72HR	26.2500	10.64
Post-Development	BACK-TO-BACK 25YR-72HR	26.5000	10.65
Post-Development	BACK-TO-BACK 25YR-72HR	26.7500	10.66
Post-Development	BACK-TO-BACK 25YR-72HR	27.0000	10.68
Post-Development	BACK-TO-BACK 25YR-72HR	27.2500	10.69
Post-Development	BACK-TO-BACK 25YR-72HR	27.5000	10.70
Post-Development	BACK-TO-BACK 25YR-72HR	27.7500	10.71
Post-Development	BACK-TO-BACK 25YR-72HR	28.0000	10.72
Post-Development	BACK-TO-BACK 25YR-72HR	28.2501	10.74
Post-Development	BACK-TO-BACK 25YR-72HR	28.5000	10.75
Post-Development	BACK-TO-BACK 25YR-72HR	28.7500	10.76
Post-Development	BACK-TO-BACK 25YR-72HR	29.0001	10.77
Post-Development	BACK-TO-BACK 25YR-72HR	29.2500	10.78
Post-Development	BACK-TO-BACK 25YR-72HR	29.5000	10.80
Post-Development	BACK-TO-BACK 25YR-72HR	29.7500	10.81
Post-Development	BACK-TO-BACK 25YR-72HR	30.0001	10.82
Post-Development	BACK-TO-BACK 25YR-72HR	30.2500	10.83
Post-Development	BACK-TO-BACK 25YR-72HR	30.5000	10.84
Post-Development	BACK-TO-BACK 25YR-72HR	30.7501	10.85
Post-Development	BACK-TO-BACK 25YR-72HR	31.0000	10.86

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	31.2500	10.87
Post-Development	BACK-TO-BACK 25YR-72HR	31.5000	10.89
Post-Development	BACK-TO-BACK 25YR-72HR	31.7500	10.90
Post-Development	BACK-TO-BACK 25YR-72HR	32.0000	10.91
Post-Development	BACK-TO-BACK 25YR-72HR	32.2500	10.92
Post-Development	BACK-TO-BACK 25YR-72HR	32.5000	10.93
Post-Development	BACK-TO-BACK 25YR-72HR	32.7501	10.94
Post-Development	BACK-TO-BACK 25YR-72HR	33.0000	10.95
Post-Development	BACK-TO-BACK 25YR-72HR	33.2500	10.96
Post-Development	BACK-TO-BACK 25YR-72HR	33.5000	10.97
Post-Development	BACK-TO-BACK 25YR-72HR	33.7500	10.98
Post-Development	BACK-TO-BACK 25YR-72HR	34.0000	10.98
Post-Development	BACK-TO-BACK 25YR-72HR	34.2500	10.99
Post-Development	BACK-TO-BACK 25YR-72HR	34.5000	11.00
Post-Development	BACK-TO-BACK 25YR-72HR	34.7500	11.01
Post-Development	BACK-TO-BACK 25YR-72HR	35.0001	11.01
Post-Development	BACK-TO-BACK 25YR-72HR	35.2501	11.02
Post-Development	BACK-TO-BACK 25YR-72HR	35.5001	11.03
Post-Development	BACK-TO-BACK 25YR-72HR	35.7500	11.03
Post-Development	BACK-TO-BACK 25YR-72HR	36.0000	11.04
Post-Development	BACK-TO-BACK 25YR-72HR	36.2501	11.04
Post-Development	BACK-TO-BACK 25YR-72HR	36.5000	11.05
Post-Development	BACK-TO-BACK 25YR-72HR	36.7500	11.05
Post-Development	BACK-TO-BACK 25YR-72HR	37.0000	11.06
Post-Development	BACK-TO-BACK 25YR-72HR	37.2500	11.06
Post-Development	BACK-TO-BACK 25YR-72HR	37.5000	11.06
Post-Development	BACK-TO-BACK 25YR-72HR	37.7500	11.07
Post-Development	BACK-TO-BACK 25YR-72HR	38.0000	11.07
Post-Development	BACK-TO-BACK 25YR-72HR	38.2500	11.07

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	38.5000	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	38.7501	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	39.0000	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	39.2500	11.08
Post-Development	BACK-TO-BACK 25YR-72HR	39.5000	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	39.7500	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.0000	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.2500	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.5000	11.09
Post-Development	BACK-TO-BACK 25YR-72HR	40.7500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.0001	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.2500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.5000	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	41.7500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.0000	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.2500	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.5000	11.10
Post-Development	BACK-TO-BACK 25YR-72HR	42.7500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.0000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.2500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.5001	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	43.7500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.0000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.2500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.5000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	44.7501	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	45.0001	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	45.2501	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	45.5000	11.11

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	45.7500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	46.0000	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	46.2500	11.11
Post-Development	BACK-TO-BACK 25YR-72HR	46.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	46.7501	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.0000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.2500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	47.7500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.0000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.2500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	48.7500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.0000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.2500	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.5000	11.12
Post-Development	BACK-TO-BACK 25YR-72HR	49.7501	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.0000	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.2500	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.5000	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	50.7500	11.13
Post-Development	BACK-TO-BACK 25YR-72HR	51.0001	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	51.2500	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	51.5000	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	51.7500	11.14
Post-Development	BACK-TO-BACK 25YR-72HR	52.0000	11.15
Post-Development	BACK-TO-BACK 25YR-72HR	52.2500	11.15
Post-Development	BACK-TO-BACK 25YR-72HR	52.5000	11.16
Post-Development	BACK-TO-BACK 25YR-72HR	52.7500	11.16

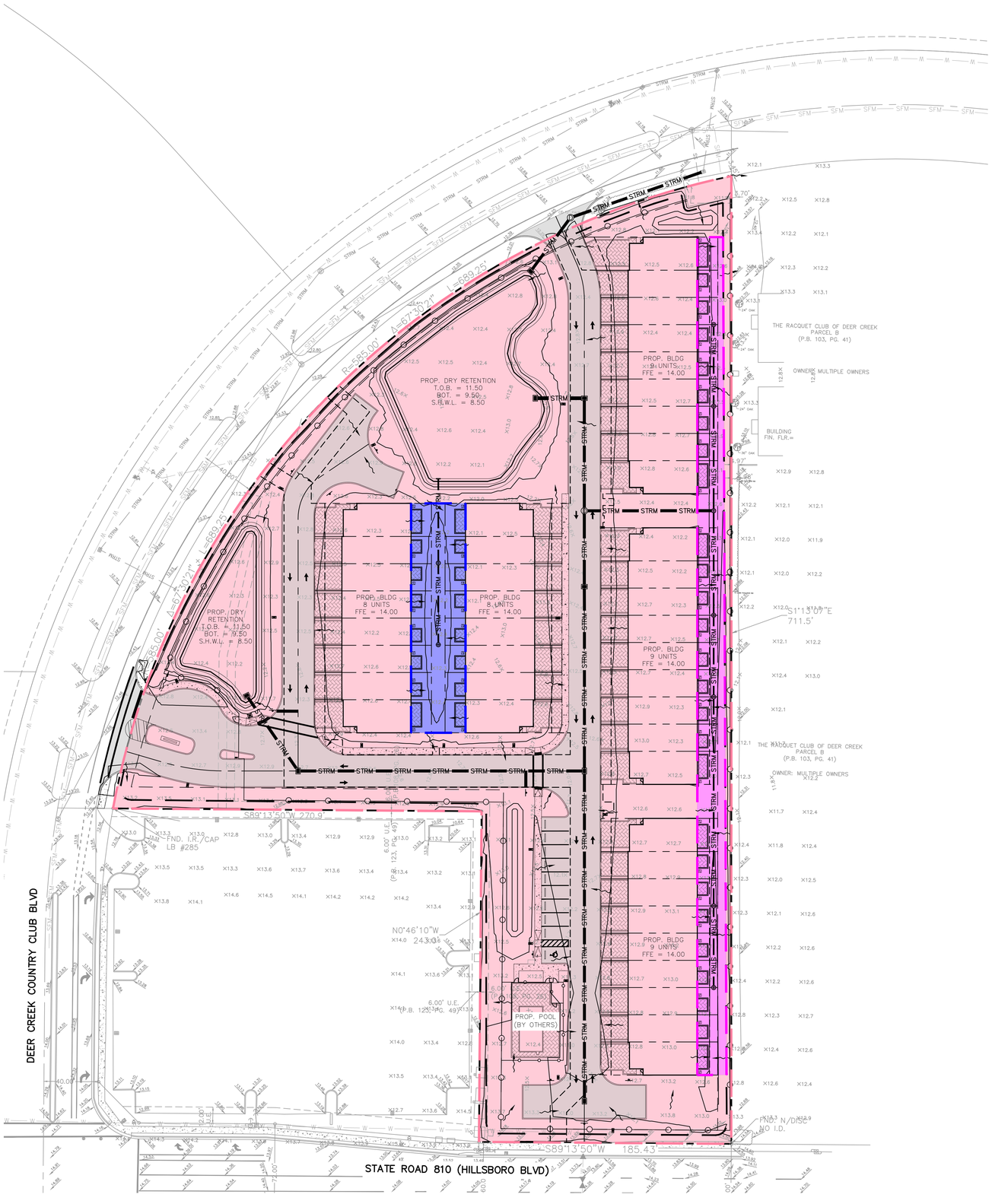
Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	53.0000	11.17
Post-Development	BACK-TO-BACK 25YR-72HR	53.2500	11.18
Post-Development	BACK-TO-BACK 25YR-72HR	53.5001	11.18
Post-Development	BACK-TO-BACK 25YR-72HR	53.7500	11.19
Post-Development	BACK-TO-BACK 25YR-72HR	54.0000	11.20
Post-Development	BACK-TO-BACK 25YR-72HR	54.2500	11.21
Post-Development	BACK-TO-BACK 25YR-72HR	54.5000	11.22
Post-Development	BACK-TO-BACK 25YR-72HR	54.7500	11.23
Post-Development	BACK-TO-BACK 25YR-72HR	55.0000	11.24
Post-Development	BACK-TO-BACK 25YR-72HR	55.2501	11.25
Post-Development	BACK-TO-BACK 25YR-72HR	55.5000	11.26
Post-Development	BACK-TO-BACK 25YR-72HR	55.7500	11.27
Post-Development	BACK-TO-BACK 25YR-72HR	56.0001	11.28
Post-Development	BACK-TO-BACK 25YR-72HR	56.2500	11.29
Post-Development	BACK-TO-BACK 25YR-72HR	56.5000	11.30
Post-Development	BACK-TO-BACK 25YR-72HR	56.7500	11.31
Post-Development	BACK-TO-BACK 25YR-72HR	57.0000	11.33
Post-Development	BACK-TO-BACK 25YR-72HR	57.2500	11.34
Post-Development	BACK-TO-BACK 25YR-72HR	57.5002	11.35
Post-Development	BACK-TO-BACK 25YR-72HR	57.7500	11.37
Post-Development	BACK-TO-BACK 25YR-72HR	58.0001	11.38
Post-Development	BACK-TO-BACK 25YR-72HR	58.2500	11.40
Post-Development	BACK-TO-BACK 25YR-72HR	58.5000	11.41
Post-Development	BACK-TO-BACK 25YR-72HR	58.7501	11.43
Post-Development	BACK-TO-BACK 25YR-72HR	59.0000	11.46
Post-Development	BACK-TO-BACK 25YR-72HR	59.2500	11.50
Post-Development	BACK-TO-BACK 25YR-72HR	59.5001	11.54
Post-Development	BACK-TO-BACK 25YR-72HR	59.7501	11.72
Post-Development	BACK-TO-BACK 25YR-72HR	60.0000	12.04

Scenario	Sim	Relative Time [hrs]	Stage [ft]
Post-Development	BACK-TO-BACK 25YR-72HR	60.2501	12.27
Post-Development	BACK-TO-BACK 25YR-72HR	60.5000	12.34
Post-Development	BACK-TO-BACK 25YR-72HR	60.7501	12.35
Post-Development	BACK-TO-BACK 25YR-72HR	61.0001	12.32
Post-Development	BACK-TO-BACK 25YR-72HR	61.2500	12.29
Post-Development	BACK-TO-BACK 25YR-72HR	61.5000	12.26
Post-Development	BACK-TO-BACK 25YR-72HR	61.7501	12.23
Post-Development	BACK-TO-BACK 25YR-72HR	62.0000	12.20
Post-Development	BACK-TO-BACK 25YR-72HR	62.2500	12.18
Post-Development	BACK-TO-BACK 25YR-72HR	62.5000	12.15
Post-Development	BACK-TO-BACK 25YR-72HR	62.7500	12.12
Post-Development	BACK-TO-BACK 25YR-72HR	63.0000	12.09
Post-Development	BACK-TO-BACK 25YR-72HR	63.2500	12.07
Post-Development	BACK-TO-BACK 25YR-72HR	63.5001	12.04
Post-Development	BACK-TO-BACK 25YR-72HR	63.7501	12.01
Post-Development	BACK-TO-BACK 25YR-72HR	64.0001	11.98
Post-Development	BACK-TO-BACK 25YR-72HR	64.2500	11.95
Post-Development	BACK-TO-BACK 25YR-72HR	64.5000	11.92
Post-Development	BACK-TO-BACK 25YR-72HR	64.7500	11.89
Post-Development	BACK-TO-BACK 25YR-72HR	65.0001	11.86
Post-Development	BACK-TO-BACK 25YR-72HR	65.2500	11.83
Post-Development	BACK-TO-BACK 25YR-72HR	65.5001	11.80
Post-Development	BACK-TO-BACK 25YR-72HR	65.7500	11.77
Post-Development	BACK-TO-BACK 25YR-72HR	66.0001	11.74
Post-Development	BACK-TO-BACK 25YR-72HR	66.2500	11.71
Post-Development	BACK-TO-BACK 25YR-72HR	66.5000	11.68
Post-Development	BACK-TO-BACK 25YR-72HR	66.7500	11.66
Post-Development	BACK-TO-BACK 25YR-72HR	67.0000	11.63
Post-Development	BACK-TO-BACK 25YR-72HR	67.2500	11.60

MAX STAGE OF PERIMETER BERM ELEVATION = 12.35, HOWEVER MINIMUM ELEVATION SET TO BE 12.50 NAVD

APPENDIX 4

BMP TRAINS REPORT



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- STRM — PROPOSED STORM PIPE
- PROPOSED STORM AREA INLET
- EXISTING ELEVATION
- FLOW ARROW
- EXISTING UTILITY EASEMENTS
- CATCHMENT 1 – WEST SWALE
- CATCHMENT 2 – EAST SWALE
- CATCHMENT 3 – BUILDINGS, ROADS, RETENTION AREA, AND REMAINING LANDSCAPE AREA

BMP CN Calcs

Cat 1 - West Swale

Land use	Area (ac)	CN	Area x CN
Pervious	0.13	80	10.4
Non-DCIA	0.03	95	2.85
Total	0.16		13.25
Weighted CN			**83**

Cat 2 - East Swale

Land use	Area (ac)	CN	Area x CN
Pervious	0.24	80	19.2
Non-DCIA	0.05	95	4.75
Total	0.29		23.95
Weighted CN			**83**

Cat 3 - Buildings, Roads, Retention Areas, and Remaining Landscape Area

Land use	Area (ac)	CN	Area x CN
Pervious	1.66	80	132.8
Non-DCIA	0.00	95	0
Total	1.66		132.8
Weighted CN			**80**

DCIA =	2.36 ac
Total Cat. Area =	4.02 ac
% DCIA =	**58.7%**

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	01.20.2026	

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE. SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
144100002
DATE
JAN 2026
SCALE AS SHOWN
DESIGNED BY BME
DRAWN BY BME
CHECKED BY JLH

POST-DEVELOPMENT CATCHMENT MAP

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC

SHEET NUMBER
AP-4

Plotted By: Edwards, Brigid Sheet Set: ######## Layout: C-400 DRAINAGE PLAN January 20, 2026 08:59:43pm K:\BCD_Civil\144100002 - Deer Creek\CADD\Exhibits\2025.05.29 - Basin Maps\Post-Development Catchment Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Complete Report (not including cost) Ver 4.3.5

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026 5:54:58 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	West Swale	East Swale	Buildings, Roads, Retention Areas, and Remaining Landscape Area
Rainfall Zone	Florida Zone 5	Florida Zone 5	Florida Zone 5
Annual Mean Rainfall	59.00	59.00	59.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346
Area (acres)	0.16	0.29	4.02
Rational Coefficient (0-1)	0.16	0.16	0.16
Non DCIA Curve Number	80.00	80.00	80.00
DCIA Percent (0-100)	0.00	0.00	0.00
Nitrogen EMC (mg/l)	1.042	1.042	1.042
Phosphorus EMC (mg/l)	0.346	0.346	0.346
Runoff Volume (ac-ft/yr)	0.124	0.224	3.103
Groundwater N (kg/yr)	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	0.159	0.288	3.987
Phosphorus Loading (kg/yr)	0.053	0.096	1.324

Post-Condition Landuse Information

Landuse	User Defined Values	User Defined Values	User Defined Values
Area (acres)	0.16	0.29	4.02
Rational Coefficient (0-1)	0.19	0.19	0.54
Non DCIA Curve Number	83.00	83.00	80.00
DCIA Percent (0-100)	0.00	0.00	58.70
Wet Pond Area (ac)	0.00	0.00	0.00
Nitrogen EMC (mg/l)	1.840	1.840	1.840
Phosphorus EMC (mg/l)	0.520	0.520	0.520
Runoff Volume (ac-ft/yr)	0.148	0.268	10.647
Groundwater N (kg/yr)	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	0.336	0.609	24.155
Phosphorus Loading (kg/yr)	0.095	0.172	6.826

Catchment Number: 1 Name: West Swale

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026

Swale Design

Swale Top Width for Flood Conditions - **W** (ft)	5.000
Swale Bottom Width - **B** (ft)	1.000
Swale Length - **L** (ft)	168.000
Average Impervious Length (ft)	0.000
Average Impervious Width (ft)	0.000
Average Pervious Width (ft)	40.000

Swale Slope (foot drop/foot length) - **S**	0.010
Mannings N	0.050
Soil Infiltration Rate (in/hr)	6.500
Side Slope of Swale horizontal/vertical - **Z**	13.000
Average Height of Swale Block - **H**	0.000
Length of Berm Upstream of Crest - $\mathbf{L_b}$	0.000
Runoff Area (acres)	0.000
Number of Swale Blocks	

Watershed Characteristics

Catchment Area (acres)	0.16
Contributing Area (acres)	0.160
Non-DCIA Curve Number	83.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 5
Rainfall (in)	59.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	53
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	44
Provided TP Treatment Efficiency (%)	90

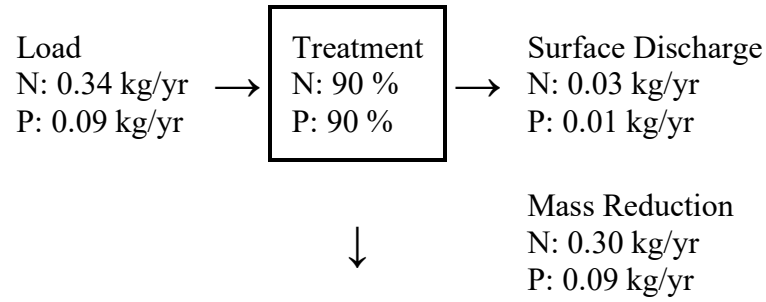
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

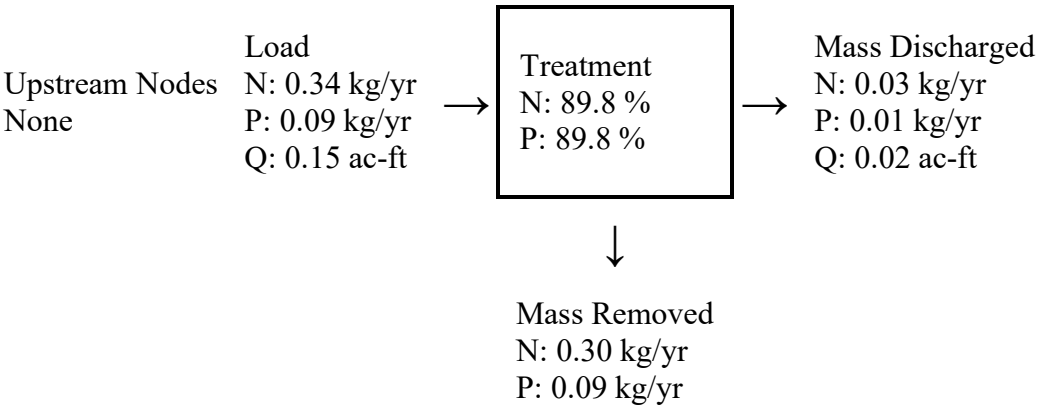
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.043
TN Mass Load (kg/yr)	0.302
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.085
TP Concentration (mg/L)	0.000

Load Diagram for Swale (stand-alone)



Load Diagram for Swale (As Used In Routing)



Catchment Number: 2 Name: East Swale

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026

Swale Design

Swale Top Width for Flood Conditions - **W** (ft)	5.000
Swale Bottom Width - **B** (ft)	1.000
Swale Length - **L** (ft)	550.000
Average Impervious Length (ft)	0.000
Average Impervious Width (ft)	0.000
Average Pervious Width (ft)	18.000
Swale Slope (foot drop/foot length) - **S**	0.003

Mannings N	0.050
Soil Infiltration Rate (in/hr)	6.500
Side Slope of Swale horizontal/vertical - **Z**	10.000
Average Height of Swale Block - **H**	0.000
Length of Berm Upstream of Crest - $\mathbf{L_b}$	0.000
Runoff Area (acres)	0.000
Number of Swale Blocks	

Watershed Characteristics

Catchment Area (acres)	0.29
Contributing Area (acres)	0.290
Non-DCIA Curve Number	83.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 5
Rainfall (in)	59.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	53
Provided TN Treatment Efficiency (%)	93
Required TP Treatment Efficiency (%)	44
Provided TP Treatment Efficiency (%)	93

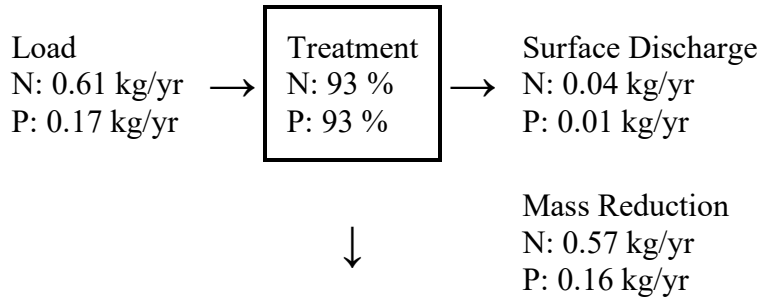
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

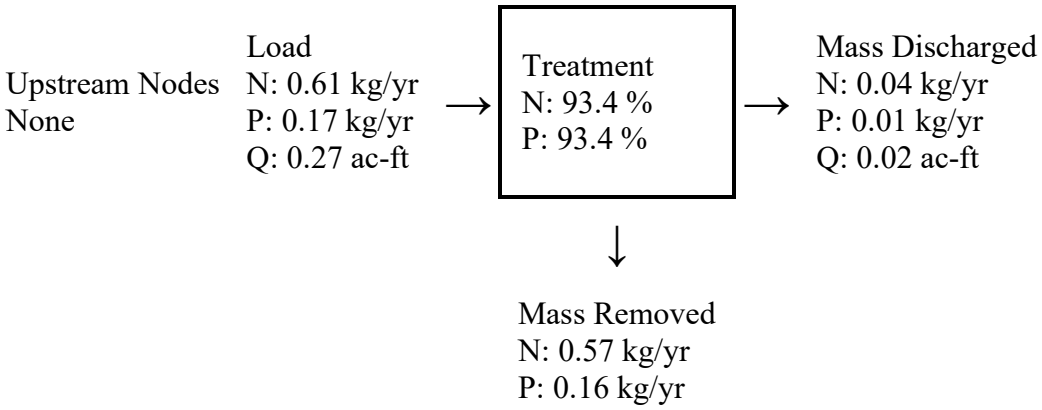
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.083
TN Mass Load (kg/yr)	0.568
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.161
TP Concentration (mg/L)	0.000

Load Diagram for Swale (stand-alone)



Load Diagram for Swale (As Used In Routing)



Catchment Number: 3 Name: Buildings, Roads, Retention Areas, and Remaining Landscape Area

Project: Tides at Deerfield Beach - Swale and Site
Date: 1/20/2026

Retention Design

Retention Depth (in)	1.620
Retention Volume (ac-ft)	0.543

0.54 ac-ft of dry retention is provided.

Watershed Characteristics

Catchment Area (acres)	4.02
Contributing Area (acres)	4.020

Non-DCIA Curve Number	80.00
DCIA Percent	58.70
Rainfall Zone	Florida Zone 5
Rainfall (in)	59.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	83
Provided TN Treatment Efficiency (%)	82
Required TP Treatment Efficiency (%)	81
Provided TP Treatment Efficiency (%)	82

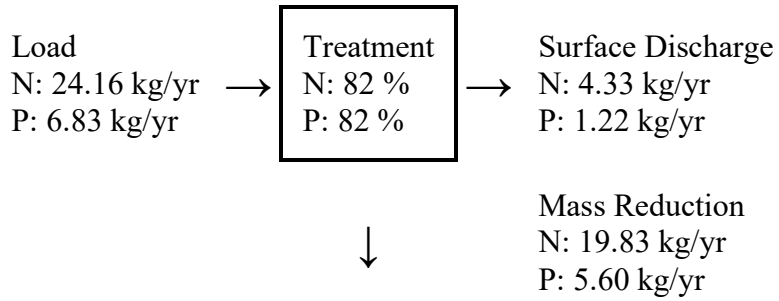
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

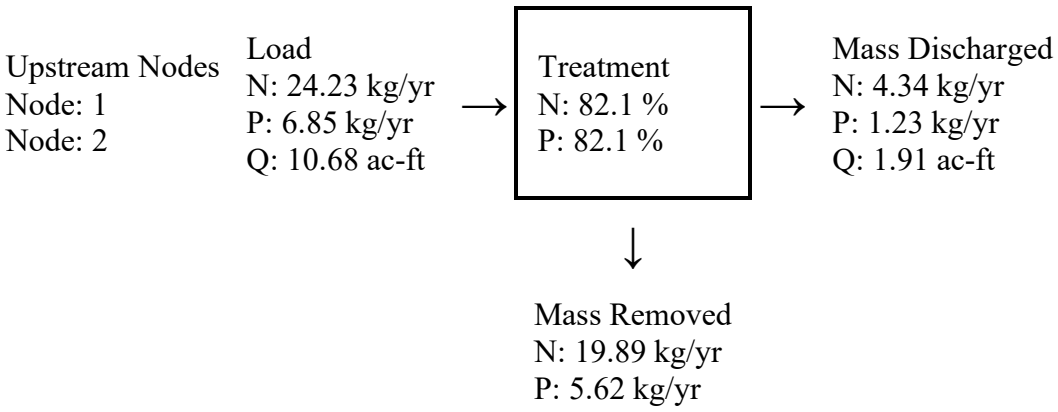
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	19.825
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	5.603
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Tides at Deerfield Beach - Swale and Site

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (West Swale) Swale

Catchment 2 - (East Swale) Swale

Catchment 3 - (Buildings, Roads, Retention Areas, and Remaining Landscape Area) Retention

Based on % removal values to the nearest percent

Date:1/20/2026

Routing Summary

Catchment 1 Routed to Catchment 3
Catchment 2 Routed to Catchment 3
Catchment 3 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	4.43 kg/yr	
Total N post load	25.1 kg/yr	
Target N load reduction	82 %	
Target N discharge load	4.43 kg/yr	
Percent N load reduction	83 %	
Provided N discharge load	4.34 kg/yr	9.58 lb/yr
Provided N load removed	20.76 kg/yr	45.77 lb/yr

Nutrient Removal Efficiency provides the required nutrient removal efficiency and is at 80% as required.

Phosphorus

Surface Water Discharge

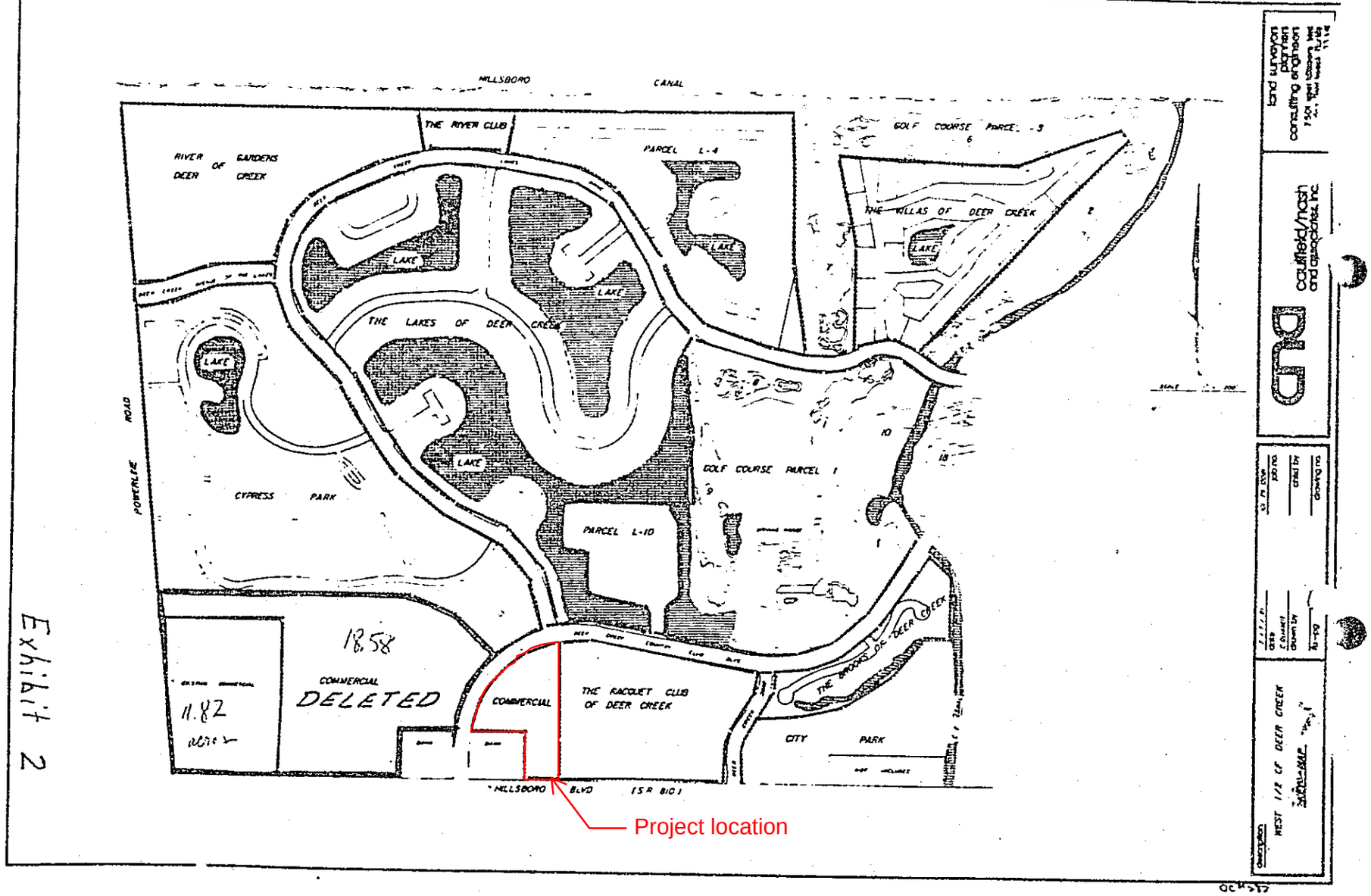
Total P pre load	1.472 kg/yr	
Total P post load	7.093 kg/yr	
Target P load reduction	79 %	
Target P discharge load	1.472 kg/yr	
Percent P load reduction	83 %	
Provided P discharge load	1.227 kg/yr	2.71 lb/yr
Provided P load removed	5.866 kg/yr	12.935 lb/yr

Nutrient Removal Efficiency provides the required nutrient removal efficiency and is at 80% as required.

APPENDIX 5

PERMIT NO. 06-00372-S EXCERPTS

EXCERPT FROM PERMIT NO. 06-00372-S



EXCERPT FROM PERMIT NO. 06-00372-S

Project was previous zoned for Commercial use. Thus, the commercial land use coverage breakdown is used

SHWL ELEVATION

MINIMUM DESIGN ELEVATIONS

Permit Modification
***** SURFACE WATER MANAGEMENT SYSTEM *****

WEST HALF OF DEER CRK.
Deerfield Beach, Florida

DESIGN CRITERIA:

Allowable 25-year peak discharge = 12.05 CFS
Lake Control Stage = El. 10.00
Proposed minimum road grade = El. 13.50
Proposed minimum finish floor level = El. 14.85
24-hour rainfall depths: 10-year,1 day = 9.00 inches
25-year,3 day = 11.00 inches
100-year,3 day = 14.00 inches

COMPUTATIONS:

TRACT	TOTAL AREA (Acres)	LAKE AREA (Acres)	BLDG. AREA (Acres)	PAVED AREA (Acres)	GREEN AREA (Acres)
Park	8.52	----	0.27	0.84	7.47
Deer Creek Road	1.00	----	----	0.49	0.50
Racquet Club	15.12	----	1.90	7.17	6.05
Commercial	5.85	----	1.53	3.01	1.31
D.C. C.C. Blvd.	5.89	----	----	4.25	1.64
Golf Course Par. 1	36.15	----	0.20	1.49	34.38
Golf Course Par. 3	24.91	----	----	----	24.91
Villas of D.C.	18.99	1.42	5.98	3.10	8.79
D.C. Lakes Drive	10.59	----	----	5.03	5.56
Parcel L-4	25.33	2.56	4.24	3.03	15.50
Lakes of D.C.	74.43	33.35	8.29	6.00	26.79
River Club	7.30	----	0.08	0.43	6.79
Parcel L-1	22.55	----	4.54	6.12	11.87
D.C. Ave. of Lakes	1.80	----	----	1.04	0.76
Cypress Park	46.34	4.65	7.49	11.94	21.63
Parcel L-10	7.04	----	0.76	1.91	4.37
TOTAL	311.86	41.98	35.06	55.85	178.97

I. Compute pervious/impervious acreages:

Impervious acreage = Lake + Bldg. + Paved
= 41.98 + 35.06 + 55.85 = 132.89 Acres

% Impervious = $\frac{132.89 \text{ Acres}}{311.86 \text{ Acres}} \times 100 = 43\%$ (42%)

Pervious acreage = Total - Impervious
= 311.86 - 132.89 = 178.97 Acres

% Pervious = $\frac{178.97 \text{ Acres}}{311.86 \text{ Acres}} \times 100 = 57\%$

II. Compute soil storage and SCS Curve Number

1. Control Level = El. 10.00 NGVD.

APPENDIX 6

GEOTECHNICAL REPORT

March 26, 2025

Mr. Matthew Nelson
K. Hovanian Southeast Florida Division, LLC
3601 Quantum Blvd
Boynton Beach, FL 33426
Phone: 561-810-7047
Email: manelson@khov.com

RE: Exfiltration Tests
Deer Creek
W Hillsboro Blvd & Deer Creek Country Club Blvd, Deerfield Beach, FL 33442
UES Project No.: 2130.2500024.0000

Dear Mr. Nelson,

GFA International, Inc. d/b/a Universal Engineering Sciences (UES) performed four (4) exfiltration tests at the locations shown in **Figure 1** for the above-mentioned project to assess the hydraulic conductivity coefficient data for the design of the drainage area. The exfiltration tests were performed in general accordance with the SFWMD Constant Head "Usual Condition" Open Hole Test Method to a depth of 10 feet below the ground surface. The calculated hydraulic conductivity coefficient for the exfiltration tests were as follows:

Exfiltration Test	Hydraulic Conductivity*
EX01	1.0×10^{-4} $ft^3/sec/ft^2$-ft
EX02	1.2×10^{-4} $ft^3/sec/ft^2$-ft
EX03	1.6×10^{-4} $ft^3/sec/ft^2$-ft
EX04	1.1×10^{-4} $ft^3/sec/ft^2$-ft

The test results are attached to this letter.

The stratification encountered during UES's exploration are presented in the attached test logs. It should be noted that soil conditions might vary between what is depicted on the attached log and other areas of the site. The soil boring data reflect information from a specific test location only. Site specific survey staking for the test location was not provided for UES's field exploration.

The test location was determined in the field by a project engineer by measuring distances and estimating right angles from existing site features. The latitude, longitude, and elevation noted in UES's boring logs were taken from Google Earth. Google Earth uses WGS-84 or Local Mean Sea Level (MSL) as datum.

It should be noted that elevations may not always be correct if fill is added or site grades change to a site after Google captures the image. The exfiltration location and elevations noted should, therefore, be considered approximate.

UES appreciates the opportunity to be of service to you on this project and look forward to a continued association. Please do not hesitate to contact UES if you have any questions or comments, or if UES may further assist you as your plans proceed.

Respectfully Submitted,
UES
Registry No. 4930



Caleb Castillo
Geotechnical Staff Engineer

Alberto J. Mercado, P.E.
Geotechnical Department Manager
Professional Engineer #95703
State of Florida

This item has been digitally signed and sealed by [Alberto J. Mercado] on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachments:
Figure 1 – Test Location Plan
Hydraulic Conductivity Test Results
Test Logs

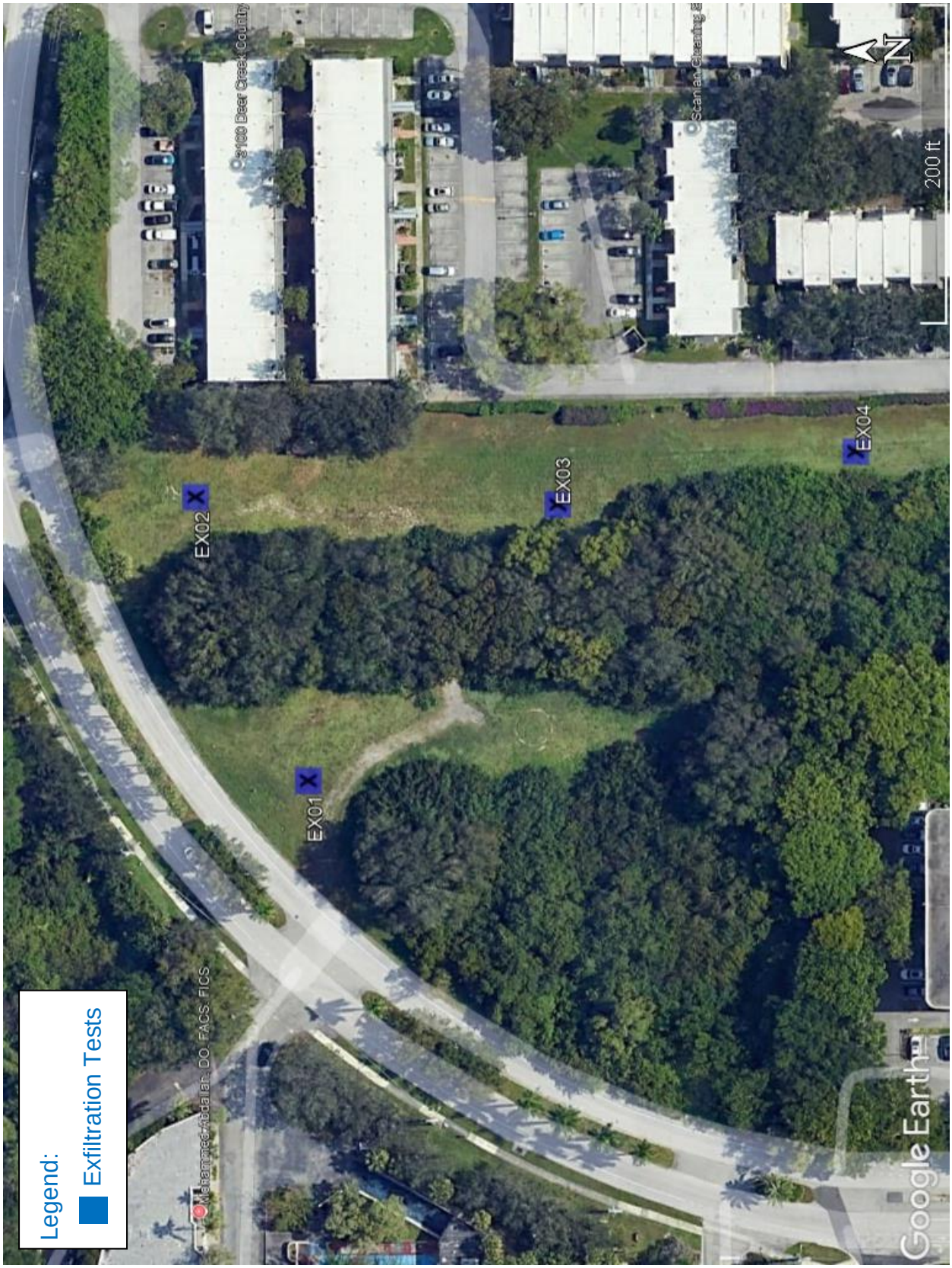


FIGURE 1 – TEST LOCATION PLAN

DEER CREEK
DEERFIELD BEACH, FL
UES PROJECT NO: 2130.2500024.0000

NOTE: BORING LOCATIONS WERE LOCATED USING A MEASURING TAPE AND EXISTING LANDMARKS AS REFERENCE POINTS. IN ADDITION, THE LATITUDE, LONGITUDE, AND ELEVATION NOTED ON THE BORING LOGS WERE TAKEN FROM GOOGLE EARTH. THEREFORE, LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.

HYDRAULIC CONDUCTIVITY TEST RESULTS

Project name: Deer Creek

Project number: 2130.2500024.0000

Date: 3/25/2025

SFWMD USUAL Open Hole Formula:

$$K = \frac{4Q}{\pi d(2H_2^{\ 2} + 4H_2D_s + H_2d)}$$

Exfiltration Number	First volume of water reading (after stabilization)	Final volume of water reading	Elapsed time	Average flow rate at constant head Q	Average flow rate at constant head Q*0.00223	Perforated casing diameter or hole diameter (d)	Water table* H_2	Total length of bore hole	Length of bore hole below stabilized ground water (Ds)	Hydraulic Conductivity (K)
	gallon	gallon	min.	gallon/minute	ft^3/sec	ft	ft	ft	ft	ft^3/sec/ft^2 - ft of head
EX-1	**0.0**	**20.0**	10	2.00	0.0045	0.33	**6.0**	**10.0**	4.0	**1.0E-04**
EX-2	**0.0**	**23.6**	10	2.36	0.0053	0.33	**6.0**	**10.0**	4.0	**1.2E-04**
EX-3	**0.0**	**30.2**	10	3.02	0.0067	0.33	**5.5**	**10.0**	4.5	**1.6E-04**
EX-4	**0.0**	**20.8**	10	2.08	0.0046	0.33	**6.0**	**10.0**	4.0	**1.1E-04**

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX01

CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.319627 **LONGITUDE** -80.146905
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft / Elev 6.00 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0			Gray, fine to medium grained SAND (SP) with trace limestone fragments.	
			1.0	11.0
	10.0		Tan, fine to medium grained SAND (SP).	
2.5				
			4.0	8.0
	7.5		Gray, fine to medium grained SAND (SP) with LIMESTONE fragments trace silt.	
5.0				
			5.5	6.5
			Gray, fine to medium grained SAND (SP) with LIMESTONE fragments. ▽	
	5.0			
7.5				
	2.5			
10.0			10.0	2.0
			Bottom of borehole at 10.0 feet.	

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX02

CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.319821 **LONGITUDE** -80.146363
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft / Elev 7.00 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0	12.5		Gray, fine to medium grained SAND (SP).
2.0	10.5		Tan, fine to medium grained SAND (SP).
4.0	8.5		Gray, fine to medium grained SAND (SP) with LIMESTONE fragments trace silt and shell fragments.
6.0 ▽	6.5		Gray, fine to medium grained SAND (SP) with trace shell fragments.
10.0	2.5		Bottom of borehole at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX03

CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.3192 **LONGITUDE** -80.146376
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.50 ft / Elev 7.50 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0	12.5		Tan, fine to medium grained SAND (SP) with trace limestone fragments.
1.0			12.0
			Light gray, fine to medium grained SAND (SP).
2.5	10.0		
4.5			8.5
			Gray, fine to medium grained SAND (SP) with SHELL fragments and trace silt.
5.0	7.5		▽
6.5			6.5
			Gray, fine to medium grained SAND (SP) with SHELL fragments.
7.5	5.0		
10.0			10.0 3.0
			Bottom of borehole at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

UES
8050 NW 77th Ct
Medley Florida 33166
(305) 249-8434

BORING NUMBER EX04

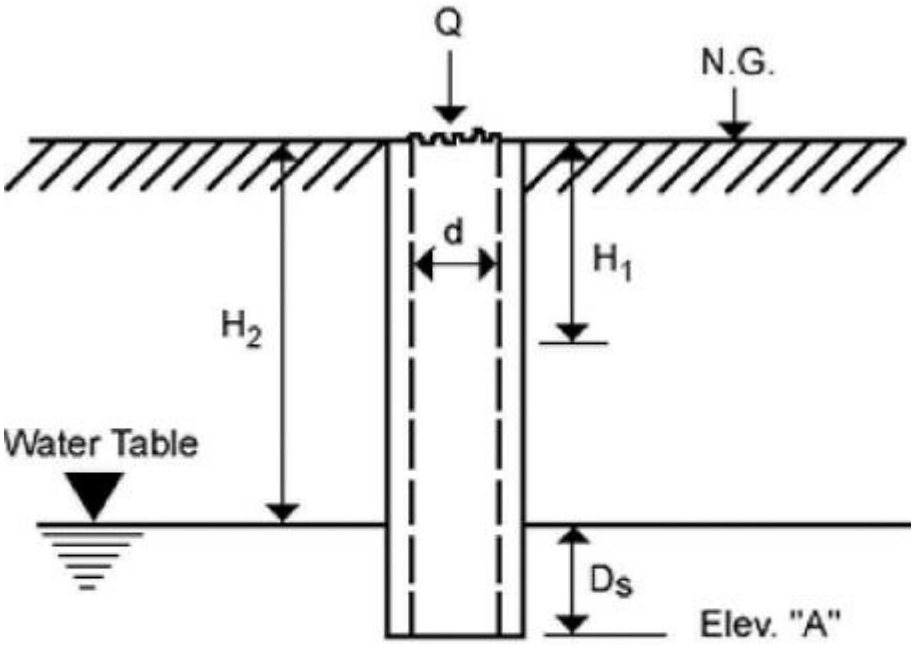
CLIENT K. Hovanian Southeast Florida Division, LLC
PROJECT NAME Deer Creek, Deerfield Beach
PROJECT NUMBER 2130.2500024.0000
PROJECT LOCATION W Hillsboro Blvd & Deer Creek Country Club Blvd
DATE STARTED 3/25/25 **COMPLETED** 3/25/25
LATITUDE 26.31869 **LONGITUDE** -80.146274
DRILLING CONTRACTOR UES
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft / Elev 7.00 ft
LOGGED BY John Wade **CHECKED BY** Caleb Castillo
AT END OF ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				
	12.5		Gray, fine to medium grained SAND (SP) with trace limestone fragments.	
2.0				11.0
2.5			Tan, fine to medium grained SAND (SP).	
	10.0			
5.0				8.0
	7.5		Gray, fine to medium grained SAND (SP) with trace shell fragments. ▽	
7.5				
	5.0			
10.0				3.0

Bottom of borehole at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US.GDT - 3/26/25 12:09 - C:\USERS\CCASTILLO\TEAMUES\UES GEOTECHNICAL SERVICES - SFL - MIAMI - MIAMI\ACTIVE PROJECTS\2130.2500024.0000 - DEER CREEK, DEERFIELD BEACH\6 - GINT\2130.2500024.0000 - DEER CR

USUAL OPEN-HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K = Hydraulic Conductivity (cfs/ft.² – ft. head)

Q = "Stabilized" Flow Rate (cfs)

d = Diameter of Test Hole (ft)

H_2 = Depth to Water Table (ft)

D_S = Saturated Hole Depth (ft)

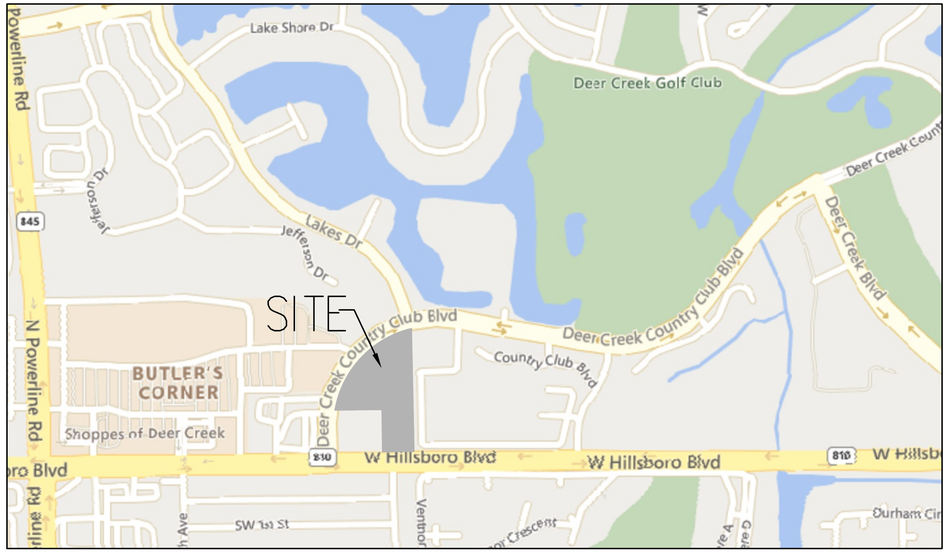
Elev. "A" = Proposed Trench Bottom Elev. (ft – NGVD)

H_1 = Average Head on Unsaturated Hole Surface (ft. head)

APPENDIX 7

OFFSITE DRAINAGE
CALCULATIONS

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

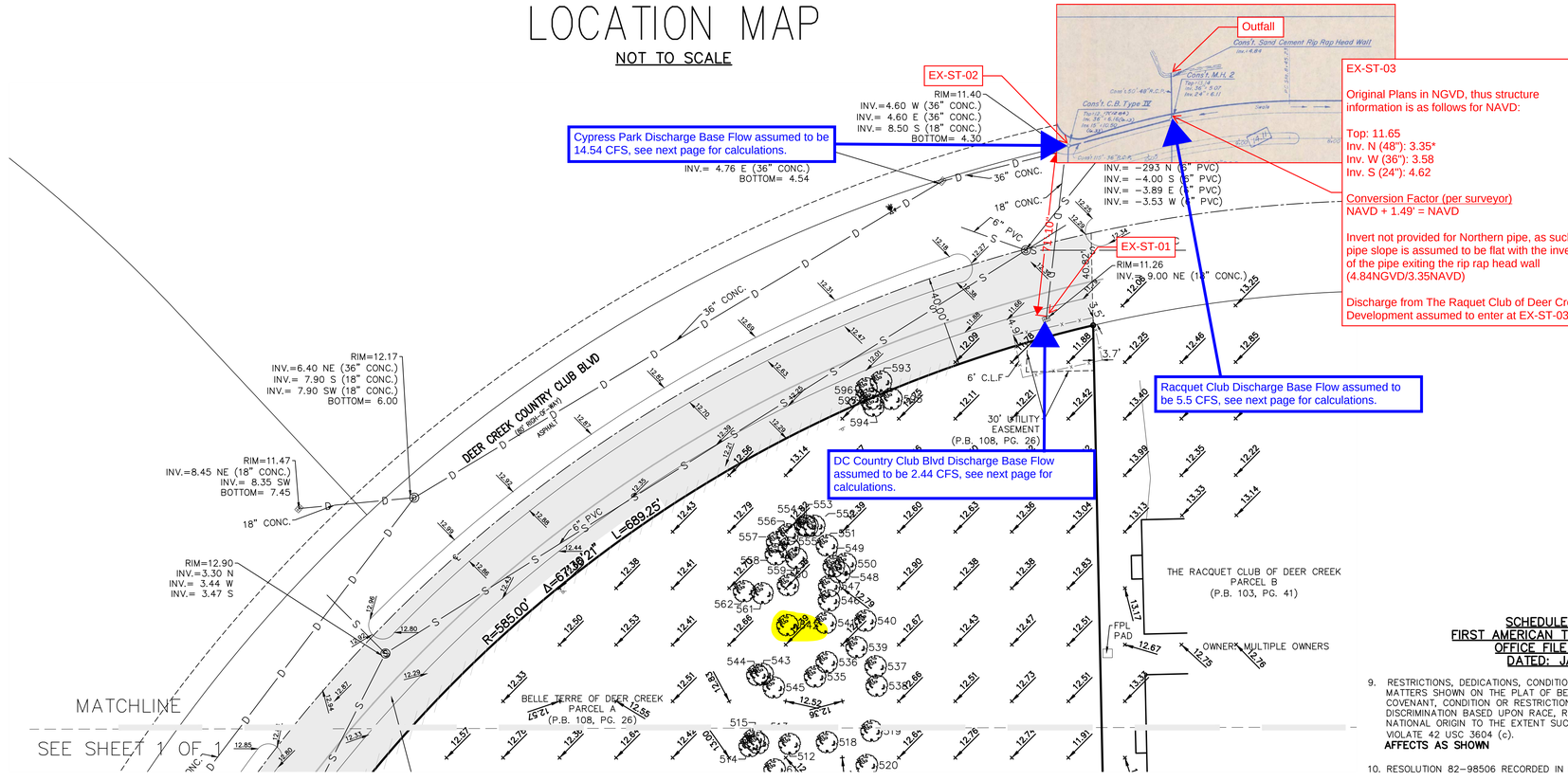
LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
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EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON–VEHICULAR ACCESS LINE (PLAT)
– WOOD POWER POLE (UNLESS NOTED)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– BELL SOUTH MANHOLE
– UNKOWN MANHOLE
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– OVERHEAD WIRES
– ANCHOR
– WATER METER
– REDUCED PRESSURE ZONE
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



SCHEDULE B–II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICE FILE NUMBER.: FLX1996
DATED: JANUARY 21, 2025

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE TERRE OF DEER CREEK, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604 (c).
AFFECTS AS SHOWN

10. RESOLUTION 82–98506 RECORDED IN BOOK 10136, PAGE 644.

11. ORDINANCE NO. 2002–61 RECORDED IN BOOK 3415, PAGE 1891.
DOCUMENT MAP IS ILLEGIBLE

ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – SURVEYING
LANDSCAPE ARCHITECTURE – SUITE 100
7900 GLADES ROAD – 33434
BOCA RATON, FLORIDA
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 2
OF 5 SHEETS

EXCERPT FROM PERMIT NO. 06-00372-S

Permit Modification
***** SURFACE WATER MANAGEMENT SYSTEM *****

WEST HALF OF DEER CREEK
Deerfield Beach, Florida

DESIGN

Allowable 25-year peak discharge = 17.05 CFS
Lake Control Stage = El. 10.00
Proposed minimum road grade = El. 13.50
Proposed minimum finish floor level = El. 14.85
24-hour rainfall depths: 10-year,1 day = 9.00 inches
25-year,3 day = 11.00 inches
100-year,3 day = 14.00 inches

COMPUTATIONS:

TRACT	TOTAL AREA (Acres)	LAKE AREA (Acres)	BLDG. AREA (Acres)	PAVED AREA (Acres)	GREEN AREA (Acres)
Park	8.52	----	0.27	0.84	7.47
Deer Creek Road	1.00	----	----	0.49	0.50
Racquet Club	15.12	----	1.90	7.17	6.05
Commercial	5.85	----	1.53	3.01	1.31
D.C. C.C. Blvd.	5.89	----	----	4.25	1.64
Golf Course Par. 1	36.15	----	0.20	1.49	34.38
Golf Course Par. 3	24.91	----	----	----	24.91
Villas of D.C.	18.99	1.42	5.58	3.10	8.79
D.C. Lakes Drive	10.59	----	----	5.03	5.56
Parcel L-4	25.33	2.56	4.24	3.03	15.50
Lakes of D.C.	74.43	33.35	8.29	6.00	26.79
River Club	7.30	----	0.08	0.43	6.79
Parcel L-1	22.55	----	4.54	6.12	11.87
D.C. Ave. of Lakes	1.80	----	----	1.04	0.76
Cypress Park	46.34	4.65	7.49	11.94	21.63
Parcel L-10	7.04	----	0.78	1.91	4.37

SHWL ELEVATION

MINIMUM DESIGN ELEVATIONS

Project was previous zoned for Commercial use. Thus, the commercial land use coverage breakdown is used

Racquet Club
Flow is equal to Q = CIA

C = 0.65 (see calculation below)
I = 0.56 in/hr (per IDF curve for higher intensity 100 YR/1Day storm event - to be conservative)
A = 15.12 ac

Q = 0.65x 0.56 x 15.12 = 5.50 cfs
5.50 cfs utilized in Stormwise Base Flow for EX-ST-02

DC Country Club Blvd
Flow is equal to Q = CIA

C = 0.74 (see calculation below)
I = 0.56 in/hr (per IDF curve for higher intensity 100 YR/1Day storm event - to be conservative)
A = 5.89 ac

Q = 0.74 x 0.56 x 5.89 = 2.44 cfs
2.44 CFS utilized in Stormwise Base Flow for EX-ST-01

Cypress Park
Flow is equal to Q = CIA

C = 0.56 (see calculation below)
I = 0.56 in/hr (per IDF curve for higher intensity 100 YR/1Day storm event - to be conservative)
A = 46.34 ac

Q = 0.56 x 0.56 x 46.34 = 14.54 cfs
14.54 CFS utilized in Stormwise Base Flow for EX-ST-03

Racquet Club Rational C Calculation

Land Use Breakdown from Master Permit	
Land Use Type	**Area**
Lake Area	0
Building Area	1.90
Paved Area	7.17
Green Area	6.05
Total	15.12

From FDOT DDG - Table B-4 for Flat Sandy Soils

Land Use	Associated Runoff Coeff.
Rooftops/Pavement	0.95
Pasture/Grass	0.20
Weighted C =	0.65

DC Country Club Blvd Rational C Calculation

Land Use Breakdown from Master Permit	
Land Use Type	**Area**
Lake Area	0
Building Area	0.00
Paved Area	4.25
Green Area	1.64
Total	5.89

From FDOT DDG - Table B-4 for Flat Sandy Soils

Land Use	Associated Runoff Coeff.
Rooftops/Pavement	0.95
Pasture/Grass	0.20
Weighted C =	0.74

Cypress Park Rational C Calculation

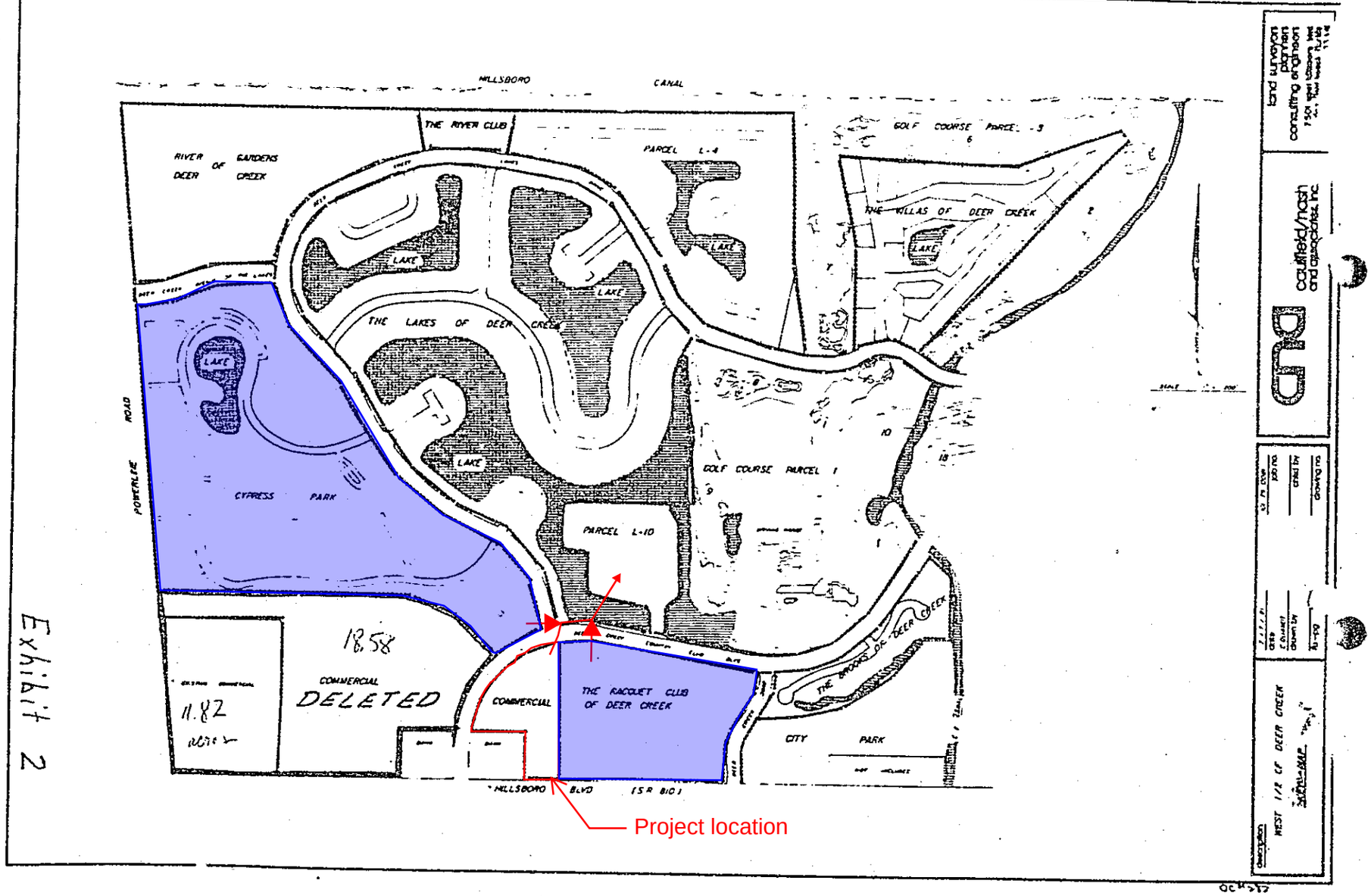
Land Use Breakdown from Master Permit	
Land Use Type	**Area**
Lake Area	4.65
Building Area	7.49
Paved Area	12.57
Green Area	21.63
Total	46.34

From FDOT DDG - Table B-4 for Flat Sandy Soils

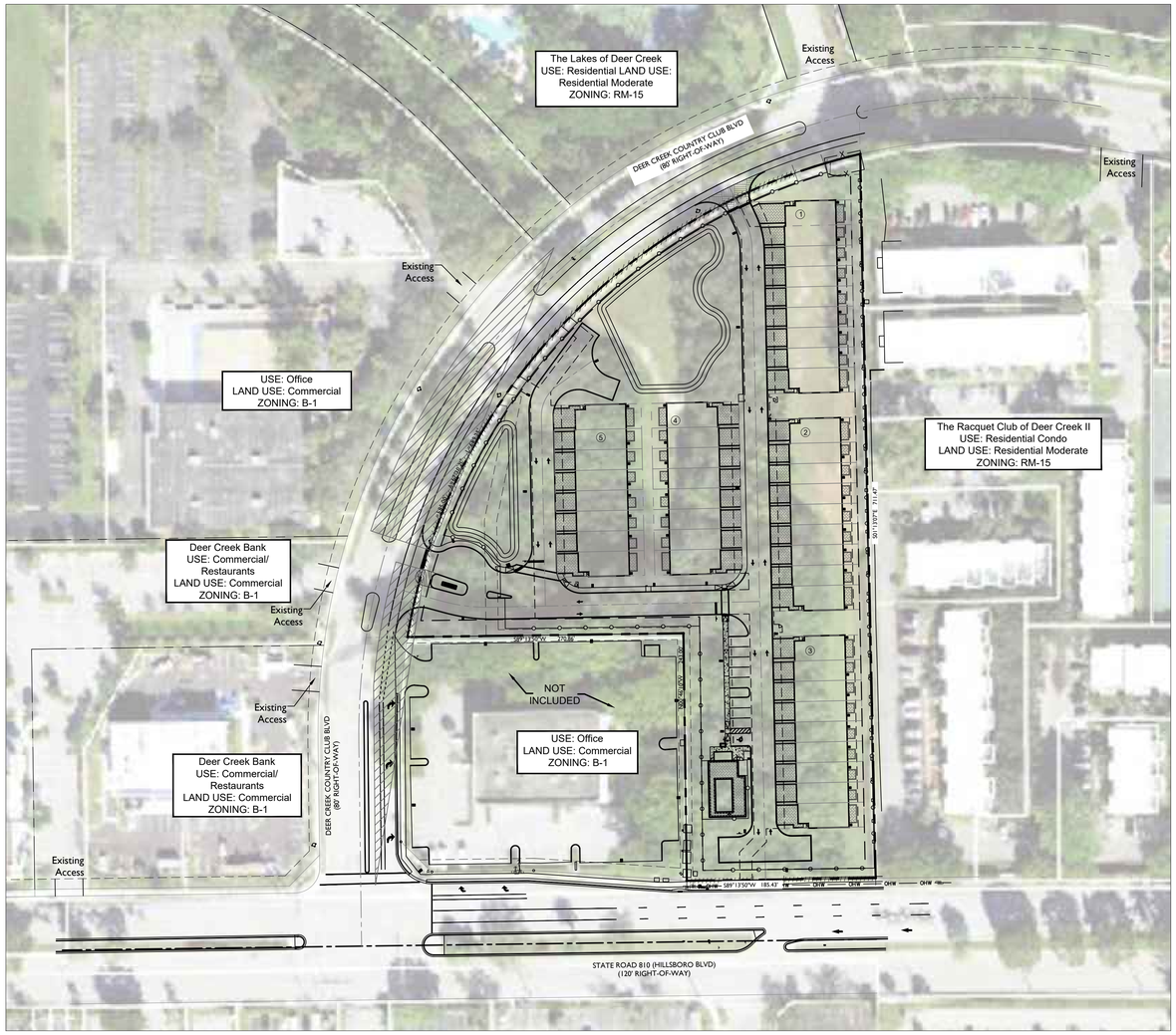
Land Use	Associated Runoff Coeff.
Rooftops/Pavement	0.95
Pasture/Grass	0.20
Weighted C* =	0.56

Lake Excluded from Runoff Calculations, as it is anticipated to store water from site. Site runoff conservatively assumed to route through EX-ST-02, as more than one connection to the master system exists, less flow likely occurs at this structure.

EXCERPT FROM PERMIT NO. 06-00372-S



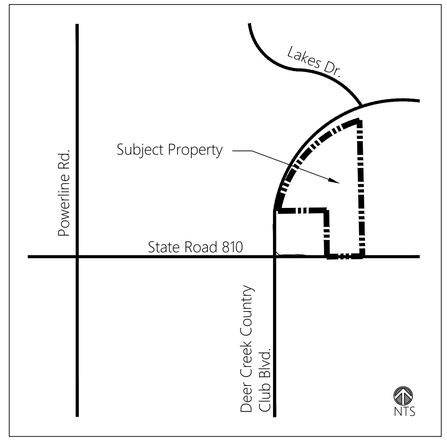
Tides at Deerfield Beach



DRAWING INDEX

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S3	Survey
S4	Survey
S5	Survey
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SP2	Site Plan Details
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A2	Architectural Site Plan
A3	Alpharetta II Interior Units
A4	Marietta II End Units
A5	8 Units String Elevations
A6	8 Units First Floor Building Plan
A7	8 Units Second Floor Building Plan
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A9	9 Units First Floor Building Plan
A10	9 Units Second Floor Building Plan
A11	Perspective Renderings
A12	Perspective Renderings
A13	Exterior Color Sheet
TD1	Overall Tree Disposition Plan
TD2	Tree Disposition Plan
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TD4	Tree Disposition Table
TD5	Tree Disposition Table And Details
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LP2	Landscape Plan
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IR5	Irrigation Notes
E-100	Site Photometric Plan
E-101	Electrical Cut Sheets
C-600	Fire Truck Maneuverability Plan
C-601	Garbage Truck Maneuverability Plan
EX-A	Aerial Driveway Entrance Alignment Exhibit

Location Map



Project Description

Site Plan for residential townhouses
Folio Number: 4842 03 05 0010
Location: W. Hillsboro Boulevard
Deerfield Beach Florida

Developer

K. Hovnanian Southeast Florida Division, LLC
3601 Quantum Boulevard
Boynton Beach, FL 33426
Rcrouppen@khov.com
561-764-3870

Property owner

EDE properties inc
2345 W Hillsboro Blvd Ste 201
Deerfield Beach Fl 33442-1111
info@hormonify.com
954-427-7179

Project Engineer

Kimley-Horn & Associates
1615 S. Congress Avenue, Suite 201
Delray Beach, Florida 33445
561-0330-2345
services@kimley-horn.com

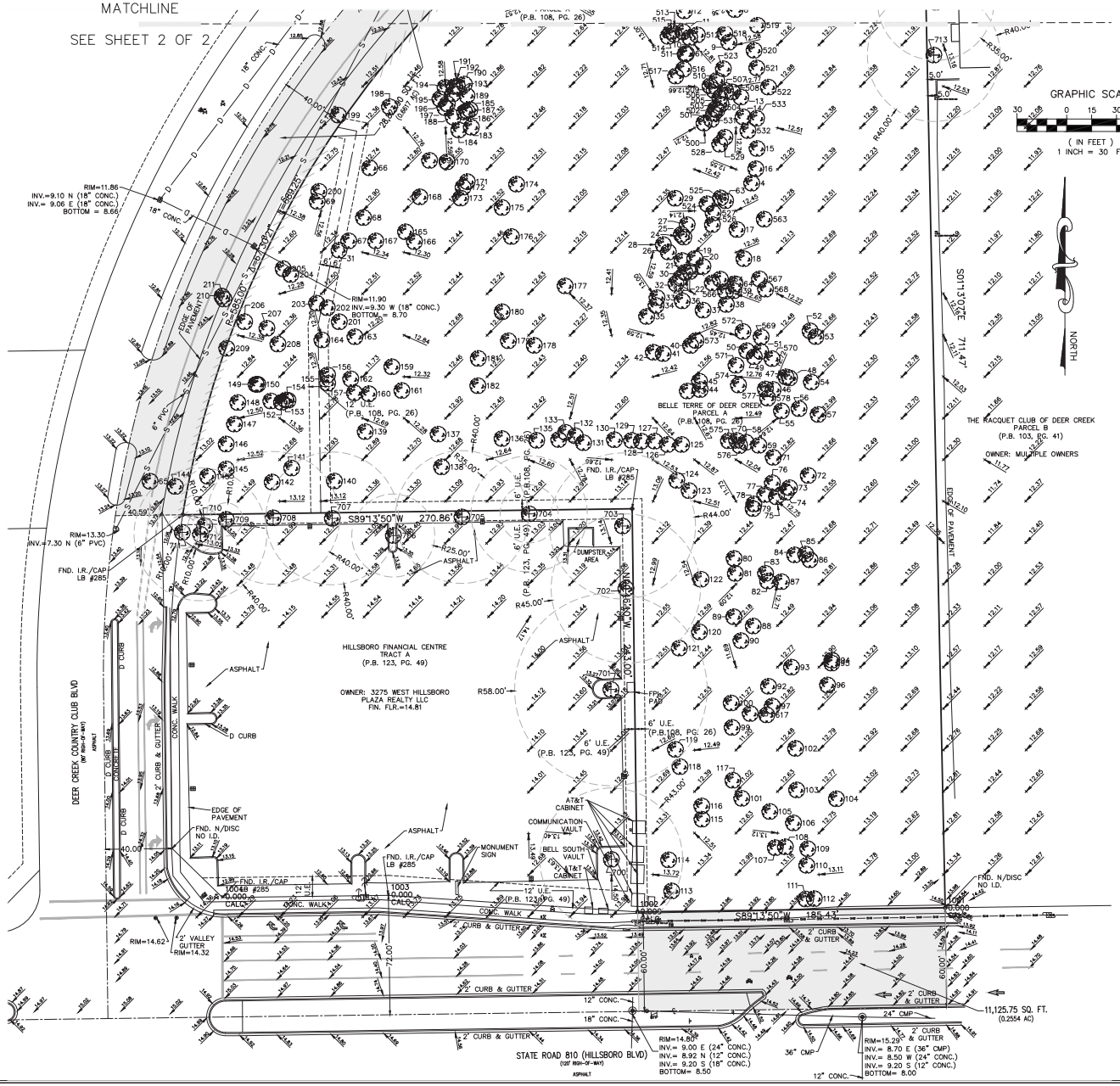
Planner and Landscape Architect

JMorton Planning and Landscape Architecture
3910 RCA Blvd. Suite 1015
Palm Beach Gardens, Florida 33410
561-500-5060
office@jmortonla.com

Project Architect

K, Hovnanian Southeast Florida Division, LLC
3601 Quantum Boulevard
Boynton Beach, FL 33426
nlei@khov.com
321-263-2675

ALTA/NSPS LAND TITLE SURVEY



LEGEND

A/C – AIR CONDITIONER
ARC – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
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COV. COVERED
D.E. – DRAINAGE EASEMENT
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RGE. – RANGE
SEC. – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON-VEHICULAR ACCESS LINE (PLAT)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
☼ – LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
○ – SET 5/8" IR/CAP LB 3591
Ⓢ – SANITARY MANHOLE
Ⓓ – DRAINAGE MANHOLE
Ⓑ – BELL SOUTH MANHOLE
Ⓤ – UNKOWN MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
℄ – CENTER LINE
100 – EXISTING ELEVATION
– TRAFFIC SIGN
OHW – OVERHEAD WIRES
– ANCHOR
WM – WATER METER
RPZ – REDUCED PRESSURE ZONE
– GROUND LIGHT
EH – ELECTRIC HAND HOLE
IC – IRRIGATION CONTROL VALVE
CH – COMMUNICATION HAND HOLE
YD – YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OFFICE FILE NUMBER: FLX1996, DATED: JANUARY 21, 2025.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL A. BEARING S89°13'50"W.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AH" (EL 14'); FLOOD INSURANCE RATE MAP NO. 12011C 0159 J; COMMUNITY NO. 125101; DATE: JULY 31, 2024.
9. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2464. ELEVATION = 12.44' (NAVD 1988).
10. ADDRESS: W HILLSBORO BOULEVARD, DEERFIELD BEACH, FLORIDA 33442.
11. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
12. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.

DESCRIPTION

PARCEL "A", BELLE TERRE OF DEER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA

CONTAINING
ONSITE: 194,766.40 SQ. FT./4.4712 ACRES, MORE OR LESS.
NW OFFSITE: 28,823.90 SQ. FT./0.6617 ACRES, MORE OR LESS
SE OFFSITE: 11,125.85 SQ. FT./0.2554 ACRES, MORE OR LESS
TOTAL 206,180.64 SQ. FT./4.7332 ARES, MORE OR LESS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 10, 2025. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

TO:
K. HOVNANIAN FLORIDA OPERATIONS, LLC;
EASTERN NATIONAL TITLE AGENCY FL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(A), 8, 13, 14, 15, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 8, 2025.

DATE OF PLAT OR MAP: 7/10/2025

Digitally signed by Jeffrey R. Wagner
Date: 2025.10.02 15:33:29 -06'00'

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
ADDED OFFSITE AREAS	3/30/2025	RJF
ADDED SEWER & WATER INFORMATION	6/30/2025	DJH
ADDED TREES AND CHART	7/04/2025	RJF
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAXD 1988.dwg		

NOTES OF FIELD WORK AND/OR REVISIONS — R.J.F. 8/26/2025

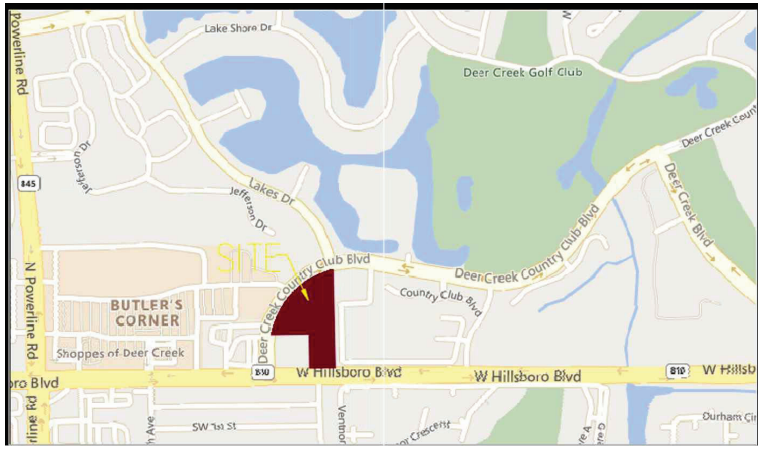
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 1 OF 5 SHEETS

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

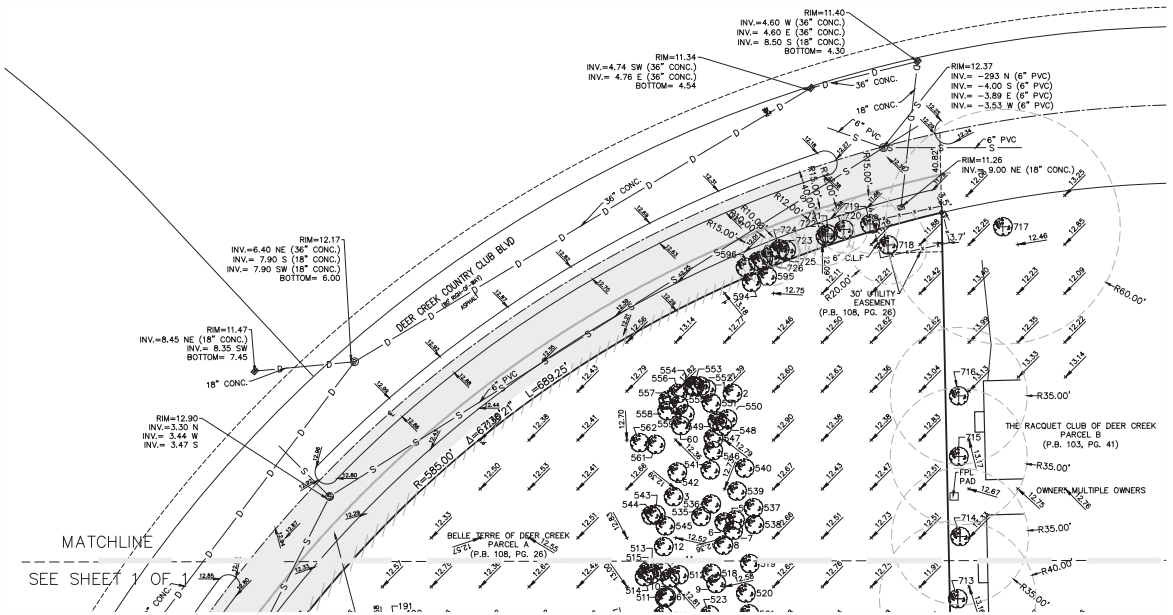
LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON-VEHICULAR ACCESS LINE (PLAT)
– WOOD POWER POLE (UNLESS NOTED)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
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– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



SCHEDULE B–II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICE FILE NUMBER: FLX1996
DATED: JANUARY 21, 2025

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE TERRE OF DEER CREEK, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604 (c).
AFFECTS AS SHOWN

10. RESOLUTION 82–98506 RECORDED IN BOOK 10136, PAGE 644.

11. ORDINANCE NO. 2002–61 RECORDED IN BOOK 3415, PAGE 1891.
DOCUMENT MAP IS ILLEGIBLE

REVISIONS	DATE	BY
ADDED OFFSITE TREES	3/10/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED TREES AND CHART	7/04/2025	RJF
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
UPDATED TREE LOCATIONS	8/07/2025	RJF
WORKED OFFSITE TREES	8/07/2025	RJF
FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAP 1988.dwg		

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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 2
OF 5 SHEETS

TREE TABLE

Tree Number	Common Name	Genus Species	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
1	Umbrella tree	*Schefflera actinophylla*	5"	20'		18'	Nuisance Tree per Code
2	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
3	Live oak	*Quercus virginiana*	3"	30'		8'	84%
4	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
5	Brazilian pepper	*Schinus terebinthifolia*	5"	25'		15'	Nuisance Tree per Code
6	Brazilian pepper	*Schinus terebinthifolia*	9"	25'		15'	Nuisance Tree per Code
7	Brazilian pepper	*Schinus terebinthifolia*	4"	25'		15'	Nuisance Tree per Code
8	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		20'	Nuisance Tree per Code
9	Brazilian pepper	*Schinus terebinthifolia*	30"	30'		35'	Nuisance Tree per Code
10	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		30'	Nuisance Tree per Code
11	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
12	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		8'	Nuisance Tree per Code
13	Brazilian pepper	*Schinus terebinthifolia*	6"	30'		20'	Nuisance Tree per Code
14	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		18'	Nuisance Tree per Code
15	Ear leaf acacia	*Acacia auriculformis*	3"	15'		8'	Nuisance Tree per Code
16	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		12'	Nuisance Tree per Code
17	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		16'	Nuisance Tree per Code
18	Brazilian pepper	*Schinus terebinthifolia*	4"	18'		12'	Nuisance Tree per Code
20	Ear leaf acacia	*Acacia auriculformis*	14"	45'		35'	Nuisance Tree per Code
21	Live oak	*Quercus virginiana*	6"	25'		18'	85%
22	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
23	Live oak	*Quercus virginiana*	11"	30'		25'	78%
24	Ear leaf acacia	*Acacia auriculformis*	5"	25'		15'	Nuisance Tree per Code
25	Live oak	*Quercus virginiana*	4"	20'		12'	78%
27	Brazilian pepper	*Schinus terebinthifolia*	13"	15'		13'	Nuisance Tree per Code
28	Brazilian pepper	*Schinus terebinthifolia*	5"	18'		15'	Nuisance Tree per Code
19	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		16'	Nuisance Tree per Code
29	Live oak	*Quercus virginiana*	3"	18'		7'	78%
30	Brazilian pepper	*Schinus terebinthifolia*	9"	18'		15'	Nuisance Tree per Code
31	Ear leaf acacia	*Acacia auriculformis*	22"	60'		45'	Nuisance Tree per Code
32	Live oak	*Quercus virginiana*	6"	25'		10'	81%
33	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
34	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		14'	Nuisance Tree per Code
35	Brazilian pepper	*Schinus terebinthifolia*	9"	23'		20'	Nuisance Tree per Code
36	Live oak	*Quercus virginiana*	7"	30'		18'	78%
37	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
38	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
39	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
40	Brazilian pepper	*Schinus terebinthifolia*	16"	30'		25'	Nuisance Tree per Code
41	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
42	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		14'	Nuisance Tree per Code
43	Live oak	*Quercus virginiana*	13"	30'		20'	78%
44	Brazilian pepper	*Schinus terebinthifolia*	16"	25'		20'	Nuisance Tree per Code
45	Brazilian pepper	*Schinus terebinthifolia*	14"	25'		20'	Nuisance Tree per Code
46	Brazilian pepper	*Schinus terebinthifolia*	21"	20'		20'	Nuisance Tree per Code
47	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		20'	Nuisance Tree per Code
48	Live oak	*Quercus virginiana*	12"	30'		20'	78%
49	Live oak	*Quercus virginiana*	7"	25'		15'	72%
50	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		15'	Nuisance Tree per Code
51	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		20'	Nuisance Tree per Code
52	Brazilian pepper	*Schinus terebinthifolia*	12"	18'		20'	Nuisance Tree per Code
53	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
54	Brazilian pepper	*Schinus terebinthifolia*	15"	15'		20'	Nuisance Tree per Code
55	Live oak	*Quercus virginiana*	5"	25'		20'	85%
56	Ear leaf acacia	*Acacia auriculformis*	14"	25'		20'	Nuisance Tree per Code
57	Brazilian pepper	*Schinus terebinthifolia*	11"	15'		12'	Nuisance Tree per Code
58	Brazilian pepper	*Schinus terebinthifolia*	12"	30'		18'	Nuisance Tree per Code
59	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		25'	Nuisance Tree per Code
60	Live oak	*Quercus virginiana*	11"	40'		15'	84%
61	Live oak	*Quercus virginiana*	9"	30'		18'	84%
63	Live oak	*Quercus virginiana*	15"	45'		30'	78%
64	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		13'	Nuisance Tree per Code
65	Cabbage palm	*Sabal palmetto*	14"	20'	13'	15'	90%
66	Brazilian pepper	*Schinus terebinthifolia*	36"	25'		35'	Nuisance Tree per Code
67	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		20'	Nuisance Tree per Code
68	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		25'	Nuisance Tree per Code
69	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
70	Brazilian pepper	*Schinus terebinthifolia*	11"	20'		25'	Nuisance Tree per Code
71	Brazilian pepper	*Schinus terebinthifolia*	7"	17'		13'	Nuisance Tree per Code
72	Brazilian pepper	*Schinus terebinthifolia*	18"	18'		20'	Nuisance Tree per Code
73	Brazilian pepper	*Schinus terebinthifolia*	48"	18'		25'	Nuisance Tree per Code
74	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
75	Live oak	*Quercus virginiana*	12"	30'		20'	78%
76	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		18'	Nuisance Tree per Code
77	Brazilian pepper	*Schinus terebinthifolia*	50"	25'		25'	Nuisance Tree per Code
78	Live oak	*Quercus virginiana*	12"	35'		25'	81%
79	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		15'	Nuisance Tree per Code
80	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		20'	Nuisance Tree per Code
81	Brazilian pepper	*Schinus terebinthifolia*	35"	20'		25'	Nuisance Tree per Code
82	Live oak	*Quercus virginiana*	15"	35'		30'	81%
83	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		15'	Nuisance Tree per Code
84	Brazilian pepper	*Schinus terebinthifolia*	6"	13'		12'	Nuisance Tree per Code
85	Surinam cherry	*Eugenia uniflora*	4"	15'		15'	68%
86	Weeping fig	*Ficus benjamina*	6"	18'		15'	78%
87	Brazilian pepper	*Schinus terebinthifolia*	25"	20'		25'	Nuisance Tree per Code
88	Brazilian pepper	*Schinus terebinthifolia*	34"	25'		25'	Nuisance Tree per Code
89	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		35'	Nuisance Tree per Code
90	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
91	Cabbage palm	*Sabal palmetto*	11"	10'	3'	12'	90%
92	Live oak	*Quercus virginiana*	26"	50'		45'	81%
93	Brazilian pepper	*Schinus terebinthifolia*	15"	14'		20'	Nuisance Tree per Code
94	Carrotwood	*Cupaniopsis anacardioides*	7"	18'		20'	Nuisance Tree per Code
95	Brazilian pepper	*Schinus terebinthifolia*	12"	14'		15'	Nuisance Tree per Code
96	Brazilian pepper	*Schinus terebinthifolia*	18"	10'		20'	Nuisance Tree per Code
97	Brazilian pepper	*Schinus terebinthifolia*	118"	15'		20'	Nuisance Tree per Code
98	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
99	Brazilian pepper	*Schinus terebinthifolia*	30"	20'		25'	Nuisance Tree per Code
100	Brazilian pepper	*Schinus terebinthifolia*	27"	25'		25'	Nuisance Tree per Code
101	Brazilian pepper	*Schinus terebinthifolia*	42"	30'		35'	Nuisance Tree per Code
102	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		30'	Nuisance Tree per Code
103	Brazilian pepper	*Schinus terebinthifolia*	64"	25'		40'	Nuisance Tree per Code
104	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
105	Brazilian pepper	*Schinus terebinthifolia*	58"	30'		35'	Nuisance Tree per Code
106	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		20'	Nuisance Tree per Code
107	Brazilian pepper	*Schinus terebinthifolia*	19"	25'		20'	Nuisance Tree per Code
108	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		20'	Nuisance Tree per Code
109	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
110	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		20'	Nuisance Tree per Code
111	Ear leaf acacia	*Acacia auriculformis*	13"	30'		25'	Nuisance Tree per Code
112	Ear leaf acacia	*Acacia auriculformis*	10"	30'		25'	Nuisance Tree per Code
113	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		12'	Nuisance Tree per Code
114	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		25'	Nuisance Tree per Code
115	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		25'	Nuisance Tree per Code
116	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
117	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		20'	Nuisance Tree per Code
118	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
119	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
120	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		35'	Nuisance Tree per Code
121	Brazilian pepper	*Schinus terebinthifolia*	7"	18'		25'	Nuisance Tree per Code
122	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		35'	Nuisance Tree per Code
123	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		24'	Nuisance Tree per Code
124	Live oak	*Quercus virginiana*	11"	40'		25'	81%
125	Crape Myrtle	*Lagerstroemia indica*	8"	20'		12'	72%
126	Crape Myrtle	*Lagerstroemia indica*	12"	25'		15'	78%
127	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
128	Crape Myrtle	*Lagerstroemia indica*	12"	25'		20'	68%
129	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
130	Crape Myrtle	*Lagerstroemia indica*	9"	25'		18'	72%
131	Live oak	*Quercus virginiana*	24"	60'		55'	78%
132	Live oak	*Quercus virginiana*	10"	50'		25'	85%

ADDED OFFSITE TREES
VERIFIED TREE LOCATIONS
8/07/2025

REVISIONS	DATE	BY
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
ADDED OFFSITE TREES	3/10/2025	DJH
REVISIONS	DATE	BY
FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAY0 1988.dwg		

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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 3
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	Genus Species	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
133	Live oak	*Quercus virginiana*	20"	50'		30'	84%
134	Live oak	*Quercus virginiana*	29"	60'		50'	81%
135	Brazilian pepper	*Schinus terebinthifolia*	45"	30'		25'	Nuisance Tree per Code
136	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		22'	Nuisance Tree per Code
137	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		35'	Nuisance Tree per Code
138	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		30'	Nuisance Tree per Code
139	Brazilian pepper	*Schinus terebinthifolia*	52"	25'		40'	Nuisance Tree per Code
140	Brazilian pepper	*Schinus terebinthifolia*	24"	17'			Nuisance Tree per Code
141	Brazilian pepper	*Schinus terebinthifolia*	55"	20'		25'	Nuisance Tree per Code
142	Brazilian pepper	*Schinus terebinthifolia*	10"	20'		13'	Nuisance Tree per Code
143	Brazilian pepper	*Schinus terebinthifolia*	17"	17'		20'	Nuisance Tree per Code
144	Ear leaf acacia	*Acacia auriculformis*	31"	45'		35'	Nuisance Tree per Code
145	Black olive	*Bucida buceras*	8"	30'		20'	81%
146	Black olive	*Bucida buceras*	25"	30'		30'	81%
147	Carrotwood	*Cupaniopsis anacardiodes*	12"	20'		18'	Nuisance Tree per Code
148	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		15'	Nuisance Tree per Code
149	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		20'	Nuisance Tree per Code
150	Brazilian pepper	*Schinus terebinthifolia*	3"	18'		8'	Nuisance Tree per Code
151	Alexander palm	*Ptychosperma elegans*	4"	32'	24'	10'	81%
152	Black olive	*Bucida buceras*	5"	25'		18'	81%
153	Black olive	*Bucida buceras*	8"	30'		20'	78%
154	Black olive	*Bucida buceras*	10"	30'		25'	78%
155	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
156	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
157	Brazilian pepper	*Schinus terebinthifolia*	25"	18'		25'	Nuisance Tree per Code
158	Brazilian pepper	*Schinus terebinthifolia*	27"	20'		25'	Nuisance Tree per Code
159	Brazilian pepper	*Schinus terebinthifolia*	42"	20'		35'	Nuisance Tree per Code
160	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
161	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		25'	Nuisance Tree per Code
162	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		30'	Nuisance Tree per Code
163	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		20'	Nuisance Tree per Code
164	Brazilian pepper	*Schinus terebinthifolia*	11"	25'		30'	Nuisance Tree per Code
165	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		35'	Nuisance Tree per Code
166	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		25'	Nuisance Tree per Code
167	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		25'	Nuisance Tree per Code
168	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
169	Brazilian pepper	*Schinus terebinthifolia*	14"	13'		18'	Nuisance Tree per Code
170	Brazilian pepper	*Schinus terebinthifolia*	8"	18'		15'	Nuisance Tree per Code
171	Brazilian pepper	*Schinus terebinthifolia*	9"	13'		12'	Nuisance Tree per Code
172	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		18'	Nuisance Tree per Code
173	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		25'	Nuisance Tree per Code
174	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		16'	Nuisance Tree per Code
175	Brazilian pepper	*Schinus terebinthifolia*	11"	18'		20'	Nuisance Tree per Code
176	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		18'	Nuisance Tree per Code
177	Brazilian pepper	*Schinus terebinthifolia*	8"	15'		20'	Nuisance Tree per Code
178	Brazilian pepper	*Schinus terebinthifolia*	34"	18'		25'	Nuisance Tree per Code
179	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		16'	Nuisance Tree per Code
180	Brazilian pepper	*Schinus terebinthifolia*	34"	20'		25'	Nuisance Tree per Code
181	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
182	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		15'	Nuisance Tree per Code
183	Live oak	*Quercus virginiana*	17"	55'		45'	81%
184	Live oak	*Quercus virginiana*	14"	50'		18'	81%
185	Brazilian pepper	*Schinus terebinthifolia*	32"	25'		30'	Nuisance Tree per Code
186	Live oak	*Quercus virginiana*	15"	55'		35'	81%
187	Live oak	*Quercus virginiana*	7"	30'		20'	72%
188	Live oak	*Quercus virginiana*	30"	55'		40'	81%
189	Live oak	*Quercus virginiana*	17"	55'		30'	81%
190	Live oak	*Quercus virginiana*	18"	50'		35'	81%
191	Live oak	*Quercus virginiana*	4"	25'		15'	68%
192	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
193	Live oak	*Quercus virginiana*	14"	40'		35'	81%
194	Live oak	*Quercus virginiana*	4"	20'		13'	78%
195	Brazilian pepper	*Schinus terebinthifolia*	3"	15'		13'	Nuisance Tree per Code
196	Java plum	*Syzygium cumini*	3"	30'		20'	84%
197	Live oak	*Quercus virginiana*	4"	15'		5'	40%
198	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
199	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		12'	Nuisance Tree per Code
200	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		35'	Nuisance Tree per Code
201	Brazilian pepper	*Schinus terebinthifolia*	8"	25'		25'	Nuisance Tree per Code
202	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		25'	Nuisance Tree per Code
203	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		16'	Nuisance Tree per Code
204	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
205	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		25'	Nuisance Tree per Code
206	Ear leaf acacia	*Acacia auriculformis*	3"	20'		14'	Nuisance Tree per Code
207	Brazilian pepper	*Schinus terebinthifolia*	3"	17'		13'	Nuisance Tree per Code
208	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
209	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
210	Black olive	*Bucida buceras*	8"	25'		18'	81%
211	Black olive	*Bucida buceras*	4"	20'		15'	78%
500	Laurel oak	*Quercus laurifolia*	27"	55'		50'	81%
501	Live oak	*Quercus virginiana*	17"	45'		30'	85%

RJF 8/07/2025 — ADDED OFFSITE TREES
RJF 8/07/2025 — VERIFIED TREE LOCATIONS

DATE	BY
7/10/2025	ACE
7/04/2025	RJF
6/20/2025	DJH
3/30/2025	RJF
3/10/2025	DJH

ADDED ADDITION TOPOGRAPHY
ADDED TREES AND CHART
ADDED OFFSITE AREAS
ADDED SEWER & WATER INFORMATION
ADDED OFFSITE SHEETS
REVISIONS

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAY0 1988.dwg

CAULFIELD & WHEELER, INC.
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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 4
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
502	Live oak	*Quercus virginiana*	10"	40'		18'	78%
503	Laurel oak	*Quercus laurifolia*	9"	35'		25'	78%
504	Laurel oak	*Quercus laurifolia*	11"	35'		40'	72%
505	Live oak	*Quercus virginiana*	13"	50'		30'	81%
506	Sabal palm	*Sabal palmetto*	8"	22'	15'		90%
507	Live oak	*Quercus virginiana*	5"	35'		8'	84%
508	Live oak	*Quercus virginiana*	12"	35'		12'	84%
509	Live oak	*Quercus virginiana*	8"	35'		12'	84%
510	Live oak	*Quercus virginiana*	21"	40'		45'	84%
512	Live oak	*Quercus virginiana*	12"	45'		25'	84%
513	Live oak	*Quercus virginiana*	11"	45'		20'	84%
514	Live oak	*Quercus virginiana*	8"	35'		12'	84%
515	Live oak	*Quercus virginiana*	7"	25'		20'	84%
516	Live oak	*Quercus virginiana*	3"	15'		10'	84%
517	Live oak	*Quercus virginiana*	3"	18'		12'	78%
518	Laurel oak	*Quercus laurifolia*	17"	35'		32'	84%
519	Live oak	*Quercus virginiana*	10"	30'		30'	84%
520	Live oak	*Quercus virginiana*	7"	35'		20'	84%
521	Live oak	*Quercus virginiana*	9"	30'		15'	84%
522	Live oak	*Quercus virginiana*	3"	18'		8'	85%
523	Umbrella tree	*Schefflera actinophylla*	10"	30'		12'	Nuisance Tree per Code
524	Live oak	*Quercus virginiana*	8"	35'		18'	72%
525	Laurel oak	*Quercus laurifolia*	47"	55'		40'	72%
526	Live oak	*Quercus virginiana*	5"	20'		16'	68%
527	Laurel oak	*Quercus laurifolia*	3"	18'		8'	72%
528	Laurel oak	*Quercus laurifolia*	12"	40'		20'	81%
529	Live oak	*Quercus virginiana*	18"	45'		30'	81%
531	Laurel oak	*Quercus laurifolia*	3"	30'		14'	68%
532	Live oak	*Quercus virginiana*	5"	25'		15'	78%
533	Live oak	*Quercus virginiana*	5"	25'		10'	50%
535	Brazilian pepper	*Schinus terebinthifolia*	37"	45'		50'	Nuisance Tree per Code
536	Live oak	*Quercus virginiana*	11"	45'		20'	90%
537	Live oak	*Quercus virginiana*	17"	35'		30'	85%
538	Live oak	*Quercus virginiana*	4"	20'		10'	85%
539	Live oak	*Quercus virginiana*	3"	20'		20'	85%
540	Live oak	*Quercus virginiana*	22"	50'		35'	84%
541	Live oak	*Quercus virginiana*	10"	45'		15'	84%
542	Live oak	*Quercus virginiana*	26"	50'		45'	84%

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
543	Live oak	*Quercus virginiana*	8"	40'		15'	84%
544	Live oak	*Quercus virginiana*	7"	35'		15'	84%
545	Live oak	*Quercus virginiana*	7"	40'		20'	81%
546	Live oak	*Quercus virginiana*	13"	45'		30'	84%
547	Live oak	*Quercus virginiana*	18"	50'		45'	84%
548	Live oak	*Quercus virginiana*	8"	30'		30'	84%
549	Live oak	*Quercus virginiana*	13"	45'		30'	84%
550	Live oak	*Quercus virginiana*	6"	25'		25'	84%
551	Live oak	*Quercus virginiana*	25"	45'		35'	84%
552	Live oak	*Quercus virginiana*	25"	45'		30'	78%
553	Live oak	*Quercus virginiana*	9"	35'		20'	85%
554	Live oak	*Quercus virginiana*	4"	15'		5'	78%
555	Live oak	*Quercus virginiana*	14"	45'		30'	84%
556	Live oak	*Quercus virginiana*	12"	25'		15'	85%
557	Live oak	*Quercus virginiana*	6"	35'		8'	78%
558	Live oak	*Quercus virginiana*	15"	40'		25'	84%
559	Laurel oak	*Quercus laurifolia*	11"	40'		20'	84%
561	Live oak	*Quercus virginiana*	15"	50'		40'	84%
562	Live oak	*Quercus virginiana*	4"	15'		10'	85%
563	Ear leaf acacia	*Acacia auriculiformis*	15"	35'		25'	Nuisance Tree per Code
564	Live oak	*Quercus virginiana*	11"	40'		25'	85%
565	Brazilian pepper	*Schinus terebinthifolia*	25"	25'		20'	Nuisance Tree per Code
566	Live oak	*Quercus virginiana*	12"	40'		25'	78%
567	Live oak	*Quercus virginiana*	13"	40'		30'	78%
568	Ear leaf acacia	*Acacia auriculiformis*	17"	40'		25'	Nuisance Tree per Code
569	Live oak	*Quercus virginiana*	11"	40'		25'	78%
570	Live oak	*Quercus virginiana*	8"	30'		18'	72%
571	Laurel oak	*Quercus laurifolia*	16"	45'		35'	78%
572	Live oak	*Quercus virginiana*	19"	40'		30'	78%
573	Live oak	*Quercus virginiana*	17"	40'		30'	78%
574	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
575	Queen palm	*Syagrus romanzoffiana*	5"	16'	8'		90%
576	Live oak	*Quercus virginiana*	16"	45'		40'	78%
577	Live oak	*Quercus virginiana*	7"	30'		15'	72%
578	Live oak	*Quercus virginiana*	22"	50'		45'	81%
593	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
594	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
595	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
596	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
700	Live oak	*Quercus virginiana*	24"	20'		43'	
701	Live oak	*Quercus virginiana*	24"	20'		58'	
702	Live oak	*Quercus virginiana*	30"	30'		45'	
703	Live oak	*Quercus virginiana*	30"	20'		44'	
704	Live oak	*Quercus virginiana*	24"	25'		35'	
705	Live oak	*Quercus virginiana*	30"	25'		40'	
706	Live oak	*Quercus virginiana*	12"	25'		25'	
707	Live oak	*Quercus virginiana*	30"	25'		40'	
708	Live oak	*Quercus virginiana*	36"	30'		40'	
709	Cabbage palm	*Sabal Palmetto*	8"	20'		10'	
710	Cabbage palm	*Sabal Palmetto*	8"	20'		10'	
711	Cabbage palm	*Sabal Palmetto*	14"	20'		10'	
712	Live oak	*Quercus virginiana*	30"	30'		40'	
713	Live oak	*Quercus virginiana*	24"	20'		40'	
714	Live oak	*Quercus virginiana*	24"	15'		35'	
715	Live oak	*Quercus virginiana*	20"	20'		35'	
716	Live oak	*Quercus virginiana*	24"	20'		35'	
717	Ficus	*Ficus benjamina*	84"	18'		60'	Nuisance Tree per Code
718	Live oak	*Quercus virginiana*	18"	45'		20'	
719	Fig	*Ficus*	12"	25'		15'	Nuisance Tree per Code
720	Fig	*Ficus*	36"	20'		12'	Nuisance Tree per Code
721	Fig	*Ficus*	10"	30'		15'	Nuisance Tree per Code
722	Carrotwood	*Cupaniopsis*	10"	25'		15'	
723	Carrotwood	*Cupaniopsis*	10"	20'		10'	
724	Live oak	*Quercus virginiana*	4"	15'		10'	
725	Fig	*Ficus*	36"	18'		15'	Nuisance Tree per Code
726	Carrotwood	*Cipaniopsis*	12"	20'		15'	

ADDED OFFSITE TREES
VERIFIED TREE LOCATIONS

DATE	BY
8/07/2025	RJF
7/10/2025	ACE
7/04/2025	RJF
6/20/2025	DJH
3/30/2025	RJF
3/10/2025	DJH

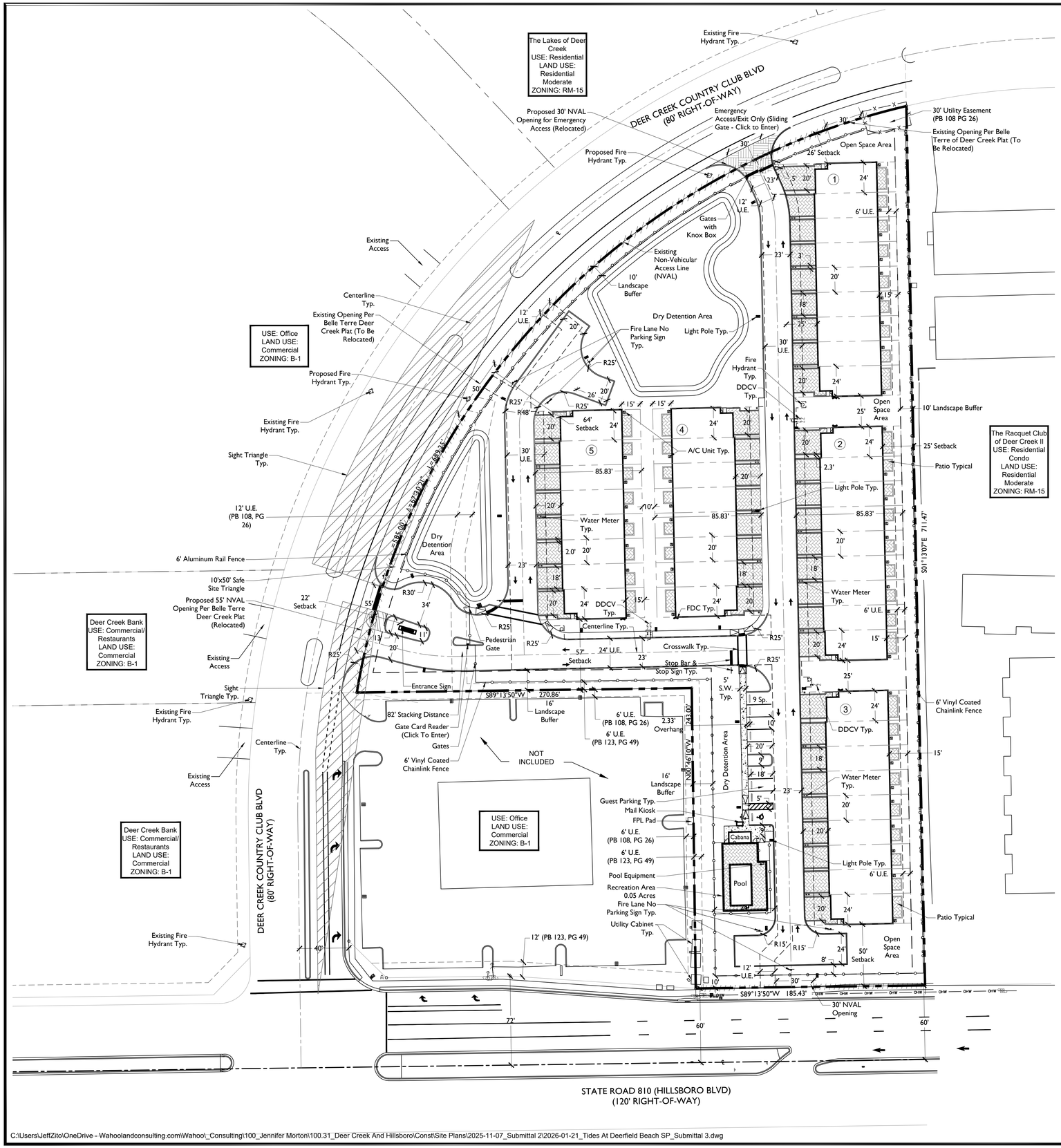
ADDED ADDITION TOPOGRAPHY
ADDED TREES AND CHART
ADDED OFFSITE AREAS
ADDED SEWER & WATER INFORMATION
ADDED OFFSITE TREES
REVISIONS
DATE
BY
FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY MAY0 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
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DATE 2/25/2025
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SCALE 1"=30'

JOB # 11333
SHT.NO. 5
OF 5 SHEETS



C:\Users\JeffZito\OneDrive - Wahoolandconsulting.com\Wahoo_Consulting\100_Jennifer Morton\100.31_Deer Creek And Hillsboro\Const\Site Plans\2025-11-07_Submittal 2\2026-01-21_Tides At Deerfield Beach SP_Submittal 3.dwg

Site Data

Project Name	Tides at Deerfeidl Beach
Municipality	Deerfield Beach
Parcel Folio Number	484203050010
Existing Zoning Designation	B-1
Proposed Zoning Designation	RM-15 (Residence, Multifamily)
Existing Future Land Use	Commercial
Proposed Future Land Use	Residential Moderate (15 DU/AC)
Gross Site Area (Per Survey)	4.73 Ac.
Net Site Area (Per Survey)	4.47 Ac.
Total Proposed Dwelling Units	43 Units
Gross Density	9.62 DU/AC
Net Density	9.62 DU/AC
Housing Type	Townhomes
Number of Bedrooms	129 Bedrooms
3 Bedroom Units	43 Units
Number of Stories	2 Stories
Building Height	35'
Total Townhouse Units	43 Townhouses
8 Unit Townhome Building	2 Buildings
9 Unit Townhome Building	3 Buildings
Total Existing Square Footage	N/A
Total Proposed Square Footage	45,219 S.F.
Maximum Permitted Lot Coverage	40% Max.
Proposed Lot Coverage	(45,219 S.F.) (23 %)
Total Open Space	(83,912 S.F.) (41 %)
Impervious Area	(122,127 S.F.) (59 %)
Total Parking Required	108 Spaces
3 Bedroom (2.5 Spaces / Unit @ 43 Units)	108 Spaces
Total Parking Proposed	109 Spaces
Garage Parking	43 Spaces
Driveway	57 Spaces
Off-Street Parking	9 Spaces
Provided Guest Handicap Spaces (Included in Total)	1 Space

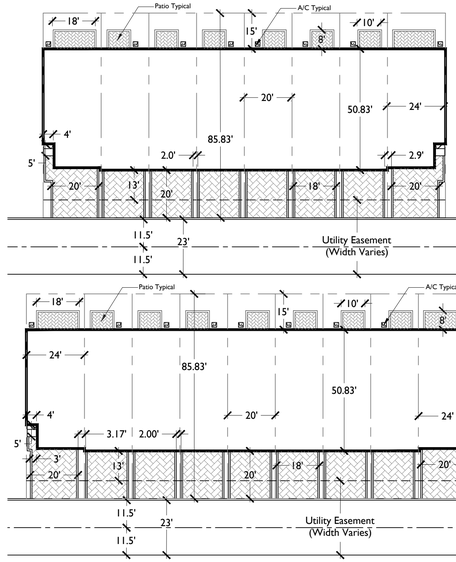
RM-15 Property Development Regulations

Zoning RM-15	Minimum Lot Dimensions		Building Separation	Minimum Setbacks			
	Size	Width		Front	Side	Street	Rear
Required	2,900 SF	100'	25'	25'	10'	25'	15'
Proposed	194,713 SF	455'	25'	26'	57'	50'	25'

NOTE: For Fee Simple Townhome Developments, the term "Lot" shall be viewed as the overall site and not individual Townhome plots as it relates to the property development regulations

Typical Unit Details

Scale: 1" = 30'



8 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

Minimum Setbacks	Front	Side	Rear
Req.	-	0'	15'
Prop.	20'	0'	15'

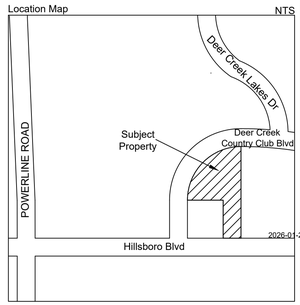
9 Unit Building
24' x 50.83' End Units
20' x 50.83' Interior Units

Minimum Setbacks	Front	Side	Rear
Req.	-	0'	15'
Prop.	20'	0'	15'

North

Scale: 1" = 40'

Location Map NTS



Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd | Suite 1001 | Palm Beach Gardens, FL 33410
(561) 300-5960 | Office@mortonla.com

Tides at Deerfield Beach

Deerfield Beach, Florida

Revisions	
Submittal 1	6/17/25
Submittal 2	11/06/25
Submittal 3	01/19/26

Site Plan

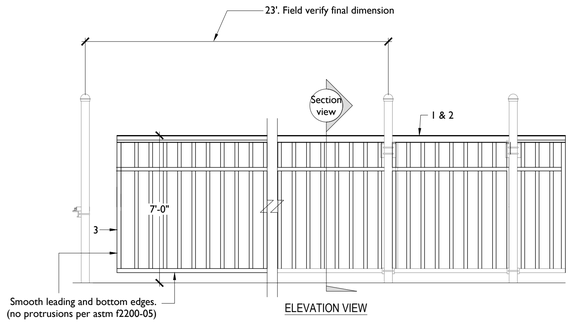
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Drawn By	JZ
Checked By	LM
Date	2025-01-17
File	Tides At Deerfield Beach SP_Submittal 3

SP-1

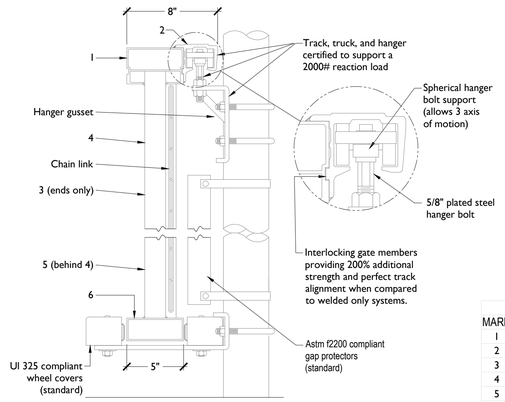
Sheet 1 of 2

Gate/Fence Detail

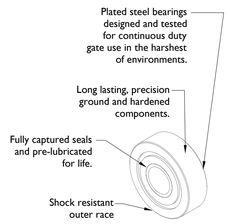
Scale: Varies



ELEVATION VIEW



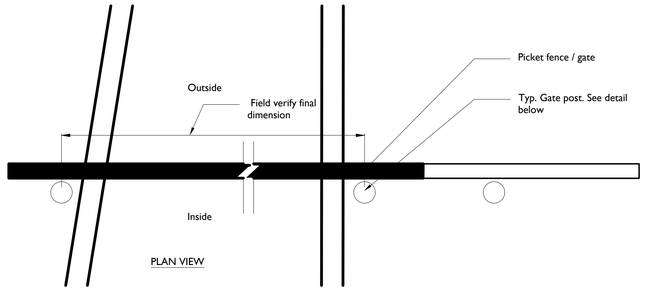
ENLARGED SECTION



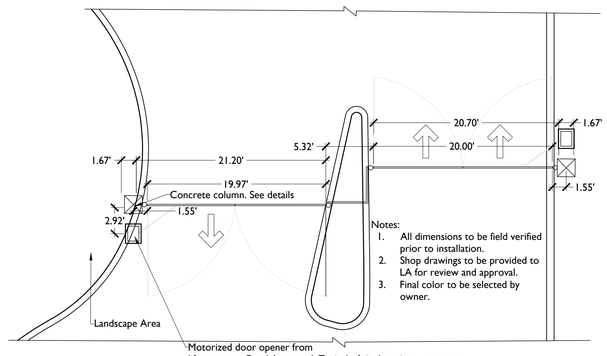
TRUCK BEARING DETAIL

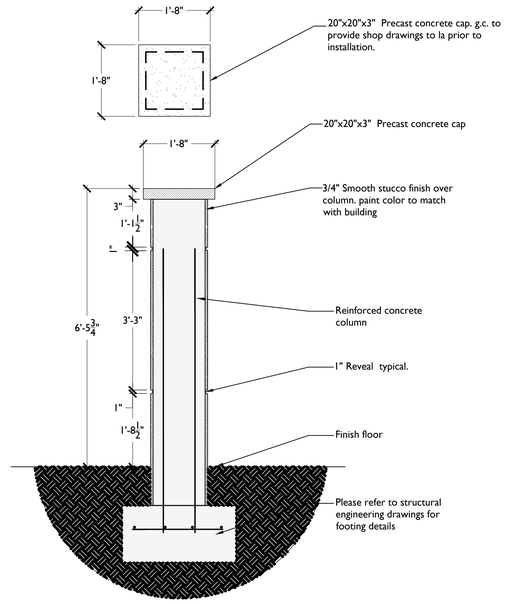
4 PER TRUCK

HEAVY DUTY CANTILEVER SLIDE GATE		
MARK	DESCRIPTION	WT/FT.
1	Top primary member (3" x 5")	3.06
2	Standard track	2.91
3	Standard primary	1.69
4	2" x 2" alum. Tube	1.13
5	1" x 2" alum. Tube	.82
6	2" x 5" alum. Tube	2.03



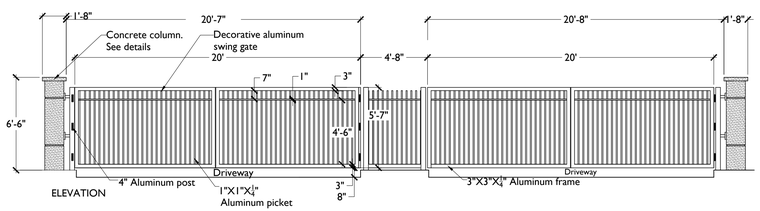
PLAN VIEW





FORTRESS CANTILEVER SLIDE GATE

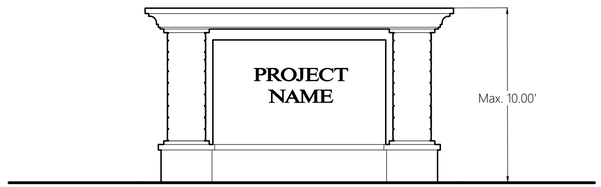
SINGLE CLEAR OPENINGS UP TO 30 FEET - HEAVY DUTY CHAIN LINK



ELEVATION

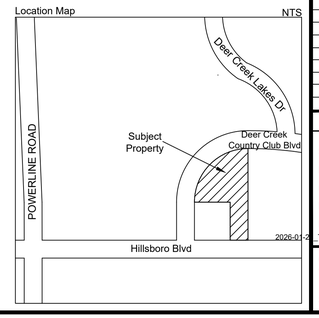
Monument Sign Detail (Typical/Conceptual)

NTS



1) Max Size of Structure 80 SF
2) Max Sign Face Area 40 SF
3) Setback 20' or more
4) 3' planting material to be planted around signage
5) Note: Final approval of signs subject to final design and signage permits.

Location Map NTS



Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd, Suite 1105 | Palm Beach Gardens, FL 33410
(561) 300-5900 | Office@mortonla.com

Tides at Deerfield Beach

Deerfield Beach, Florida

Revisions	
Submittal 1	6/17/25
Submittal 2	11/06/25
Submittal 3	01/19/26

Site Plan Detail Sheet

Scale	As Shown
Drawn By	JZ
Checked By	LM
Date	2025-01-17
File	Tides At Deerfield Beach SP_Submittal 3

SP-2

Sheet 2 of 2

C:\Users\JeffZito\OneDrive - Wahoolandconsulting.com\Wahoo_Consulting\100_Jennifer Morton\100.31_Deer Creek And Hillsboro\Const\Site Plans\2025-11-07_Submittal 2\2026-01-21_Tides At Deerfield Beach SP_Submittal 3.dwg

THE TIDES AT DEERFIELD BEACH :: CITY SUBMITTAL

2 • Site Plan
3 • Alpharetta II Interior Unit Floor Plans
4 • Marietta II End Unit Floor Plans
5 • 8 Unit Building String Elevations
6 • 8 Unit Building String Floor Plans
8 • 9 Unit Building String Elevations
9 • 9 Unit Building String Floor Plans
11 • Perspective Renderings
13 • Exterior Color Sheet

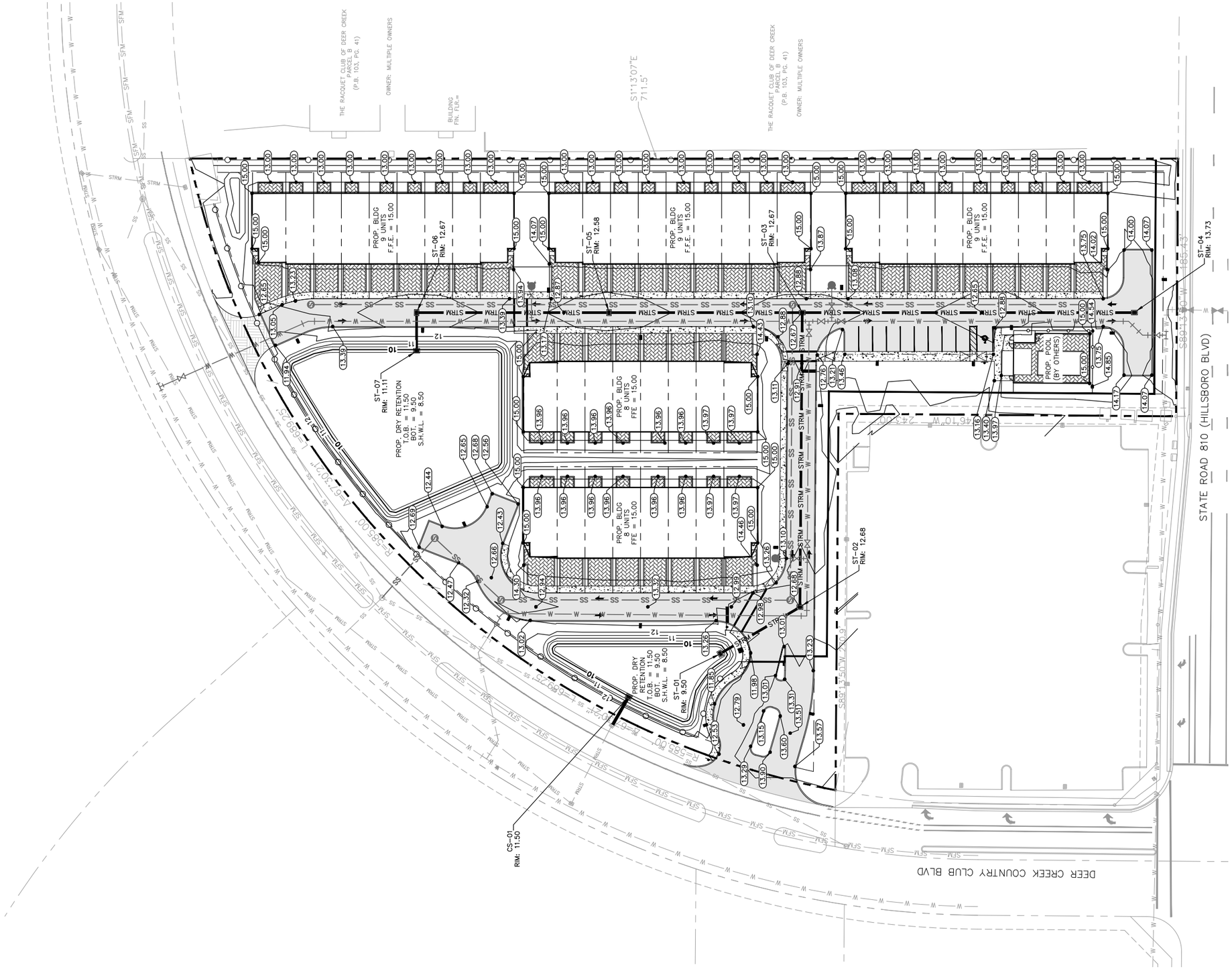
East Group :: Southeast Florida

The Tides at Deerfield Beach :: City Submittal

April 22, 2026

KHovnanian® Companies

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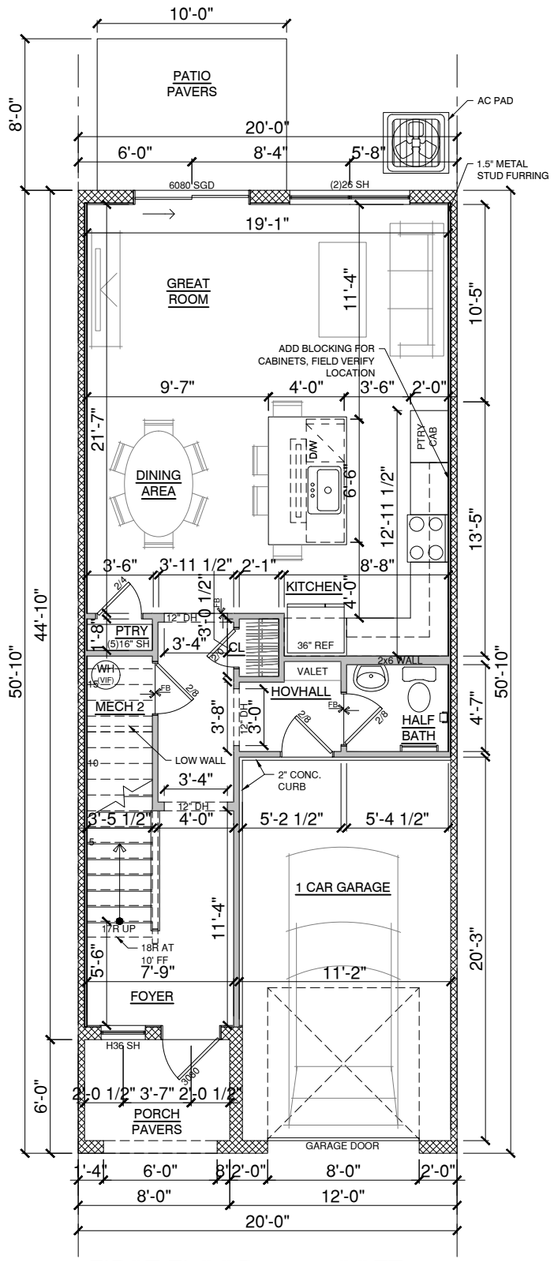
EAST GROUP :: SOUTHEAST FLORIDA

Tides at Deerfield Beach

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Alpharetta II

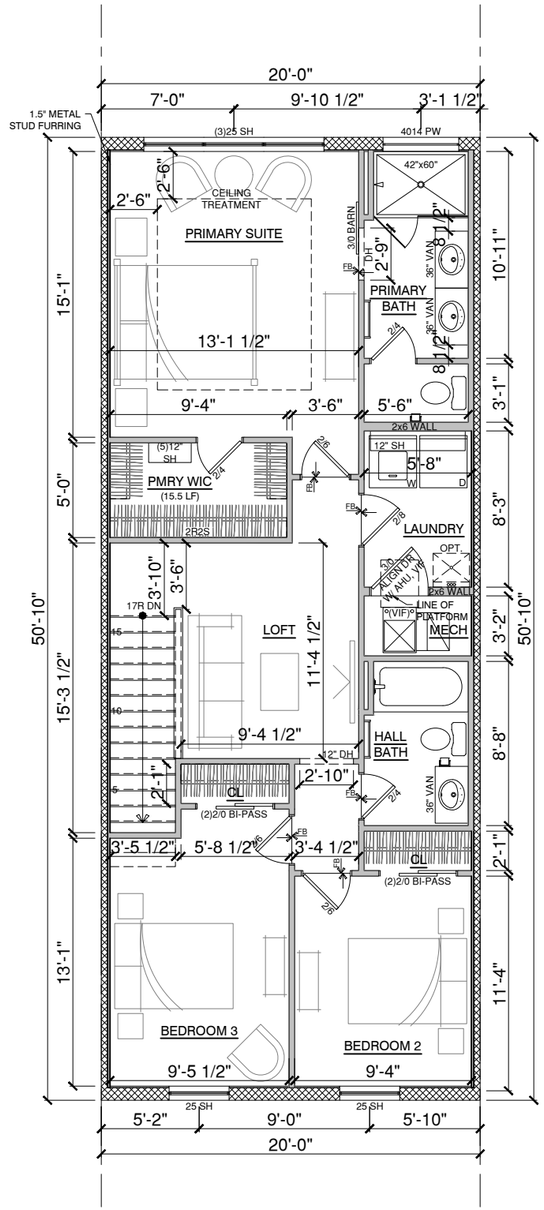
1742 SQFT :: 20' x 50'-10"



FIRST FLOOR :: 725 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE

MARKET RATE :: ATTACHED



SECOND FLOOR :: 1017 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE

MARKET RATE :: ATTACHED

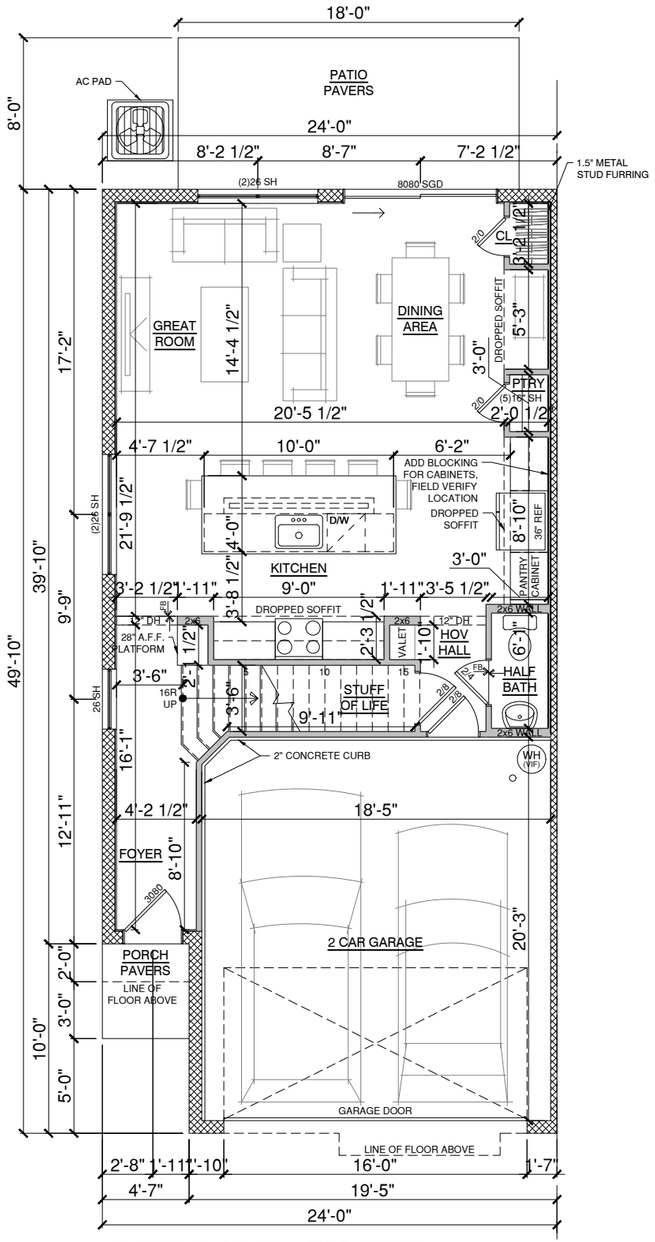
INTERIOR UNIT FLOOR PLANS

SCALE :: 1/8" = 1'-0"

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Marietta II

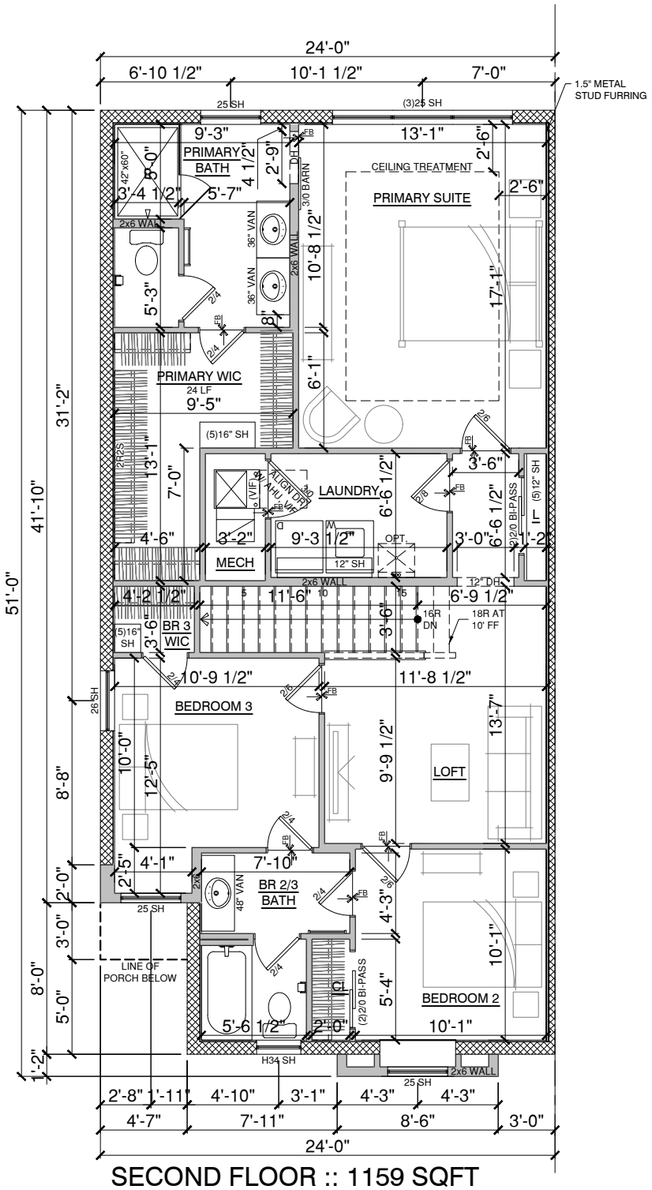
1911 SQFT :: 24' x 49'-10"



FIRST FLOOR :: 752 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE

MARKET RATE :: ATTACHED



SECOND FLOOR :: 1159 SQFT

SOUTHEAST FLORIDA :: SLAB ON GRADE

MARKET RATE :: ATTACHED

END UNIT FLOOR PLANS

SCALE :: 1/8" = 1'-0"

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TIDES AT DEERFIELD BEACH

ARCHITECTURAL ELEVATIONS - 8 UNIT STRING
END UNITS: 24' X 50' MARIETTA II TOWNHOMES
MIDDLE UNITS: 20' X 51' ALPHARETTA TOWNHOMES



MARIETTA II
FRONT ELEVATION
FORM JE :: END UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JF :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JE :: INTERIOR UNIT

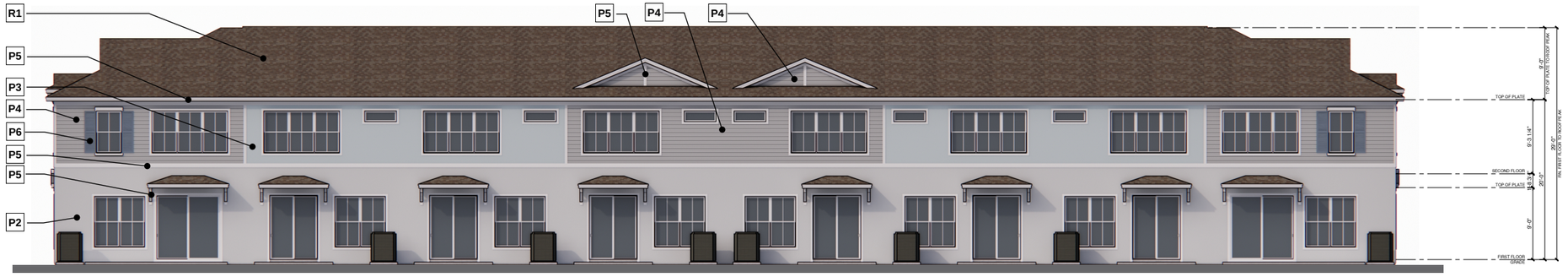
ALPHARETTA II
FRONT ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JF :: INTERIOR UNIT

MARIETTA II
FRONT ELEVATION
FORM JE :: END UNIT

168'-0"



MARIETTA II
REAR ELEVATION
FORM JE :: END UNIT

ALPHARETTA II
REAR ELEVATION
FORM JF :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JE :: INTERIOR UNIT

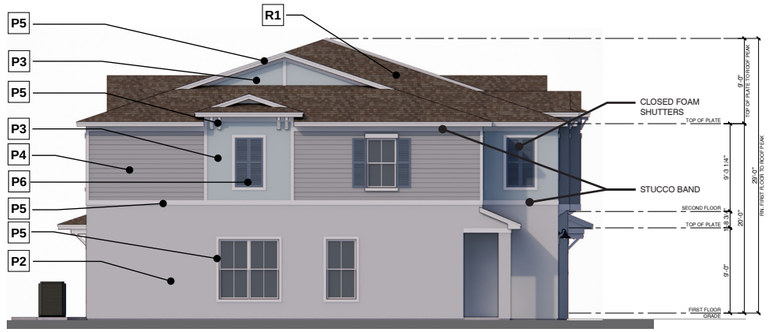
ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JF :: INTERIOR UNIT

MARIETTA II
REAR ELEVATION
FORM JE :: END UNIT

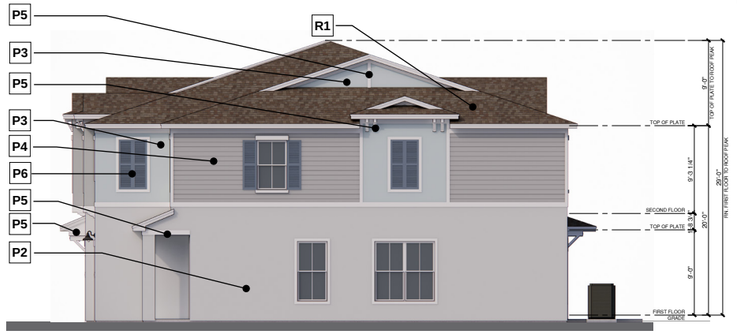
168'-0"

R1	ROOF: FLAT TILE	EAGLE-BELAIR CONCORD BLEND	
P2	PRIMARY COLOR : FIRST FLOOR	SW7631 CITY LOFT	
P3	PRIMARY COLOR : SECOND FLOOR	SW9054 LITTLE BOY BLU	
P4	SECONDARY COLOR : SECOND FLOOR	SW7652 MINERAL DEPOSIT	
P5	STUCCO BAND, BRACKETS	SW7005 PURE WHITE	
P6	ACCENT COLOR: SHUTTERS	SW0031 DUTCH TILE BLUE	
P7	ACCENT COLOR: GARAGE AND ENTRY DOORS	SW0031 DUTCH TILE BLUE	

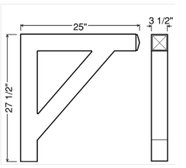


MARIETTA II
LEFT ELEVATION
FORM JE :: END UNIT

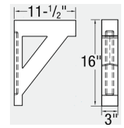
50'-10"



MARIETTA II
RIGHT ELEVATION
FORM JE :: END UNIT



BRACKET AT CANOPY

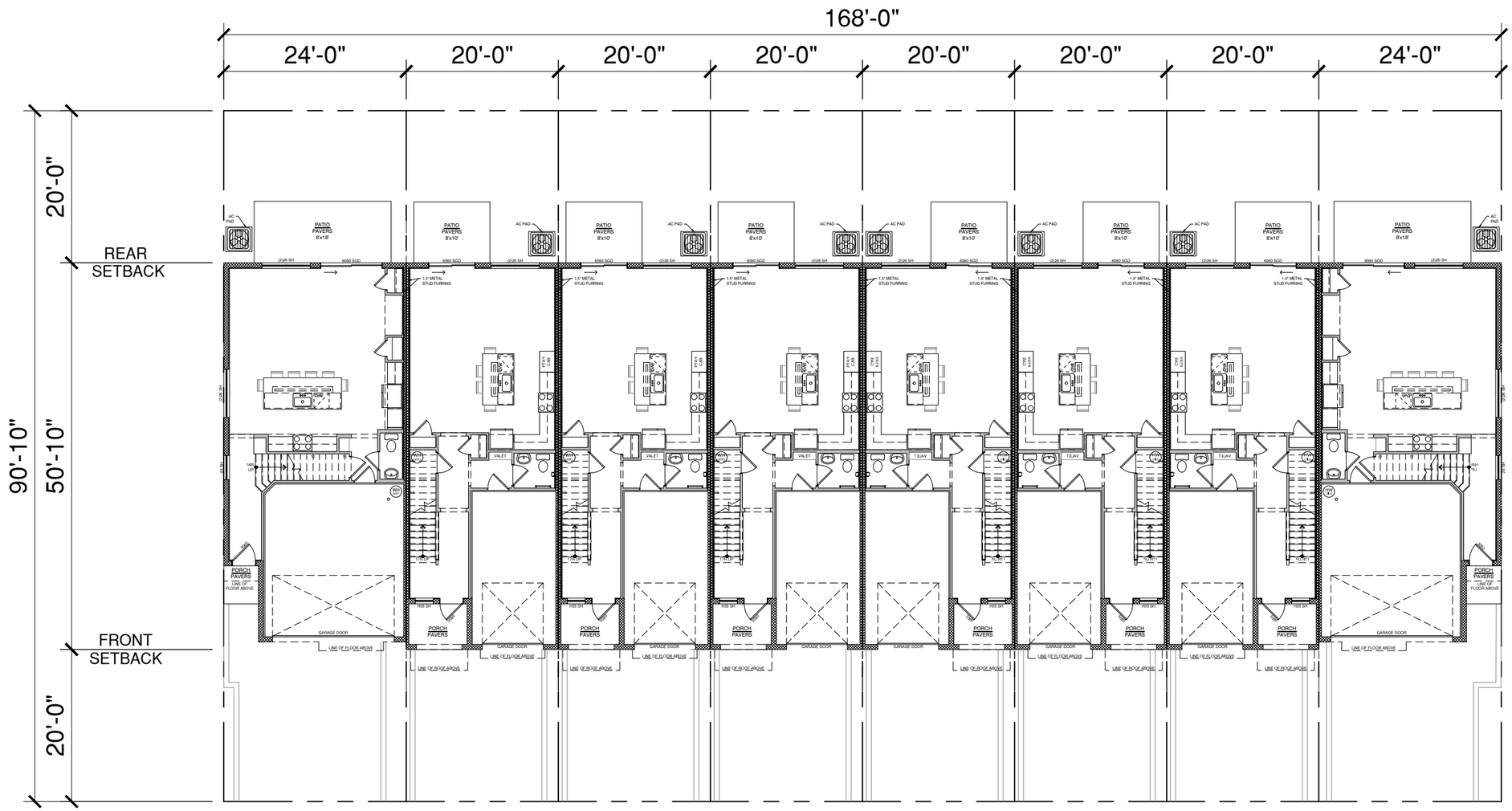


BRACKET AT SOFFIT

BUILDING ELEVATIONS

SCALE :: 1/16" = 1'-0"

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MARIETTA II
FIRST FLOOR
FORM JE :: END UNIT

ALPHARETTA II
FIRST FLOOR
FORM JF :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FIRST FLOOR
FORM JG :: INTERIOR UNIT

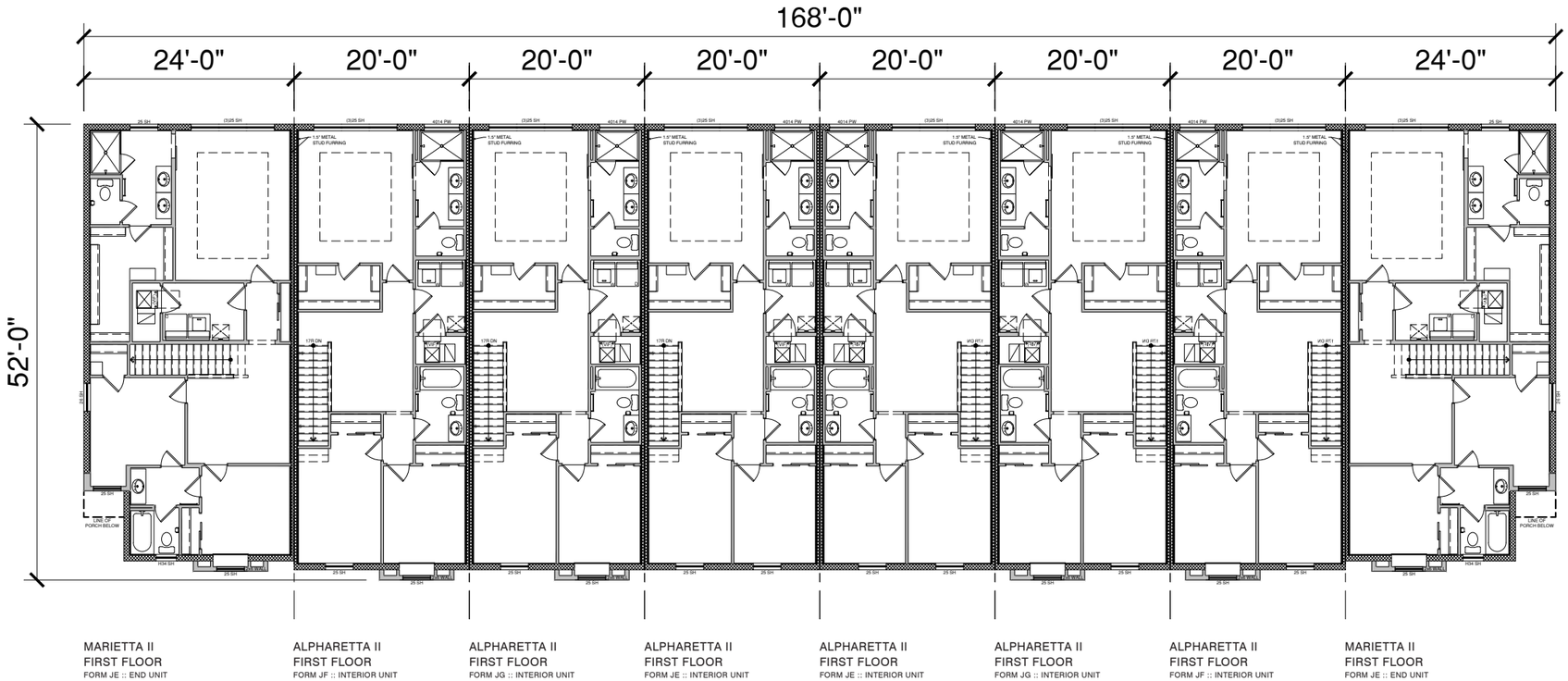
ALPHARETTA II
FIRST FLOOR
FORM JF :: INTERIOR UNIT

MARIETTA II
FIRST FLOOR
FORM JE :: END UNIT

8 UNITS FIRST FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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8 UNITS SECOND FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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TIDES AT DEERFIELD BEACH

ARCHITECTURAL ELEVATIONS - 9 UNIT STRING
END UNITS: 24' X 50' MARIETTA II TOWNHOMES
MIDDLE UNITS: 20' X 51' ALPHARETTA TOWNHOMES



MARIETTA II
FRONT ELEVATION
FORM JE :: END UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JF :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
FRONT ELEVATION
FORM JF :: INTERIOR UNIT

MARIETTA II
FRONT ELEVATION
FORM JE :: END UNIT

188'-0"



MARIETTA II
REAR ELEVATION
FORM JE :: END UNIT

ALPHARETTA II
REAR ELEVATION
FORM JF :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JE :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JE :: INTERIOR UNIT

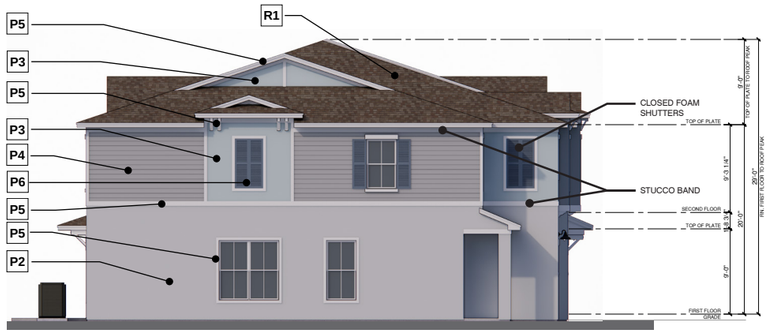
ALPHARETTA II
REAR ELEVATION
FORM JG :: INTERIOR UNIT

ALPHARETTA II
REAR ELEVATION
FORM JF :: INTERIOR UNIT

MARIETTA II
REAR ELEVATION
FORM JE :: END UNIT

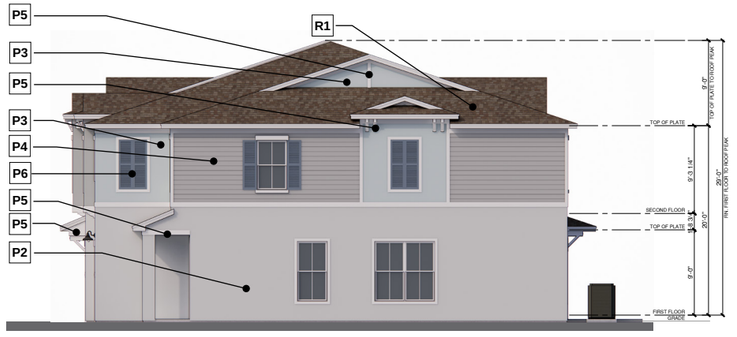
188'-0"

R1	ROOF: FLAT TILE	EAGLE-BELAIR CONCORD BLEND	
P2	PRIMARY COLOR : FIRST FLOOR	SW7631 CITY LOFT	
P3	PRIMARY COLOR : SECOND FLOOR	SW9054 LITTLE BOY BLU	
P4	SECONDARY COLOR : SECOND FLOOR	SW7652 MINERAL DEPOSIT	
P5	STUCCO BAND, BRACKETS	SW7005 PURE WHITE	
P6	ACCENT COLOR: SHUTTERS	SW0031 DUTCH TILE BLUE	
P7	ACCENT COLOR: GARAGE AND ENTRY DOORS	SW0031 DUTCH TILE BLUE	

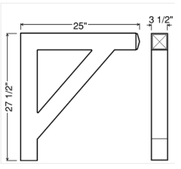


MARIETTA II
LEFT ELEVATION
FORM JE :: END UNIT

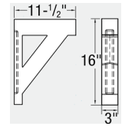
50'-10"



MARIETTA II
RIGHT ELEVATION
FORM JE :: END UNIT



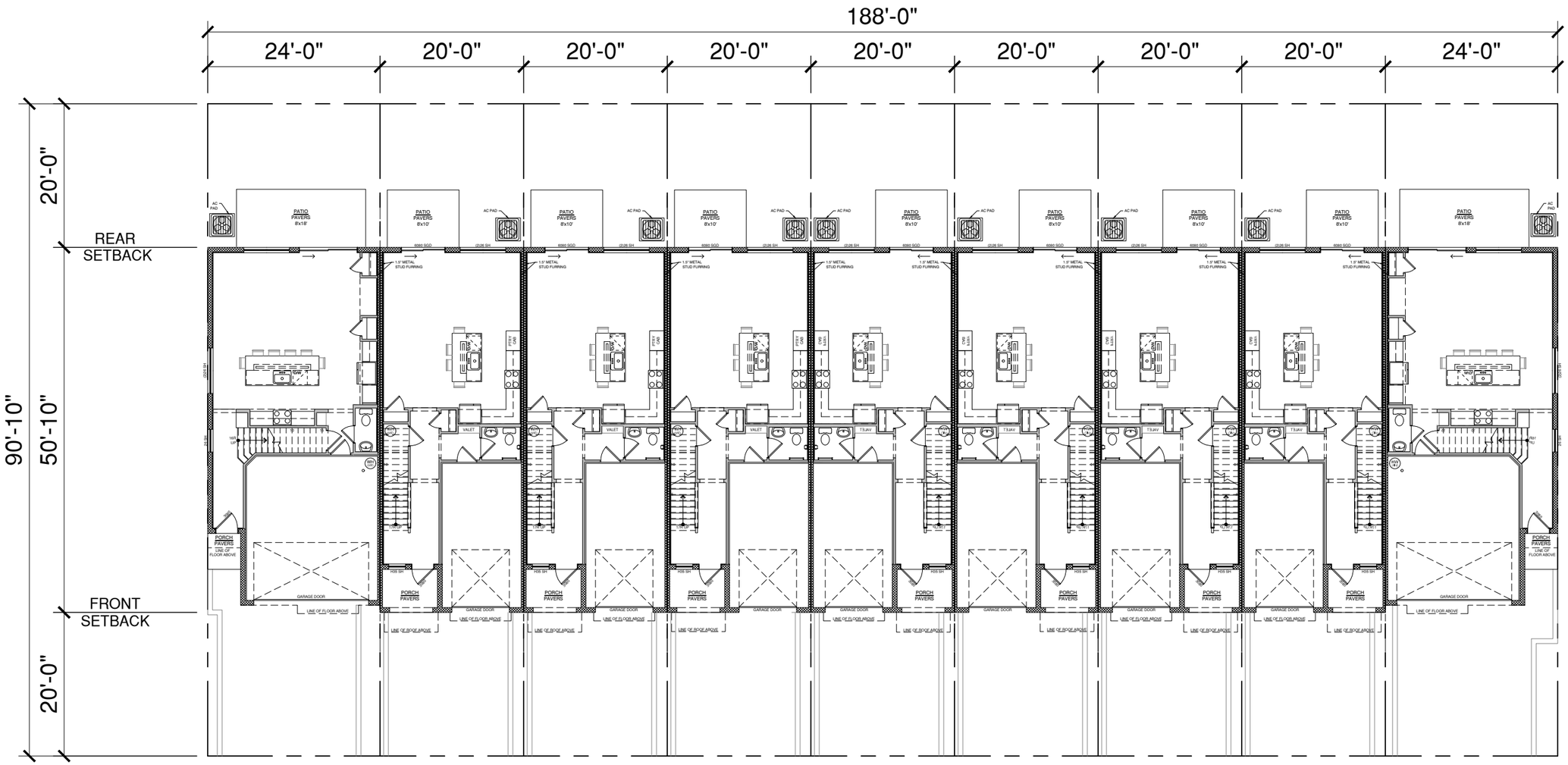
BRACKET AT CANOPY



BRACKET AT SOFFIT

BUILDING ELEVATIONS
SCALE :: 1/16" = 1'-0"

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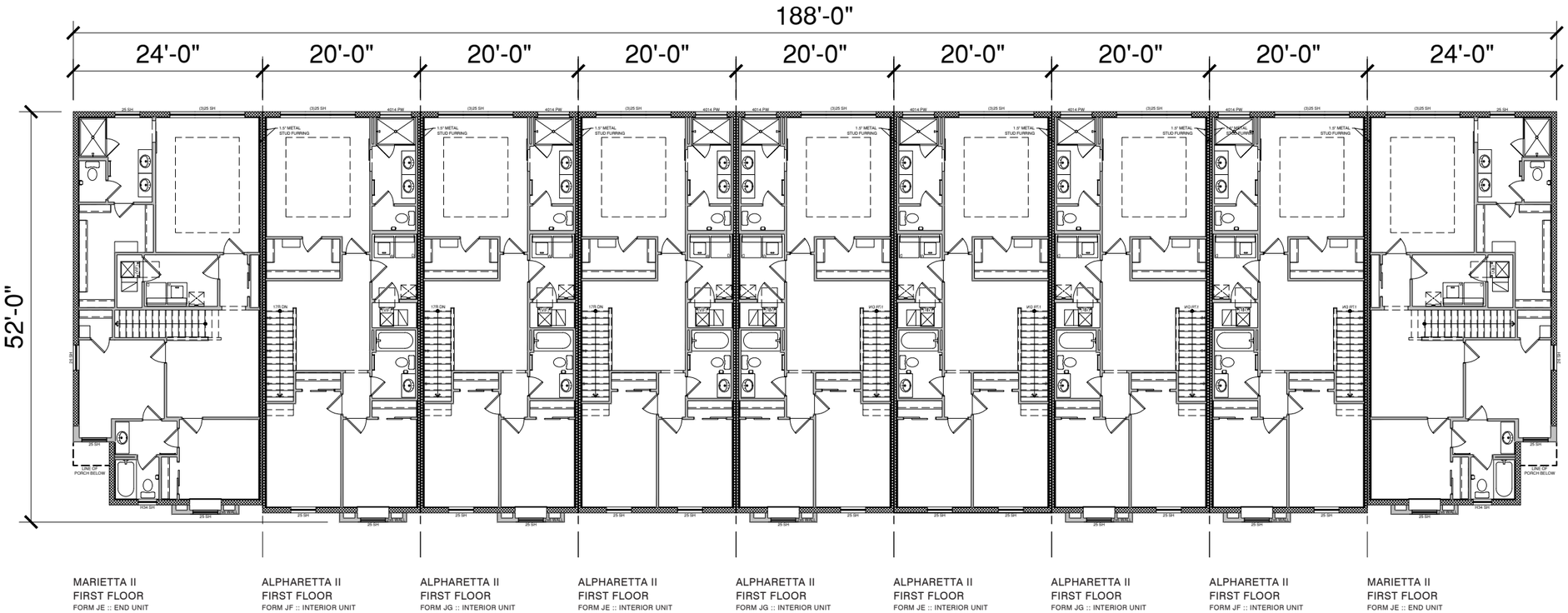


MARIETTA II	ALPHARETTA II	ALPHARETTA II	ALPHARETTA II	ALPHARETTA II	ALPHARETTA II	ALPHARETTA II	ALPHARETTA II	MARIETTA II
FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
FORM JE :: END UNIT	FORM JF :: INTERIOR UNIT	FORM JG :: INTERIOR UNIT	FORM JE :: INTERIOR UNIT	FORM JG :: INTERIOR UNIT	FORM JE :: INTERIOR UNIT	FORM JG :: INTERIOR UNIT	FORM JF :: INTERIOR UNIT	FORM JE :: END UNIT

9 UNITS FIRST FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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9 UNITS SECOND FLOOR BUILDING PLAN

SCALE :: 1/16” = 1’-0”

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8 UNIT BUILDING STRING



8 UNIT BUILDING STRING



8 UNIT BUILDING STRING

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9 UNIT BUILDING STRING



9 UNIT BUILDING STRING



9 UNIT BUILDING STRING

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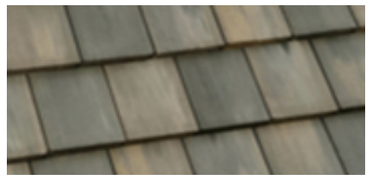


R1	ROOF: FLAT TILE	EAGLE-BELAIR CONCORD BLEND	
P2	PRIMARY COLOR : FIRST FLOOR	SW7631 CITY LOFT	
P3	PRIMARY COLOR : SECOND FLOOR	SW9054 LITTLE BOY BLU	
P4	SECONDARY COLOR : SECOND FLOOR	SW7652 MINERAL DEPOSIT	
P5	STUCCO BAND, BRACKETS	SW7005 PURE WHITE	
P6	ACCENT COLOR: SHUTTERS	SW0031 DUTCH TILE BLUE	
P7	ACCENT COLOR: GARAGE AND ENTRY DOORS	SW0031 DUTCH TILE BLUE	

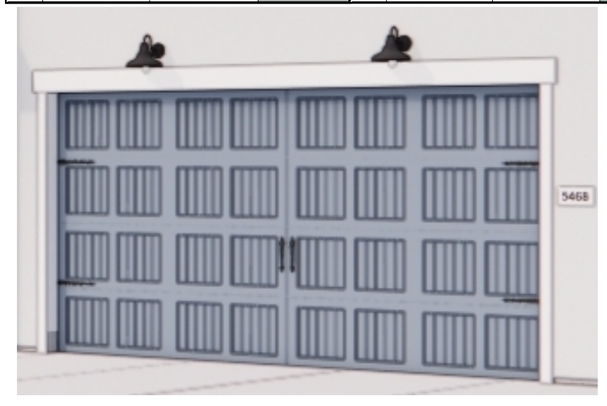
EXTERIOR PAINT (2ND FLOOR)
SHERWIN WILLIAMS
LITTLE BOY BLU

EXTERIOR PAINT (2ND FLOOR)
SHERWIN WILLIAMS
MINERAL DEPOSIT

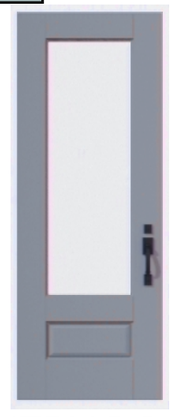
EXTERIOR PAINT (1ST FLOOR)
SHERWIN WILLIAMS
CITY LOFT



ROOFING
WOODEAGLE TILE ROOFING
BELAIR CONCORD BLEND



GARAGE DOOR
SHERWIN WILLIAMS
DUTCH TILE BLUE



ENTRY DOOR
SHERWIN WILLIAMS
DUTCH TILE BLUE



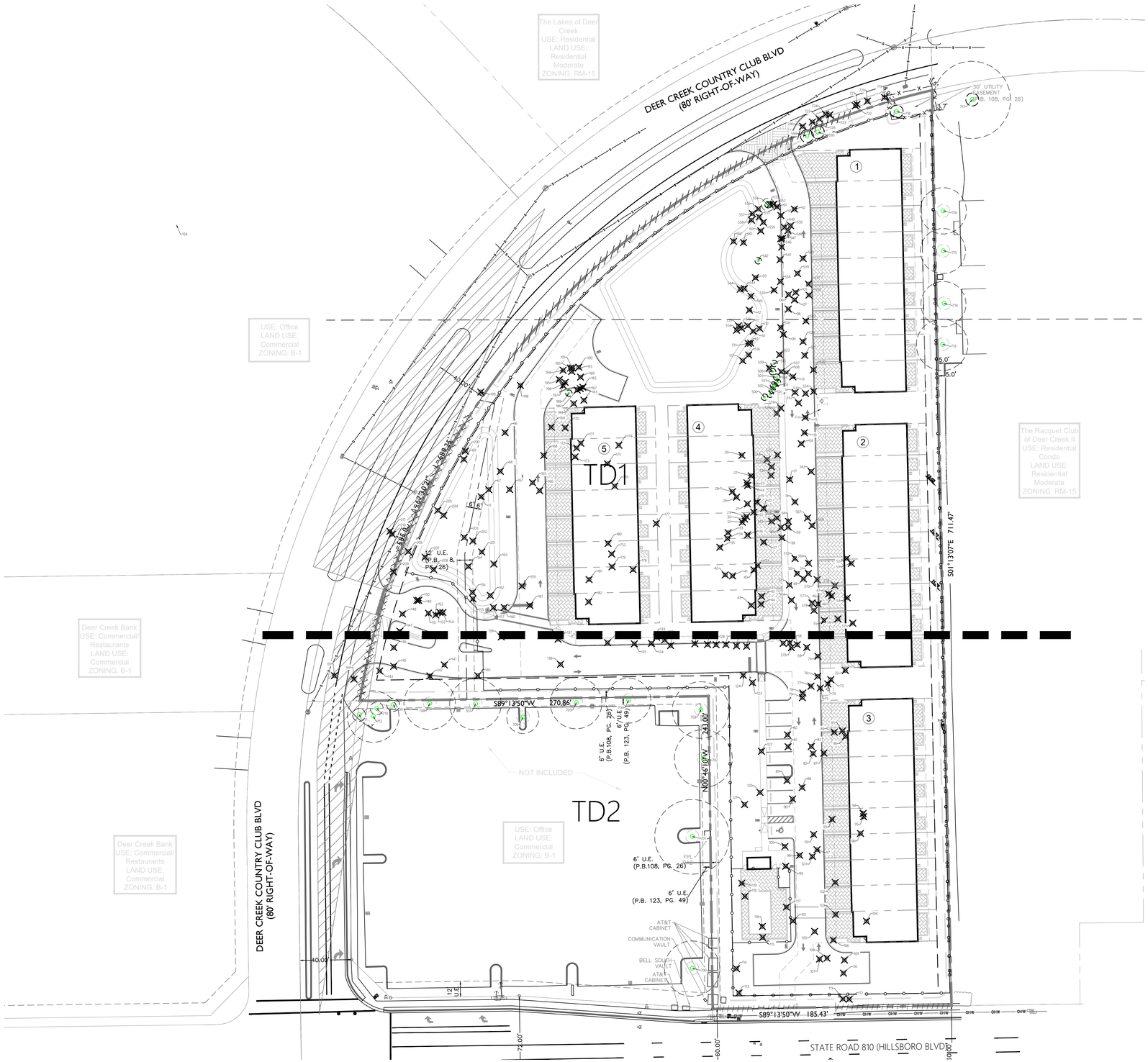
COACH LIGHT



SHUTTERS
SHERWIN WILLIAMS
DUTCH TILE BLUE

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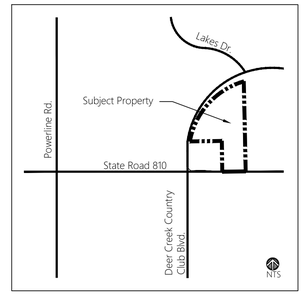
Tides at Deerfield Beach



SYMBOLS

- Remove
- Relocate
- Preserve
- Tree/Palm on Adjacent Property And Canopy Extent

Location Map



DRAWING INDEX

TD1	Overall Tree Disposition Plan
TD2	Tree Disposition Plan
TD3	Tree Disposition Plan
TD4	Tree Disposition Table
TD5	Tree Disposition Table And Details
LP1	Overall Landscape Plan
LP2	Landscape Plan
LP3	Landscape Plan
LP4	Landscape Schedule
LP5	Typical Units Landscape Plan
LP6	Landscape Details
LP7	Landscape Specifications

North

Scale: 1" = 40'

0 20 40 80

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(561) 500-5960 | Office@mortonla.com

Tides at Deerfield Beach
Deerfield, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

Overall Tree Disposition Plan

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 1 of 5

P:\143 - KHovnanian\143.05 KHov - Tides At Deerfield Beach\CAD\BP-Barricade\BP-143.05.dwg

DEER CREEK COUNTRY CLUB BLVD
(80' RIGHT-OF-WAY)

30' Utility Easement (PB 108 PG 26)

Emergency Access/ Exit Only (Stabilized)

Aluminum Rail Fence

10' Landscape Buffer

Dry Retention Area

Open Space Area

Fence

10' Landscape Buffer

12' U.E. (P.B. 8, PG. 26)

10'x50' Sight Visibility Triangle

Dry Retention Area

Open Space Area

F.H.

1

2

4

5

13.7'

5.0'

5.0'

12.0'

11.47'

11.39'

S01°13'07"E 711.47'

L=689.25'

Δ=67°30'21"

R=585.00'

40.00'

6'

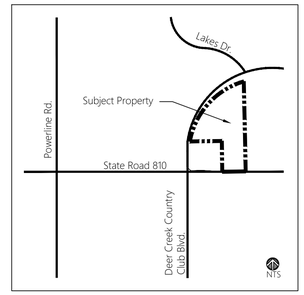
6'

Matchline A-A

SYMBOLS

- Remove
- Relocate
- Preserve
- Tree/Palm on Adjacent Property And Canopy Extent

Location Map



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Revisions

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Site Plan Comments	11/14/2025

Tree Disposition Plan

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 2 of 5

North

Scale: 1" = 20'

0 10 20 40

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P:\143 - KHovnanian\143.05 KHov - Tides At Deerfield Beach\CAD\BP-Barricade\BP-143.05.dwg

Matchline A-A

S89°13'50"W 270.86'

N00°46'10"W 243.00'

S89°13'50"W 185.43'

6' U.E. (P.B.108, PG. 26)

6' U.E. (P.B. 123, PG. 49)

6' U.E. (PB 108, PG 26)

6' U.E. (PB 123, PG 49)

6' U.E. (P.B.108, PG. 26)

6' U.E. (P.B. 123, PG. 49)

10'x50' Sight Visibility Triangle

10' Setback

Gates

6' Concrete Wall

16' Landscape Buffer

6' Concrete Wall

16' Landscape Buffer

NOT INCLUDED

USE: Office
LAND USE: Commercial
ZONING: B-1

Open Space Area

10 Sp.

7' S.W. Typ.

3

10' Landscape Buffer

Cabana

Pool

STRM

STRM

Utility Cabinet Typ.

Open Space Area

12' U.E.

10' Landscape Buffer

6' Concrete Wall.

72.00'

60.00'

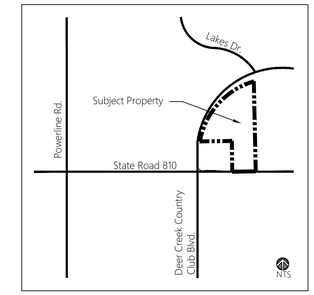
60.00'

STATE ROAD 810 (HILLSBORO BLVD)

SYMBOLS

- Remove
- Relocate
- Preserve
- Tree/Palm on Adjacent Property And Canopy Extent

Location Map



North

Scale: 1" = 20'

0 10 20 40

P:\143 - KHovnanian\143.05 KHov - Tides At Deerfield Beach\CAD\BP-Barricade\BP-143.05.dwg

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Tides at Deerfield Beach

Deerfield, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

Tree Disposition Plan

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 3 of 5

Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
1	Umbrella tree	*Schefflera actinophylla*	5"	20'		18'	254	Nuisance Tree per Code		Remove
2	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	491	Nuisance Tree per Code		Remove
3	Live oak	*Quercus virginiana*	3"	30'		8'	50	84%		Remove
4	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	314	Nuisance Tree per Code		Remove
5	Brazilian pepper	*Schinus terebinthifolia*	5"	25'		15'	177	Nuisance Tree per Code		Remove
6	Brazilian pepper	*Schinus terebinthifolia*	9"	25'		15'	177	Nuisance Tree per Code		Remove
7	Brazilian pepper	*Schinus terebinthifolia*	4"	25'		15'	177	Nuisance Tree per Code		Remove
8	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		20'	314	Nuisance Tree per Code		Remove
9	Brazilian pepper	*Schinus terebinthifolia*	30"	30'		35'	962	Nuisance Tree per Code		Remove
10	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		30'	707	Nuisance Tree per Code		Remove
11	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	314	Nuisance Tree per Code		Remove
12	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		8'	50	Nuisance Tree per Code		Remove
13	Brazilian pepper	*Schinus terebinthifolia*	6"	30'		20'	314	Nuisance Tree per Code		Remove
14	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		18'	254	Nuisance Tree per Code		Remove
15	Ear leaf acacia	*Acacia auriculformis*	3"	15'		8'	50	Nuisance Tree per Code		Remove
16	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		12'	113	Nuisance Tree per Code		Remove
17	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		16'	201	Nuisance Tree per Code		Remove
18	Brazilian pepper	*Schinus terebinthifolia*	4"	18'		12'	113	Nuisance Tree per Code		Remove
20	Ear leaf acacia	*Acacia auriculformis*	14"	45'		35'	962	Nuisance Tree per Code		Remove
21	Live oak	*Quercus virginiana*	6"	25'		18'	254	85%		Remove
22	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
23	Live oak	*Quercus virginiana*	11"	30'		25'	491	78%		Remove
24	Ear leaf acacia	*Acacia auriculformis*	5"	25'		15'	177	Nuisance Tree per Code		Remove
25	Live oak	*Quercus virginiana*	4"	20'		12'	113	78%		Remove
27	Brazilian pepper	*Schinus terebinthifolia*	13"	15'		13'	133	Nuisance Tree per Code		Remove
28	Brazilian pepper	*Schinus terebinthifolia*	5"	18'		15'	177	Nuisance Tree per Code		Remove
19	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		16'	201	Nuisance Tree per Code		Remove
29	Live oak	*Quercus virginiana*	3"	18'		7'	38	78%		Remove
30	Brazilian pepper	*Schinus terebinthifolia*	9"	18'		15'	177	Nuisance Tree per Code		Remove
31	Ear leaf acacia	*Acacia auriculformis*	22"	60'		45'	1590	Nuisance Tree per Code		Remove
32	Live oak	*Quercus virginiana*	6"	25'		10'	79	81%		Remove
33	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	177	Nuisance Tree per Code		Remove
34	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		14'	154	Nuisance Tree per Code		Remove
35	Brazilian pepper	*Schinus terebinthifolia*	9"	23'		20'	314	Nuisance Tree per Code		Remove
36	Live oak	*Quercus virginiana*	7"	30'		18'	254	78%		Remove
37	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
38	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
39	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	314'	Nuisance Tree per Code		Remove
40	Brazilian pepper	*Schinus terebinthifolia*	16"	30'		25'	491	Nuisance Tree per Code		Remove
41	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	177	Nuisance Tree per Code		Remove
42	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		14'	154'	Nuisance Tree per Code		Remove
43	Live oak	*Quercus virginiana*	13"	30'		20'	314'	78%		Remove
44	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	314'	Nuisance Tree per Code		Remove
45	Brazilian pepper	*Schinus terebinthifolia*	14"	25'		20'	314'	Nuisance Tree per Code		Remove
46	Brazilian pepper	*Schinus terebinthifolia*	21"	20'		20'	314'	Nuisance Tree per Code		Remove
47	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		20'	314'	Nuisance Tree per Code		Remove
48	Live oak	*Quercus virginiana*	12"	30'		20'	314'	78%		Remove
49	Live oak	*Quercus virginiana*	7"	25'		15'	177	72%		Remove
50	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		15'	177	Nuisance Tree per Code		Remove
51	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		20'	314'	Nuisance Tree per Code		Remove
52	Brazilian pepper	*Schinus terebinthifolia*	12"	18'		20'	314'	Nuisance Tree per Code		Remove
53	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	177	Nuisance Tree per Code		Remove
54	Brazilian pepper	*Schinus terebinthifolia*	15"	15'		20'	314'	Nuisance Tree per Code		Remove
55	Live oak	*Quercus virginiana*	5"	25'		20'	314'	85%		Remove
56	Ear leaf acacia	*Acacia auriculformis*	14"	25'		20'	314'	Nuisance Tree per Code		Remove
57	Brazilian pepper	*Schinus terebinthifolia*	11"	15'		12'	113'	Nuisance Tree per Code		Remove
58	Brazilian pepper	*Schinus terebinthifolia*	12"	30'		18'	254	Nuisance Tree per Code		Remove
59	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		25'	491	Nuisance Tree per Code		Remove
60	Live oak	*Quercus virginiana*	11"	40'		15'	177	84%		Remove
61	Live oak	*Quercus virginiana*	9"	30'		18'	254'	84%		Remove
63	Live oak	*Quercus virginiana*	15"	45'		30'	707'	78%		Remove
64	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		13'	133'	Nuisance Tree per Code		Remove
65	Cabbage palm	*Sabal palmetto*	14"	20'	13'	15'	177	90%		Remove
66	Brazilian pepper	*Schinus terebinthifolia*	36"	25'		35'	962'	Nuisance Tree per Code		Remove
67	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		20'	314'	Nuisance Tree per Code		Remove
68	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		25'	491	Nuisance Tree per Code		Remove
69	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	707'	Nuisance Tree per Code		Remove
70	Brazilian pepper	*Schinus terebinthifolia*	11"	20'		25'	491	Nuisance Tree per Code		Remove
71	Brazilian pepper	*Schinus terebinthifolia*	7"	17'		13'	707'	Nuisance Tree per Code		Remove
72	Brazilian pepper	*Schinus terebinthifolia*	18"	18'		20'	314'	Nuisance Tree per Code		Remove
73	Brazilian pepper	*Schinus terebinthifolia*	48"	18'		25'	491	Nuisance Tree per Code		Remove
74	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	314'	Nuisance Tree per Code		Remove
75	Live oak	*Quercus virginiana*	12"	30'		20'	314'	78%		Remove
76	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		18'	254	Nuisance Tree per Code		Remove
77	Brazilian pepper	*Schinus terebinthifolia*	50"	25'		25'	491	Nuisance Tree per Code		Remove
78	Live oak	*Quercus virginiana*	12"	35'		25'	491	81%		Remove
79	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		15'	177	Nuisance Tree per Code		Remove
80	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		20'	314'	Nuisance Tree per Code		Remove
81	Brazilian pepper	*Schinus terebinthifolia*	35"	20'		25'	491	Nuisance Tree per Code		Remove
82	Live oak	*Quercus virginiana*	15"	35'		30'	707'	81%		Remove
83	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		15'	177	Nuisance Tree per Code		Remove
84	Brazilian pepper	*Schinus terebinthifolia*	6"	13'		12'	113'	Nuisance Tree per Code		Remove
85	Surinam cherry	*Eugenia uniflora*	4"	15'		15'	177	68%		Remove
86	Weeping fig	*Ficus benjamina*	6"	18'		15'	177	78%		Remove
87	Brazilian pepper	*Schinus terebinthifolia*	25"	20'		25'	491	Nuisance Tree per Code		Remove
88	Brazilian pepper	*Schinus terebinthifolia*	34"	25'		25'	491	Nuisance Tree per Code		Remove
89	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		35'	962'	Nuisance Tree per Code		Remove
90	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	177	Nuisance Tree per Code		Remove
91	Cabbage palm	*Sabal palmetto*	11"	10'	3'	12'	113'	90%		Remove
92	Live oak	*Quercus virginiana*	26"	50'		45'	1,590'	81%	$25,200.00	Remove
93	Brazilian pepper	*Schinus terebinthifolia*	15"	14'		20'	314'	Nuisance Tree per Code		Remove
94	Carrotwood	*Cupaniopsis anacardiodes*	7"	18'		20'	314'	Nuisance Tree per Code		Remove
95	Brazilian pepper	*Schinus terebinthifolia*	12"	14'		15'	177	Nuisance Tree per Code		Remove
96	Brazilian pepper	*Schinus terebinthifolia*	18"	10'		20'	314'	Nuisance Tree per Code		Remove
97	Brazilian pepper	*Schinus terebinthifolia*	118"	15'		20'	314'	Nuisance Tree per Code		Remove
98	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
99	Brazilian pepper	*Schinus terebinthifolia*	30"	20'		25'	491	Nuisance Tree per Code		Remove
100	Brazilian pepper	*Schinus terebinthifolia*	27"	25'		25'	491	Nuisance Tree per Code		Remove

Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
101	Brazilian pepper	*Schinus terebinthifolia*	42"	30'		35'	962'	Nuisance Tree per Code		Remove
102	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		30'	707'	Nuisance Tree per Code		Remove
103	Brazilian pepper	*Schinus terebinthifolia*	64"	25'		40'	1,257'	Nuisance Tree per Code		Remove
104	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	314'	Nuisance Tree per Code		Remove
105	Brazilian pepper	*Schinus terebinthifolia*	58"	30'		35'	962'	Nuisance Tree per Code		Remove
106	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		20'	314'	Nuisance Tree per Code		Remove
107	Brazilian pepper	*Schinus terebinthifolia*	19"	25'		20'	314'	Nuisance Tree per Code		Remove
108	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		20'	314'	Nuisance Tree per Code		Remove
109	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	314'	Nuisance Tree per Code		Remove
110	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		20'	314'	Nuisance Tree per Code		Remove
111	Ear leaf acacia	*Acacia auriculformis*	13"	30'		25'	491	Nuisance Tree per Code		Remove
112	Ear leaf acacia	*Acacia auriculformis*	10"	30'		25'	491	Nuisance Tree per Code		Remove
113	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		12'	113'	Nuisance Tree per Code		Remove
114	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		25'	491	Nuisance Tree per Code		Remove
115	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		25'	491	Nuisance Tree per Code		Remove
116	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	707'	Nuisance Tree per Code		Remove
117	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		20'	314'	Nuisance Tree per Code		Remove
118	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	314'	Nuisance Tree per Code		Remove
119	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	314'	Nuisance Tree per Code		Remove
120	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		35'	962'	Nuisance Tree per Code		Remove
121	Brazilian pepper	*Schinus terebinthifolia*	7"	18'		25'	491	Nuisance Tree per Code		Remove
122	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		35'	962'	Nuisance Tree per Code		Remove
123	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		24'	452'	Nuisance Tree per Code		Remove
124	Live oak	*Quercus virginiana*	11"	40'		25'	491	81%		Remove
125	Crape Myrtle	*Lagerstroemia indica*	8"	20'		12'	113'	72%		Remove
126	Crape Myrtle	*Lagerstroemia indica*	12"	25'		15'	177	78%		Remove
127	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	254	68%		Remove
128	Crape Myrtle	*Lagerstroemia indica*	12"	25'		20'	314'	68%		Remove
129	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	254	68%		Remove
130	Crape Myrtle	*Lagerstroemia indica*	9"	25'		18'	254	72%		Remove
131	Live oak	*Quercus virginiana*	24"	60'		55'	2,376'	78%	$20,600.00	Remove
132	Live oak	*Quercus virginiana*	10"	50'		25'	491	85%		Remove
133	Live oak	*Quercus virginiana*	20"	50'		30'	707'	84%	$15,500.00	Remove
134	Live oak	*Quercus virginiana*	29"	60'		50'	1,963'	81%	$31,300.00	Remove
135	Brazilian pepper	*Schinus terebinthifolia*	45"	30'		25'	491	Nuisance Tree per Code		Remove
136	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		22'	380'	Nuisance Tree per Code		Remove
137	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		35'	962'	Nuisance Tree per Code		Remove
138	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		30'	707'	Nuisance Tree per Code		Remove
139	Brazilian pepper	*Schinus terebinthifolia*	52"	25'		40'	1,257'	Nuisance Tree per Code		Remove
140	Brazilian pepper	*Schinus terebinthifolia*	24"	17'				Nuisance Tree per Code		Remove
141	Brazilian pepper	*Schinus terebinthifolia*	55"	20'		25'	491	Nuisance Tree per Code		Remove
142	Brazilian pepper	*Schinus terebinthifolia*	10"	20'		13'	133'	Nuisance Tree per Code		Remove
143	Brazilian pepper	*Schinus terebinthifolia*	17"	17'		20'	314'	Nuisance Tree per Code		Remove
144	Ear leaf acacia	*Acacia auriculformis*	31"	45'		35'	962'	Nuisance Tree per Code		Remove
145	Black olive	*Bucida buceras*	8"	30'		20'	314'	81%		Remove
146	Black olive	*Bucida buceras*	25"	30'		30'	707'	81%	$11,600.00	Remove
147	Carrotwood	*Cupaniopsis anacardiodes*	12"	20'		18'	254	Nuisance Tree per Code		Remove
148	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		15'	177	Nuisance Tree per Code		Remove
149	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		20'	314'	Nuisance Tree per Code		Remove
150	Brazilian pepper	*Schinus terebinthifolia*	3"	18'		8'	50'	Nuisance Tree per Code		Remove
151	Alexander palm	*Ptychosperma elegans*	4"	32'	24'	10'	79'	81%		Remove
152	Black olive	*Bucida buceras*	5"	25'		18'	254	81%		Remove
153	Black olive	*Bucida buceras*	8"	30'		20'	314'	78%		Remove
154	Black olive	*Bucida buceras*	10"	30'		25'	491	78%		Remove
155	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	177	Nuisance Tree per Code		Remove
156	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	491	Nuisance Tree per Code		Remove
157	Brazilian pepper	*Schinus terebinthifolia*	25"	18'		25'	491	Nuisance Tree per Code		Remove
158	Brazilian pepper	*Schinus terebinthifolia*	27"	20'		25'	491	Nuisance Tree per Code		Remove
159	Brazilian pepper	*Schinus terebinthifolia*	42"	20'		35'	962'	Nuisance Tree per Code		Remove
160	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	314'	Nuisance Tree per Code		Remove
161	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		25'	491	Nuisance Tree per Code		Remove
162	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		30'	707'	Nuisance Tree per Code		Remove
163	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		20'	314'	Nuisance Tree per Code		Remove
164	Brazilian pepper	*Schinus terebinthifolia*	11"	25'		30'	707'	Nuisance Tree per Code		Remove
165	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		35'	962'	Nuisance Tree per Code		Remove
166	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		25'	491	Nuisance Tree per Code		Remove
167	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		25'	491	Nuisance Tree per Code		Remove
168	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	177	Nuisance Tree per Code		Remove
169	Brazilian pepper	*Schinus terebinthifolia*	14"	13'		18'	254	Nuisance Tree per Code		Remove
170	Brazilian pepper	*Schinus terebinthifolia*	8"	18'		15'	177	Nuisance Tree per Code		Remove
171	Brazilian pepper	*Schinus terebinthifolia*	9"	13'		12'	113'	Nuisance Tree per Code		Remove
172	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		18'	254	Nuisance Tree per Code		Remove
173	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		25'	491	Nuisance Tree per Code		Remove
174	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		16'	201'	Nuisance Tree per Code		Remove
175	Brazilian pepper	*Schinus terebinthifolia*	11"	18'		20'	314'	Nuisance Tree per Code		Remove
176	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		18'	254	Nuisance Tree per Code		Remove
177	Brazilian pepper	*Schinus terebinthifolia*	8"	15'		20'	314'	Nuisance Tree per Code		Remove
178	Brazilian pepper	*Schinus terebinthifolia*	34"	18'		25'	314	Nuisance Tree per Code		Remove
179	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		16'	201'	Nuisance Tree per Code		Remove
180	Brazilian pepper	*Schinus terebinthifolia*	34"	20'		25'	314'	Nuisance Tree per Code		Remove
181	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	314'	Nuisance Tree per Code		Remove
182	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		15'	177	Nuisance Tree per Code		Remove
183	Live oak	*Quercus virginiana*	17"	55'		45'	1,590'	81%		Remove
184	Live oak	*Quercus virginiana*	14"	50'		18'	254	81%		Remove
185	Brazilian pepper	*Schinus terebinthifolia*	32"	25'		30'	707'	Nuisance Tree per Code		Remove
186	Live oak	*Quercus virginiana*	15"	55'		35'	962'	81%		Remove
187	Live oak	*Quercus virginiana*	7"	30'		20'	314'	72%		Remove
188	Live oak	*Quercus virginiana*	30"	55'		40'	1,257'	81%	$33,500.00	Remain
189	Live oak	*Quercus virginiana*	17"	55'		30'	707'	81%		Remove
190	Live oak	*Quercus virginiana*	18"	50'		35'	962'	81%	$12,100.00	Remove
191	Live oak	*Quercus virginiana*	4"	25'		15'	177	68%		Remove
192	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	177	Nuisance Tree per Code		Remove
193	Live oak	*Quercus virginiana*	14"	40'		35'	962'	81%		Remove
194	Live oak	*Quercus virginiana*	4"	20'		13'	133'	78%		Remove
195	Brazilian pepper	*Schinus terebinthifolia*	3"	15'		13'	133'	Nuisance Tree per Code		Remove
196	Java plum	*Syzygium cumin*	3"	30'		20'	314'	84%		Remove
197	Live oak	*Quercus virginiana*	4"	15'		5'	20'	40%		Remove
198	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	707'	Nuisance Tree per Code		Remove
199	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		12'	113'	Nuisance Tree per Code		Remove

EXISTING VEGETATION NOTES

1. All applicable vegetation shall be tagged using etched metal tags attached to trunks. The numbers shown on each tag shall correspond to the number identified on the Vegetation Disposition Chart and/or Vegetation Survey.
2. Prior to site clearing and tree removal, vegetation to be preserved, mitigated, replaced, relocated on site, relocated off site, or removed shall be identified using different color plastic ribbon or tags.
3. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
4. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
5. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
6. All relocated trees and palms shall be staked and guyed as indicated in the details.
7. Hurricane cut all Sabals prior to transplant.
8. All relocated trees must be relocated using best industry standards.
9. Provide irrigation to relocated trees or trees within holding areas to ensure survivorship.
10. Refer to the Landscape Plan for final locations of relocated trees
11. Vegetation to be preserved shall be barricaded with a minimum three-foot-high plastic mesh (orange OSHA) supported by six-foot-long T-posts or two-inch by four-inch wood stakes or equivalent. The contractor is responsible to use the support system that shall remain in place throughout the duration of construction activities.
12. Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
13. If hand clearing is necessary within the preserve area or under the Vegetation canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
14. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.

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Tides at Deerfield Beach

Deerfield, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

Tree Disposition Table and Details

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 4 of 5

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Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
200	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		35'	962'	Nuisance Tree per Code		Remove
201	Brazilian pepper	*Schinus terebinthifolia*	8"	25'		25'	491	Nuisance Tree per Code		Remove
202	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		25'	491	Nuisance Tree per Code		Remove
203	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		16'	201'	Nuisance Tree per Code		Remove
204	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	314'	Nuisance Tree per Code		Remove
205	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		25'	314	Nuisance Tree per Code		Remove
206	Ear leaf acacia	*Acacia auriculformis*	3"	20'		14'	154'	Nuisance Tree per Code		Remove
207	Brazilian pepper	*Schinus terebinthifolia*	3"	17'		13'	133'	Nuisance Tree per Code		Remove
208	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	314'	Nuisance Tree per Code		Remove
209	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	314'	Nuisance Tree per Code		Remove
210	Black olive	*Bucida buceras*	8"	25'		18'	254	81%		Remove
211	Black olive	*Bucida buceras*	4"	20'		15'	177	78%		Remove
500	Laurel oak	*Quercus laurifolia*	27"	55'		50'	1,963'	81%	$13,200.00	Remain
501	Live oak	*Quercus virginiana*	17"	45'		30'	707'	85%		Remain
502	Live oak	*Quercus virginiana*	10"	40'		18'	254	78%		Remain
503	Laurel oak	*Quercus laurifolia*	9"	35'		25'	491	78%		Remain
504	Laurel oak	*Quercus laurifolia*	11"	35'		40'	1,257'	72%		Remain
505	Live oak	*Quercus virginiana*	13"	50'		30'	707'	81%		Remain
506	Sabal palm	*Sabal palmetto*	8"	22'	15'			90%		Remain
507	Live oak	*Quercus virginiana*	5"	35'		8'	50'	84%		Remove
508	Live oak	*Quercus virginiana*	12"	35'		12'	113'	84%		Remove
509	Live oak	*Quercus virginiana*	8"	35'		12'	113'	84%		Remove
510	Live oak	*Quercus virginiana*	21"	40'		45'	1,590'	84%	$17,055.00	Remain
512	Live oak	*Quercus virginiana*	12"	45'		25'	491	84%		Remove
513	Live oak	*Quercus virginiana*	11"	45'		20'	314'	84%		Remove
514	Live oak	*Quercus virginiana*	8"	35'		12'	113'	84%		Remove
515	Live oak	*Quercus virginiana*	7"	25'		20'	314'	84%		Remove
516	Live oak	*Quercus virginiana*	3"	15'		10'	79'	84%		Remove
517	Live oak	*Quercus virginiana*	3"	18'		12'	113'	78%		Remove
518	Laurel oak	*Quercus laurifolia*	17"	35'		32'	804'	84%		Remove
519	Live oak	*Quercus virginiana*	10"	30'		30'	707'	84%		Remove
520	Live oak	*Quercus virginiana*	7"	35'		20'	314'	84%		Remove
521	Live oak	*Quercus virginiana*	9"	30'		15'	177	84%		Remove
522	Live oak	*Quercus virginiana*	3"	18'		8'	50'	85%		Remove
523	Umbrella tree	*Schefflera actinophylla*	10"	30'		12'	113'	Nuisance Tree per Code		Remove
524	Live oak	*Quercus virginiana*	8"	35'		18'	254	72%		Remove
525	Laurel oak	*Quercus laurifolia*	47"	55'		40'	1,257'	72%	$53,100.00	Remove
526	Live oak	*Quercus virginiana*	5"	20'		16'	201'	68%		Remove
527	Laurel oak	*Quercus laurifolia*	3"	18'		8'	50'	72%		Remove
528	Laurel oak	*Quercus laurifolia*	12"	40'		20'	314'	81%		Remove
529	Live oak	*Quercus virginiana*	18"	45'		30'	707'	81%	$12,100.00	Remove
531	Laurel oak	*Quercus laurifolia*	3"	30'		14'	154'	68%		Remain
532	Live oak	*Quercus virginiana*	5"	25'		15'	177	78%		Remove
533	Live oak	*Quercus virginiana*	5"	25'		10'	79'	50%		Remove
535	Brazilian pepper	*Schinus terebinthifolia*	37"	45'		50'	1,963'	Nuisance Tree per Code		Remove
536	Live oak	*Quercus virginiana*	11"	45'		20'	314'	90%		Remove
537	Live oak	*Quercus virginiana*	17"	35'		30'	707'	85%		Remove
538	Live oak	*Quercus virginiana*	4"	20'		10'	79'	85%		Remove
539	Live oak	*Quercus virginiana*	3"	20'		20'	314'	85%		Remove
540	Live oak	*Quercus virginiana*	22"	50'		35'	962'	84%	$18,700.00	Remove
541	Live oak	*Quercus virginiana*	10"	45'		15'	177	84%		Remove
542	Live oak	*Quercus virginiana*	26"	50'		45'	1,590'	84%	$26,100.00	Remain
543	Live oak	*Quercus virginiana*	8"	40'		15'	177	84%		Remove
544	Live oak	*Quercus virginiana*	7"	35'		15'	177	84%		Remove
545	Live oak	*Quercus virginiana*	7"	40'		20'	314'	81%		Remove
546	Live oak	*Quercus virginiana*	13"	45'		30'	707'	84%		Remove
547	Live oak	*Quercus virginiana*	18"	50'		45'	1,590'	84%	$12,500.00	Remove
548	Live oak	*Quercus virginiana*	8"	30'		30'	707'	84%		Remove
549	Live oak	*Quercus virginiana*	13"	45'		30'	707'	84%		Remove
550	Live oak	*Quercus virginiana*	6"	25'		25'	491'	84%		Remove
551	Live oak	*Quercus virginiana*	25"	45'		35'	962'	84%	$24,100.00	Remove
552	Live oak	*Quercus virginiana*	25"	45'		30'	707'	78%	$22,400.00	Remove
553	Live oak	*Quercus virginiana*	9"	35'		20'	314'	85%		Remove
554	Live oak	*Quercus virginiana*	4"	15'		5'	20'	78%		Remain
555	Live oak	*Quercus virginiana*	14"	45'		30'	707'	84%		Remove
556	Live oak	*Quercus virginiana*	12"	25'		15'	177	85%		Remove
557	Live oak	*Quercus virginiana*	6"	35'		8'	50'	78%		Remove
558	Live oak	*Quercus virginiana*	15"	40'		25'	491	84%		Remove
559	Laurel oak	*Quercus laurifolia*	11"	40'		20'	314'	84%		Remove
561	Live oak	*Quercus virginiana*	15"	50'		40'	1,257'	84%		Remove
562	Live oak	*Quercus virginiana*	4"	15'		10'	79'	85%		Remove
563	Ear leaf acacia	*Acacia auriculformis*	15"	35'		25'	491	Nuisance Tree per Code		Remove
564	Live oak	*Quercus virginiana*	11"	40'		25'	491	85%		Remove
565	Brazilian pepper	*Schinus terebinthifolia*	25"	25'		20'	314'	Nuisance Tree per Code		Remove
566	Live oak	*Quercus virginiana*	12"	40'		25'	491'	78%		Remove
567	Live oak	*Quercus virginiana*	13"	40'		30'	707'	78%		Remove
568	Ear leaf acacia	*Acacia auriculformis*	17"	40'		25'	491	Nuisance Tree per Code		Remove
569	Live oak	*Quercus virginiana*	11"	40'		25'	491	78%		Remove
570	Live oak	*Quercus virginiana*	8"	30'		18'	254	72%		Remove
571	Laurel oak	*Quercus laurifolia*	16"	45'		35'	962'	78%		Remove
572	Live oak	*Quercus virginiana*	19"	40'		30'	707'	78%	$13,000.00	Remove
573	Live oak	*Quercus virginiana*	17"	40'		30'	707'	78%		Remove
574	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	707'	Nuisance Tree per Code		Remove
575	Queen palm	*Syagrus romanzoffiana*	5"	16'	8'			90%		Remove
576	Live oak	*Quercus virginiana*	16"	45'		40'	1,257'	78%		Remove
577	Live oak	*Quercus virginiana*	7"	30'		15'	177'	72%		Remove
578	Live oak	*Quercus virginiana*	22"	50'		45'	1,590'	81%	$18,100.00	Remove
593	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove
594	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove
595	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove
596	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	177	90%		Remove

Tree	Common Name	*Genus Species*	DBH	Overall Height	Palm Height	Canopy	Canopy S/F	Condition Rating	Appraised	Disposition
700	Black olive	*Bucida buceras*	24"	20'		43'	1,452'	84%		Remain
701	Black olive	*Bucida buceras*	24"	20'		58'	2,642'	65%		Remain
702	Black olive	*Bucida buceras*	30"	30'		45'	1,590'	65%		Remain
703	Black olive	*Bucida buceras*	30"	20'		44'	1,520'	65%		Remain
704	Black olive	*Bucida buceras*	24"	25'		35'	962'	65%		Remain
705	Black olive	*Bucida buceras*	30"	25'		40'	1,257'	65%		Remain
706	Black olive	*Bucida buceras*	12"	25'		25'	491'	60%		Remain
707	Black olive	*Bucida buceras*	30"	25'		40'	1,257'	60%		Remain
708	Black olive	*Bucida buceras*	36"	30'		40'	1,257'	60%		Remain
709	Cabbage palm	*Sabal palmetto*	8"	20'	15'	12'	113	65%		Remove
710	Cabbage palm	*Sabal palmetto*	8"	20'	15'	12'	113	65%		Remove
711	Cabbage palm	*Sabal palmetto*	14"	20'	15'	12'	113	70%		Remove
712	Laurel oak	*Quercus virginiana*	30"	30'		44'	1,520'	65%		Remain
713	Laurel oak	*Quercus virginiana*	24"	20'		40'	1,257'	65%		Remain
714	Laurel oak	*Quercus virginiana*	24"	15'		40'	1,257'	65%		Remove
715	Laurel oak	*Quercus virginiana*	20"	20'		35'	962'	65%		Remain
716	Laurel oak	*Quercus virginiana*	24"	20'		35'	962'	65%		Remain
717	Ficus	Ficus benjamina	84"	18'		60'	962'	65%		Remain
718	Laurel oak	*Quercus virginiana*	18"	45'		20'	314'	65%		Remain
719	Ficus	Ficus benjamina	12"	25'		15'	177'	65%		Remain
720	Ficus	Ficus benjamina	36"	20'		12'	113'	65%		Remain
721	Ficus	Ficus benjamina	10"	30'		15'	177'	65%		Remain
722	Carrotwood	Cupaniopsis anacardiopsis	10"	25'		15'	177'	65%		Remove
723	Carrotwood	Cupaniopsis anacardiopsis	10"	20'		10'	79'	65%		Remove
724	Live oak	*Quercus virginiana*	4"	15'		10'	79'	78%		Remove
725	Ficus	Ficus benjamina	10"	30'		15'	177'	65%		Remain
726	Carrotwood	Cupaniopsis anacardiopsis	10"	20'		10'	79'	65%		Remove

NON SPECIMEN MITIGATION

99 Trees and Palms have been removed from site for a total of 35,219 S.F. of non specimen required canopy to be replaced. Remaining canopy to be replaced through a tree trust fund contribution. Please see breakdown of canopy replacement as follows:

Quantity	Category	Multiplier	S.F. Provided
15	Category One trees (300 S.F. each) (12 OA. Min.)	300	4500
21	Category Two trees (150 S.F. each) (8' O.A. Min.)	150	3150
	Category Three trees (100 S.F. each) (6' OA Min...)	100	0
38	Category Four trees (50 S.F. each)(6' CT/GW)	50	1900
	Total Non Specimen Canopy replacement provided		**9550**
	Total Non Specimen Canopy replacement Remaining. 25,669/300=85.56 Trees x(3" each) =257x3"/ $200 =3,850		

SPECIMEN MITIGATION

21 Specimen Trees are being proposed to be removed with a total apprised value of **$290,300** to be mitigated through a tree trust fund contribution.

TREE TRUST FUND CONTRIBUTION:

Total Non Specimen Canopy replacement Remaining	$ 3,850.00
Total Specimen Canopy replacement Remaining	$290,300.00
Total replacement pending	**$294,150.00**

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Tides at Deerfield Beach

Deerfield, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	6/20/2025
Resubmittal	7/11/2025
Site Plan Comments	11/14/2025

Tree Disposition Table and Details

Scale	As Shown
Drawn By	TLC
Checked By	MLD
Date	2025-07-11
File	BP-143.05

TD

Sheet 5 of 5

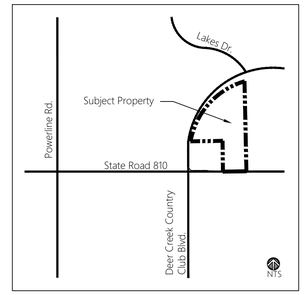
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Tides At Deerfield Beach



Location Map



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Tides At Deerfield Beach

Deerfield Beach, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	06/20/2025
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Overall Landscape Plan

Scale	As Shown
Drawn By	JAM
Checked By	MLD
Date	2025-07-11
File	LP-143.05

LP

Sheet 1 of 7

North

Scale: 1" = 40'

0 20 40 80

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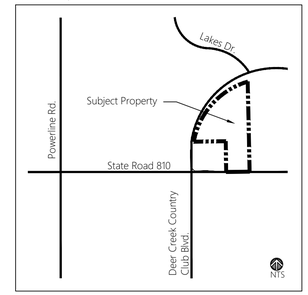
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LEGEND:

- WATER LINE
- SEWER LINE
- STORM LINE
- ROOT BARRIER
- PROPOSED FENCE
- BOUNDARY LINE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED FIRE HYDRANT AND CLEARANCE
- PROPOSED LIGHT POLE AND CLEARANCE
- EXISTING TREE/PALM AND CANOPY EXTENT

Location Map



PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
EXISTING PALMS			
	SS-E	3	Sabal palmetto / Cabbage Palmetto
EXISTING TREES			
	QVE	11	Quercus virginiana / Southern Live Oak
MITIGATION PALMS			
	PE-M	38	Ptychosperma elegans / Alexander Palm
PERIMETER BUFFER TREES			
	CEP	15	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
PERIMETER ROW TREES			
	CSR	5	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	LTB	8	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Multi-Trunk, Matched
	QVB	15	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
SHADE TREES			
	CE	9	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
	QV	13	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
FLOWERING/ACCENT TREES			
	BA	7	Bulnesia arborea / Verawood Single Straight Trunk, No Low Crotch
	CS	12	Conocarpus erectus. var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	ED	2	Elaeocarpus decipiens / Japanese Blueberry Tree Full To Base, Single Straight Trunk
	IC	4	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LI	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Multi-Trunk
PALM TREES			
	PE2	3	Ptychosperma elegans / Triple Alexander Palm Double Trunks
	SP	15	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
MITIGATION TREES			
	CS-M	10	Conocarpus erectus. var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	IC-M	7	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LT-M	4	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched
	TD-M	15	Taxodium distichum / Bald Cypress Single Straight Trunk
SHRUBS			
	CHI3	1,509	Chrysobalanus icaco / Coco Plum Full to Base
	CM	11	Codiaeum variegatum 'Mammy' / Mammy Croton
	CQE	6	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full
	FG	9	Furcraea foetida 'Variegata' / Variegated False Agave
	PMM2	205	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base
SHRUB AREAS			
	HPC3	118	Hamelia patens 'Compacta' / Dwarf Firebush Full
	IM	48	Ixora coccinea 'Maui Sunset' / Maui Sunset Dwarf Ixora
	MUP	196	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon
	PSA	18	Pennisetum setaceum 'Alba' / White Fountain Grass Full
	ZP	110	Zamia pumila / Coontie Cycad
GROUND COVERS			
	ADM	53	Asparagus densiflorus 'Myers' / Myers Asparagus Fern Full
	FGI	474	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	736	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
	SOD B	19,542 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas
	SOD A	56,820 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas

North

Scale: 1" = 20'

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Tides At Deerfield Beach

Deerfield Beach, Florida

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Resubmittal	07/11/2025
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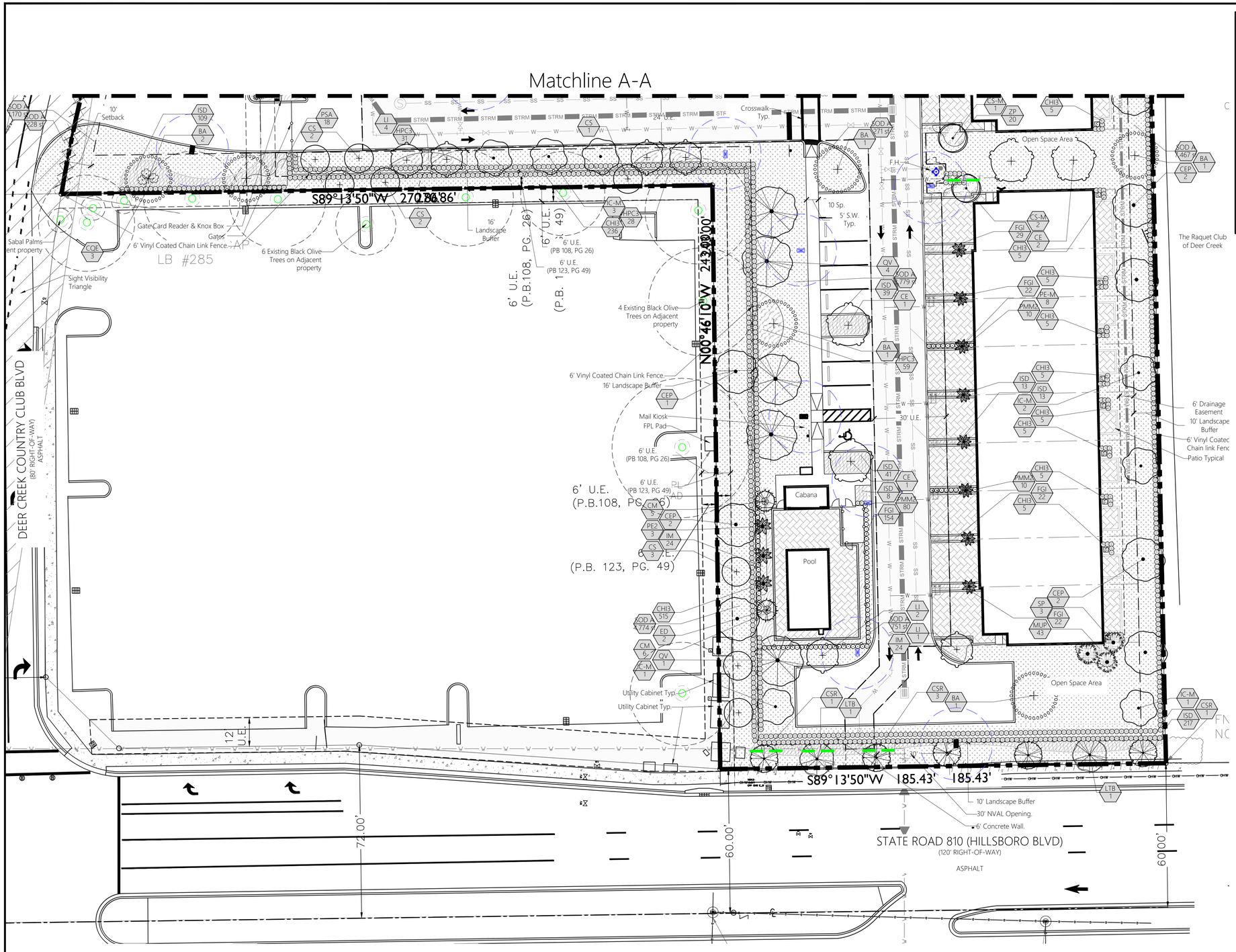
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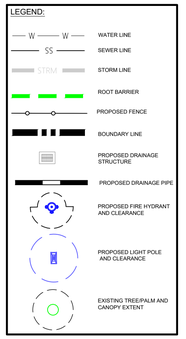
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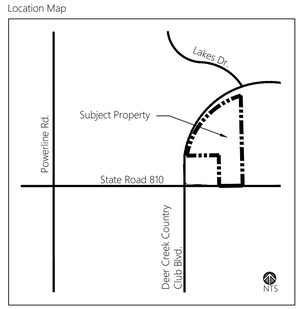
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PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
EXISTING PALMS			
	SS-E	3	Sabal palmetto / Cabbage Palmetto
EXISTING TREES			
	QVE	11	Quercus virginiana / Southern Live Oak
MITIGATION PALMS			
	PE-M	38	Ptychosperma elegans / Alexander Palm
PERIMETER BUFFER TREES			
	CEP	15	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
PERIMETER ROW TREES			
	CSR	5	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	LTB	8	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Multi-Trunk, Matched
	QVB	15	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
SHADE TREES			
	CE	9	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch
	QV	13	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch
FLOWERING/ACCENT TREES			
	BA	7	Bulnesia arborea / Verawood Single Straight Trunk, No Low Crotch
	CS	12	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	ED	2	Elaeocarpus decipiens / Japanese Blueberry Tree Full To Base, Single Straight Trunk
	IC	4	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LI	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Multi-Trunk
PALM TREES			
	PE2	3	Ptychosperma elegans / Triple Alexander Palm Double Trunks
	SP	15	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks
MITIGATION TREES			
	CS-M	10	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch
	IC-M	7	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch
	LT-M	4	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched
	TD-M	15	Taxodium distichum / Bald Cypress Single Straight Trunk
SHRUBS			
	CHI3	1,509	Chrysobalanus icaco / Coco Plum Full to Base
	CM	11	Codiaeum variegatum 'Mammy' / Mammy Croton
	COE	6	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full
	FG	9	Furcraea foetida 'Variegata' / Variegated False Agave
	PMM2	205	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base
SHRUB AREAS			
	HPC3	118	Hamelia patens 'Compacta' / Dwarf Firebush Full
	IM	48	Ixora coccinea 'Maui Sunset' / Maui Sunset Dwarf Ixora
	MUP	196	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon
	PSA	18	Pennisetum setaceum 'Alba' / White Fountain Grass Full
	ZP	110	Zamia pumila / Coontie Cycad
GROUND COVERS			
	ADM	53	Asparagus densiflorus 'Myers' / Myers Asparagus Fern Full
	FGI	474	Ficus microcarpa 'Green Island' / Green Island Ficus Full
	ISD	736	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full
	SOD B	19,542 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas
	SOD A	56,820 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas

North

Scale: 1" = 20'

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Landscape Plan

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PLANT SCHEDULE LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH	FLORIDA NATIVE	WATER USE
EXISTING PALMS									
	SS-E	3	Sabal palmetto / Cabbage Palmetto	Existing	Existing	Existing		Native	Low
EXISTING TREES									
	QVE	11	Quercus virginiana / Southern Live Oak	Existing				Native	Low
MITIGATION PALMS									
	PE-M	38	Ptychosperma elegans / Alexander Palm	12`-14` OA.	6`	8`-12` CT.		Non-Native	Low
PERIMETER BUFFER TREES									
	CEP	15	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
PERIMETER ROW TREES									
	CSR	5	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	5`	4.5' CT	2.5" DBH	Native	Low
	LTB	8	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Multi-Trunk, Matched	12` OA	5`	4.5' CT	2.5" DBH	Non-Native	Low
	QVB	15	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
SHADE TREES									
	CE	9	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
	QV	13	Quercus virginiana / Southern Live Oak Single Straight Trunk, No Low Crotch	14`-16` OA	6`	5` CT	2.5" DBH	Native	Low
FLOWERING/ACCENT TREES									
	BA	7	Bulnesia arborea / Verawood Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" DBH	Native	Low
	CS	12	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	5`	4.5' CT	2" DBH	Native	Low
	ED	2	Elaeocarpus decipiens / Japanese Blueberry Tree Full To Base, Single Straight Trunk	12` OA	5`	Full to Base	2" DBH	Non-Native	Low
	IC	4	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	LI	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Mulit-Trunk	12` OA	5`	4.5' CT	2" DBH	Non-Native	Low
PALM TREES									
	PE2	3	Ptychosperma elegans / Triple Alexander Palm Double Trunks	12` CT	10`	12` CT	N/A	Non-Native	Low
	SP	15	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A	Native	Low
MITIGATION TREES									
	CS-M	10	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	IC-M	7	Ilex cassine / Dahoon Holly Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL	Native	Low
	LT-M	4	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched	12` OA	4`	4` CT Min.	2" DBH	Non-Native	Low
	TD-M	15	Taxodium distichum / Bald Cypress Single Straight Trunk	14`-16` OA	6`	5` CT	2.5" DBH	Native	Medium

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	FLORIDA NATIVE	WATER USE
SHRUBS								
	CHI3	1,509	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.	Native	Low
	CM	11	Codiaeum variegatum 'Mammy' / Mammy Croton	24"	18"	18" o.c.	Non-Native	Low
	CQE	6	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily Full	36"	36"	48" o.c.	Non-Native	Low
	FG	9	Furcraea foetida 'Variegata' / Variegated False Agave	24"	24"	36" o.c.	Non-Native	Low
	PMM2	205	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	24"	18"	24" o.c.	Non-Native	Low
SHRUB AREAS								
	HPC3	118	Hamelia patens 'Compacta' / Dwarf Firebush Full	18"	18"	24" o.c.	Native	Low
	IM	48	Ixora coccinea 'Maui Sunset' / Maui Sunset Dwarf Ixora	18"	18"	24" o.c.	Native	Low
	MUP	196	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon	18"	18"	24" o.c.	Native	Low
	PSA	18	Pennisetum setaceum 'Alba' / White Fountain Grass Full	24"	24"	30" o.c.	Non-Native	Low
	ZP	110	Zamia pumila / Coontie Cycad	24"	24"	24" o.c.	Native	Low

GROUND COVERS

ADM	53	Asparagus densiflorus 'Myers' / Myers Asparagus Fern Full	12"	12"	12" o.c.	Non-Native	Low
FGI	474	Ficus microcarpa 'Green Island' / Green Island Ficus Full	8"-10"	6"	18" o.c.	Non-Native	Low
ISD	736	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	24" o.c.	Native	Low
SOD B	19,542 sf	Paspalum notatum / Bahiagrass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	Low
SOD A	56,820 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A		Non-Native	High

LANDSCAPE CALCULATIONS **ZONING: RM-10**		
Sec. 98-80. - LANDSCAPE REQUIREMENTS		
GROSS SITE AREA	194,713 S.F.	
	REQUIRED	**PROVIDED**
PERIMETER LANDSCAPE REQUIREMENTS		
10 Feet Abutting ROW		
ROW buffer (1) Tree per every 40'L.F of lot frontage and 1 Small Tree per every 100' Lineal Feet		
Deer Creek Country Club Blvd. 597 L.F./40=15	**15**	**15**
Deer Creek Country Club Blvd. 597 L.F./100=15	**6**	**6**
Hillsboro Blvd. 185 L.F./40=5 TREES	**5**	**5**
Hillsboro Blvd. 185 L.F./100=2 TREES	**2**	**2**
5 Feet abuting Rar or side common property lines		
East Buffer 711 L.F. /40 L.F.=18	**18**	**18**
South Buffer 270 L.F. /20 L.F.=13	**13**	**5***
West Buffer 243 L.F. /20 L.F.=12	**12**	**6***
LOT TREES		
(1) Tree and 10 Shrubs for everey 3,000 S'F' of parcel space.		
172,998 SF / 3,000 =58	**58**	**58**
VUA		
(1) Tree Per Parking Island. Three Parking Islands Provided	**3**	**3**
SHRUBS	**SHRUBS**	**SHRUBS**
(10) Per required Tree	**580 Shrubs**	**580 Shrubs**
TOTAL TREES	**132**	**118**
* Existing Canopy of Buffer Trees on Adjacent properties limits the Buffer tree planting		
At least 10% of required trees and shrubs shall be flowering species	**13**	**16**
No more than 20% of required trees shall be Palms.	**26TREES (78 PALMS)**	**10 (29 palms)**
50% of provided trees, shrubs and ground covers to be native.		
155 Trees Provided x 50%=78	**78**	**101**
2,134 Shrubs Provided x 50%=1,067	**1067 (50%)**	**1625 (76%)**

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Tides At Deerfield Beach

Deerfield Beach, Florida

Michelle L. Duchene LA 6667416

Revisions

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Resubmittal	07/11/2025
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Landscape Schedule

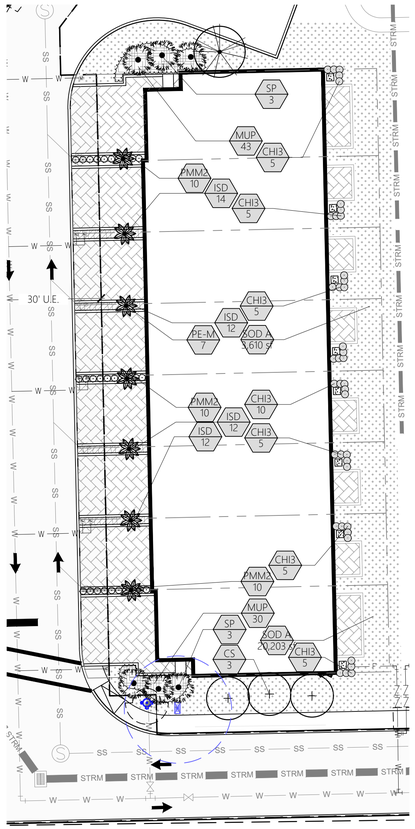
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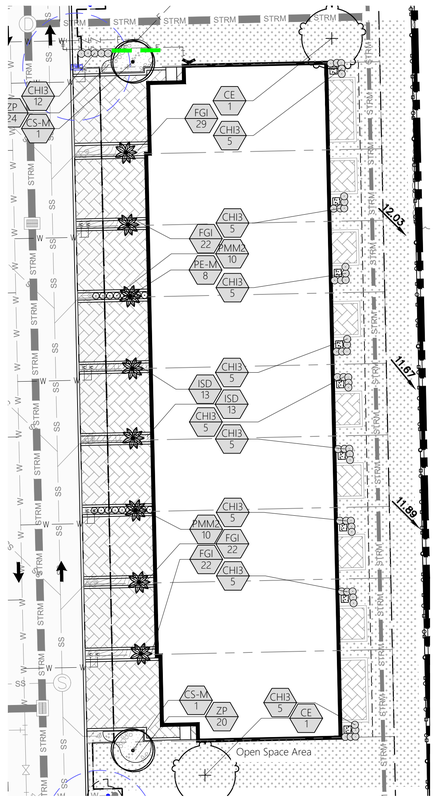
Typical 8 Unit Building

Scale: 1" = 20'

PLANT SCHEDULE 8 UNIT LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH
MITIGATION PALMS							
	PE-M	7	Ptychosperma elegans / Alexander Palm	12'-14' OA.	6`	8'-12' CT.	
FLOWERING/ACCENT TREES							
+	CS	3	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	5`	4.5' CT	2" DBH
PALM TREES							
	SP	6	Sabal palmetto / Cabbage Palmetto Stagger Heights in Groups by 4', Hurricane Cut, Slick Trunks	8`-16` CT	N/A	8 -16` CT	N/A
MITIGATION TREES							
	LT-M	1	Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle Single, Matched	12` OA	4`	4` CT Min.	2" DBH

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING
SHRUBS						
	CHI3	40	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.
	PMM2	30	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	24"	18"	24" o.c.
SHRUB AREAS						
	MUP	73	Muhlenbergia capillaris / Pink Muhly Grass Full, Min. 3 Gallon	18"	18"	24" o.c.
GROUND COVERS						
	ISD	50	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	24" o.c.
	SOD A	3,610 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A	



Typical 9 Unit Building

Scale: 1" = 20'

PLANT SCHEDULE 9 UNIT LANDSCAPE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLEAR TRUNK	CALIPER/DBH
MITIGATION PALMS							
	PE-M	8	Ptychosperma elegans / Alexander Palm	12'-14' OA.	6`	8'-12' CT.	
SHADE TREES							
+	CE	2	Conocarpus erectus / Green Buttonwood Single Straight Trunk, No Low Crotch	14'-16' OA	6`	5` CT	2.5" DBH
MITIGATION TREES							
	CS-M	2	Conocarpus erectus var. sericeus / Silver Buttonwood Single Straight Trunk, No Low Crotch	12` OA	4`	4` CT Min.	2.5" CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING
SHRUBS						
	CHI3	50	Chrysobalanus icaco / Coco Plum Full to Base	24"	24"	24" o.c.
	PMM2	17	Podocarpus macrophyllus 'Maki' / Maki Podocarpus Full to Base	24"	18"	24" o.c.
SHRUB AREAS						
	ZP	44	Zamia pumila / Coontie Cycad	24"	24"	24" o.c.
GROUND COVERS						
	FGI	95	Ficus microcarpa 'Green Island' / Green Island Ficus Full	8"-10"	6"	18" o.c.
	ISD	26	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly Full	12"	12"	24" o.c.
	SOD A	5,349 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Contracto to Verify Quantity Prior to Bid, Sod all Disturbed Areas	N/A	N/A	

North

0 10 20

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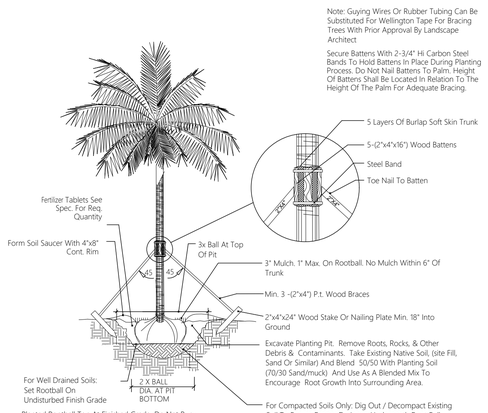
Typ. Units Landscape Plan

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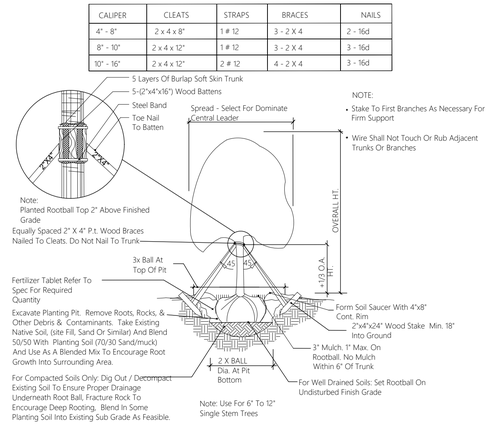
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PALM STAKING DETAIL

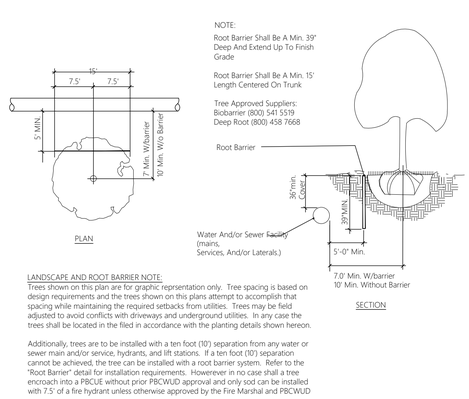
NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



TREE BRACING DETAIL

NOT TO SCALE

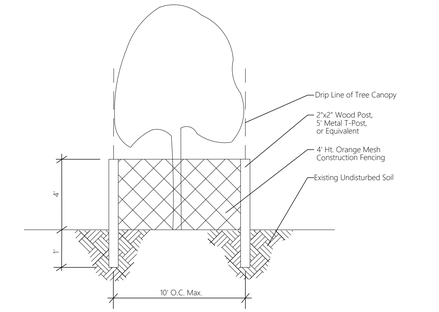


LANDSCAPE AND ROOT BARRIER NOTE:
Trees shown on this plan are for graphic reprsentation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed with 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal and PBCWUD

ROOT BARRIER DETAIL

NOT TO SCALE



Notes:
1. Trees to be preserved shall be barricaded with orange plastic mesh construction fencing supported by 5 foot long rebar, 2" x 2" wood posts, 5' T-Post, or equivalent if approved in conjunction with the Final Site Plan or Final Subdivision Plan.
2. Trees to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Trees with the addition of the orange plastic fencing, if needed.
3. If hand clearing is necessary within the preserve area or under the Tree canopy, Trees to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
4. Trees to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Trees shall be protected with either plastic mesh and/or silt fence.
5. Barricade required at drip line of all existing trees to be preserved or relocated where construction activity is to take place.
6. Adjustment of barricades is allowed to barricade off larger areas, all barricades must be placed at a minimum at the dripline of the tree
7. Tree protection barriers shall be installed and in place prior to any other construction activity on site.
8. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.

VEGETATION BARRICADE DETAIL

NOT TO SCALE

MULTI-TRUNK TREE STAKING DETAIL

NOT TO SCALE

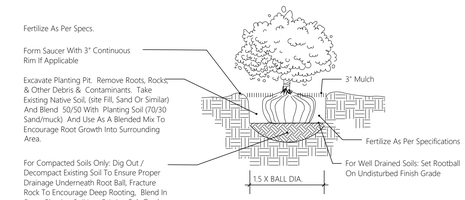
GUY WIRE TREE BRACING DETAIL*

*Alternate to be approved by owner and L.A. in non-traveled locations (Beds/Perimeter Berms).

NOT TO SCALE

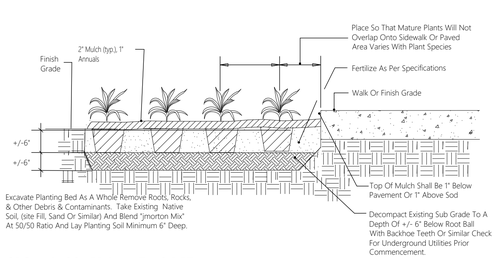
NOTES:
1. Easements shall not encroach landscape buffers more than 5 feet.
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.

LANDSCAPE NOTES



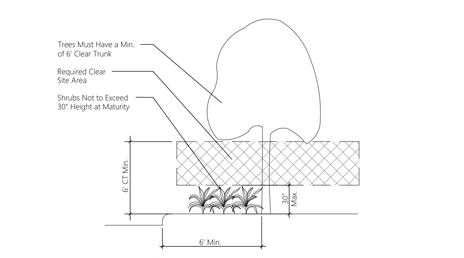
SHRUB PLANTING DETAIL

NOT TO SCALE



GROUND COVER PLANTING DETAIL

NOT TO SCALE



SAFE SIGHT PLANTING DETAIL

NOT TO SCALE

PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

PLANT SPACING DETAIL

NOT TO SCALE

PARKING ISLAND EXCAVATION DETAIL

NOT TO SCALE

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Tides At Deerfield Beach

Deerfield Beach, Florida

Michelle L. Duchene LA 6667416

Revisions

Submittal	06/20/2025
Resubmittal	07/11/2025
Site Plan Comments	11/14/2025

Landscape Details

Scale	As Shown
Drawn By	JAM
Checked By	MLD
Date	2025-07-11
File	LP-143.05

LP

Sheet 6 of 7

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GENERAL

1) WORK INCLUDED
a) The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
b) Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
c) Finish Grade Elevations: 1 inch below top of pathway edging.

2) QUALITY ASSURANCE
a) Subcontract landscape work to a single firm specializing in landscape work.
b) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
c) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
d) The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
e) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
f) Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
g) Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
h) The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
i) Source Quality Control:
i) Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
ii) Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
iii) Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
iv) Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.
iw) Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
(1) Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
j) Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

3) SUBMITTALS
a) Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
b) Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
c) Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
d) Maintenance Instructions: Submit procedures for maintenance of landscape work.

4) DELIVERY, STORAGE AND HANDLING
a) Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
b) Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
c) Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
d) Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
e) Do not remove container grown stock from containers until planting time.

5) JOB CONDITIONS
a) Proceed with and complete landscape work as rapidly as portions of site become available.
b) Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
c) Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
d) Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
e) Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

6) SPECIAL PROJECT WARRANTY
a) Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
b) Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
c) Warrant shrubs for 1 full year after date of substantial completion.
d) It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
e) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
f) Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
g) Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PRODUCTS

7) TOPSOIL
8) If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
9) Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

(a)COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
(b) Organic Matter	3 - 5%	
(c)Silt	10 - 30%	0.05 to 0.002 MM
(d) Sand	25 - 75%	0.2 to 0.05 MM
(e)Clay	5 - 25%	0.002 MM and below

10) SOIL AMENDMENTS
a) If necessary to bring soil into above specified limits:
b) Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
c) Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
d) Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
e) Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
i) For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
ii) For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.

11)PLANT MATERIAL
a) Plant list/schedule is part of this specification section.
b) Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture.
c) Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
d) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
e) Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
f) The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
g) Root suckers on Live Oaks are not acceptable.
h) No double or multi-trunk trees unless otherwise specified.

12) GRASS MATERIALS
a) Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
b) Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
c) No muck-grown sod shall be utilized in detention areas.

13) MISCELLANEOUS LANDSCAPE MATERIALS
a) Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
b) Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
c) Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
d) Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

EXECUTION

14) LAYOUT
a) Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

15) PREPARATION OF PLANTING SOIL
a) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
b) Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
c) Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
d) For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
i) Mix lime with dry soil prior to mixing of fertilizer.
ii) Prevent lime from contacting roots of acid-loving plants.
e) Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

16) PREPARATION FOR ALL PLANTING AREAS
a) Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
b) Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
c) Pre--till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
d) All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
e) All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
f) Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
g) All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

17) PREPARATION FOR PLANTING LAWNS
a) Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6"; apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
i) Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
b) Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
c) Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
d) Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
e) Allow for sod thickness in areas to be sodded.
f) Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
g) Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
h) Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

18) PREPARATION OF PLANTING BEDS
a) Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\ Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
b) Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
c) For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
d) For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
e) Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

19) PLANTING TREES, PALMS AND SHRUBS
a) Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
b) Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
c) Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
d) Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
e) If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
f) Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
g) Top-most root shall be visible within the top 2" of the root ball.
h) All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
i) Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
j) Groundcover and shrubs to be laid out in a uniform and consistent pattern.
k) Dish top of backfill to allow for mulching.
l) Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
m)Guy and stake trees immediately after planting, as indicated.
n) The landscape contractor shall install plant materials using the best horticultural practices:
o) Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
p) Do not install plant materials in winds in excess of 30 miles per hour.
q) Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
r) Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
s) The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
t) The 'choke' strapping method for lifting trees is prohibited.
u) Do not drop plant material.
v) Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
w)Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
x) Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
y) Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
z) Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
aa) Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
bb) Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
cc) Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

20) PRESERVED PLANT MATERIALS
a) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
b) No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
c) The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

21) TRANSPLANTED PLANT MATERIALS
a) Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
b) Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
c) Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
d) Planting hole for transplanted material should measure two times the diameter of the root ball.
e) Trees shall be planted at the same depth as it was in the field.
f) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
g) All relocated trees shall be staked accordingly.
h) The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

22) PRUNING
a) All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
b) Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

23) SODDING NEW LAWNS
a) Lay sod within 24 hours from time of stripping.
b) Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
c) There shall be no gaps greater than ½" between pieces of sod.
d) Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
e) No muck-grown sod shall be utilized in detention areas.
f) Landscape Contractor is responsible for replacing any damaged sod.

24) MAINTENANCE
a) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
b) Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
c) Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
d) Remove and replace excessively pruned or malformed stock resulting from improper pruning.
e) Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
f) Sodded lawns, not less than 30 days after substantial completion.
g) Seeded lawns, not less than 60 days after substantial completion.
h) Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
i) Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
j) Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

25) CLEANUP AND PROTECTION
a) During landscape work, keep pavement clean and work area in an orderly condition.
b) Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

26) INSPECTION AND ACCEPTANCE
a) When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
b) Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
c) Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

27) IRRIGATION
a) An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
b) Bubblers shall be provided on all trees.
c) The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
d) The landscape contractor is responsible for obtaining all necessary permits prior to installation.
e) Provide an as built drawing of the irrigation system to the Landscape Architect.
f) A rain sensor is required on all irrigation systems.

CONTACT 811 BEFORE YOU DIG
811
www.sunshine811.com

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd, Suite 1015 | Palm Beach Gardens, FL 33410
(561) 500-5960 | Office@mortonla.com

Tides At Deerfield Beach
Deerfield Beach, Florida

Michelle L. Duchene LA 6667416

Revisions

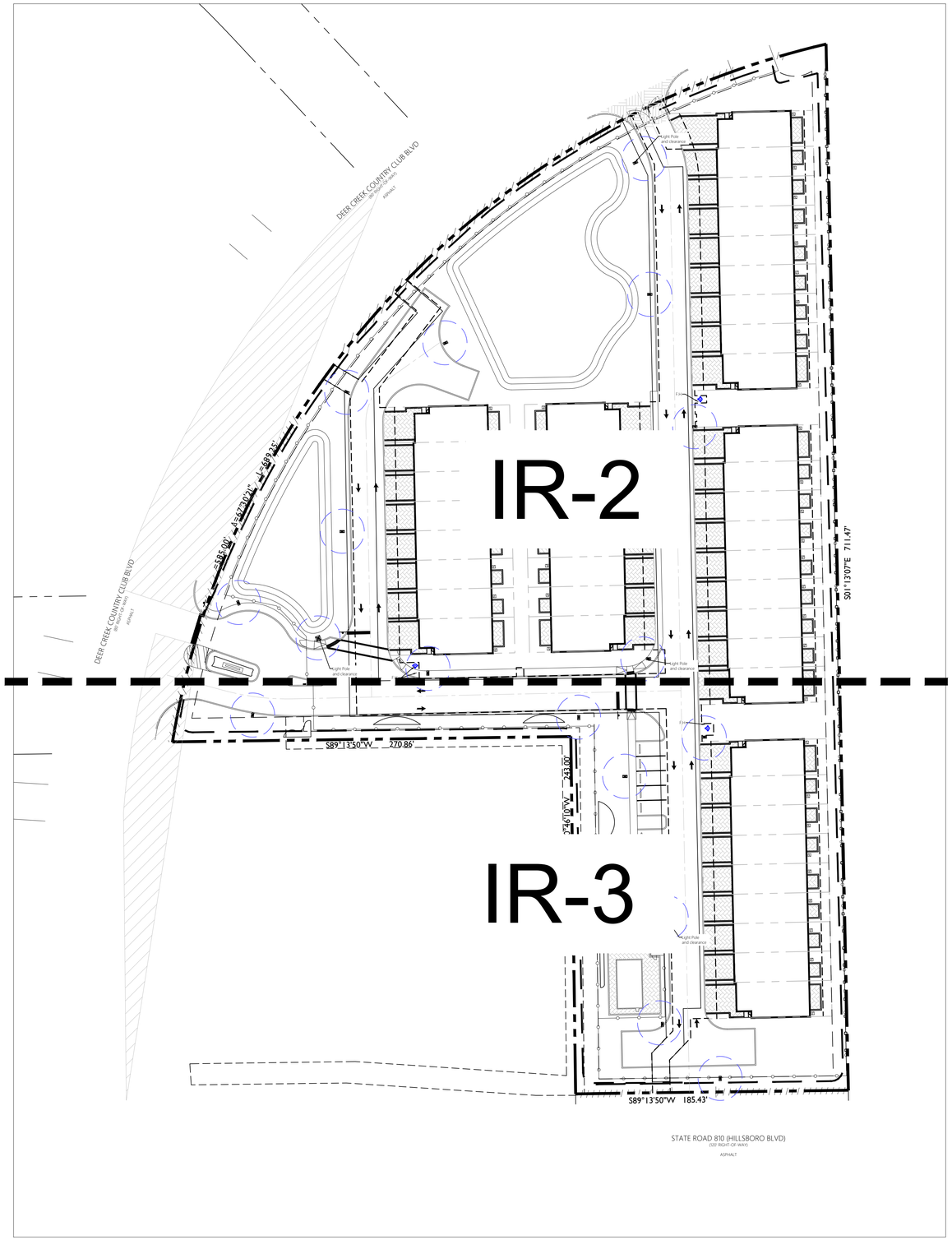
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Resubmittal	07/1/2025
Site Plan Comments	11/14/2025

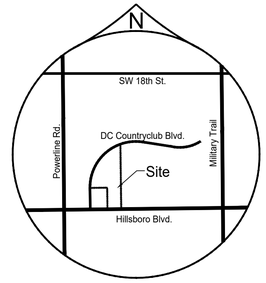
Landscape Specifications

Scale	As Shown
Drawn By	JAM
Checked By	MLD
Date	2025-07-11
File	LP-143.05

LP
Sheet 7 of 7

Tides At Deerfield Beach





DRAWING INDEX

IR-1	Irrigation Index
IR-2	Irrigation Plan
IR-3	Irrigation Plan
IR-4	Typical Units Irrigation Plan
IR-5	Irrigation Specifications

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Tides At Deerfield Beach
Deerfield Beach, Florida

Revisions

Scale	As Shown
Drawn By	CWP
Checked By	CWP
Date	07/10/2025
File	144.01

IRRIGATION PLAN

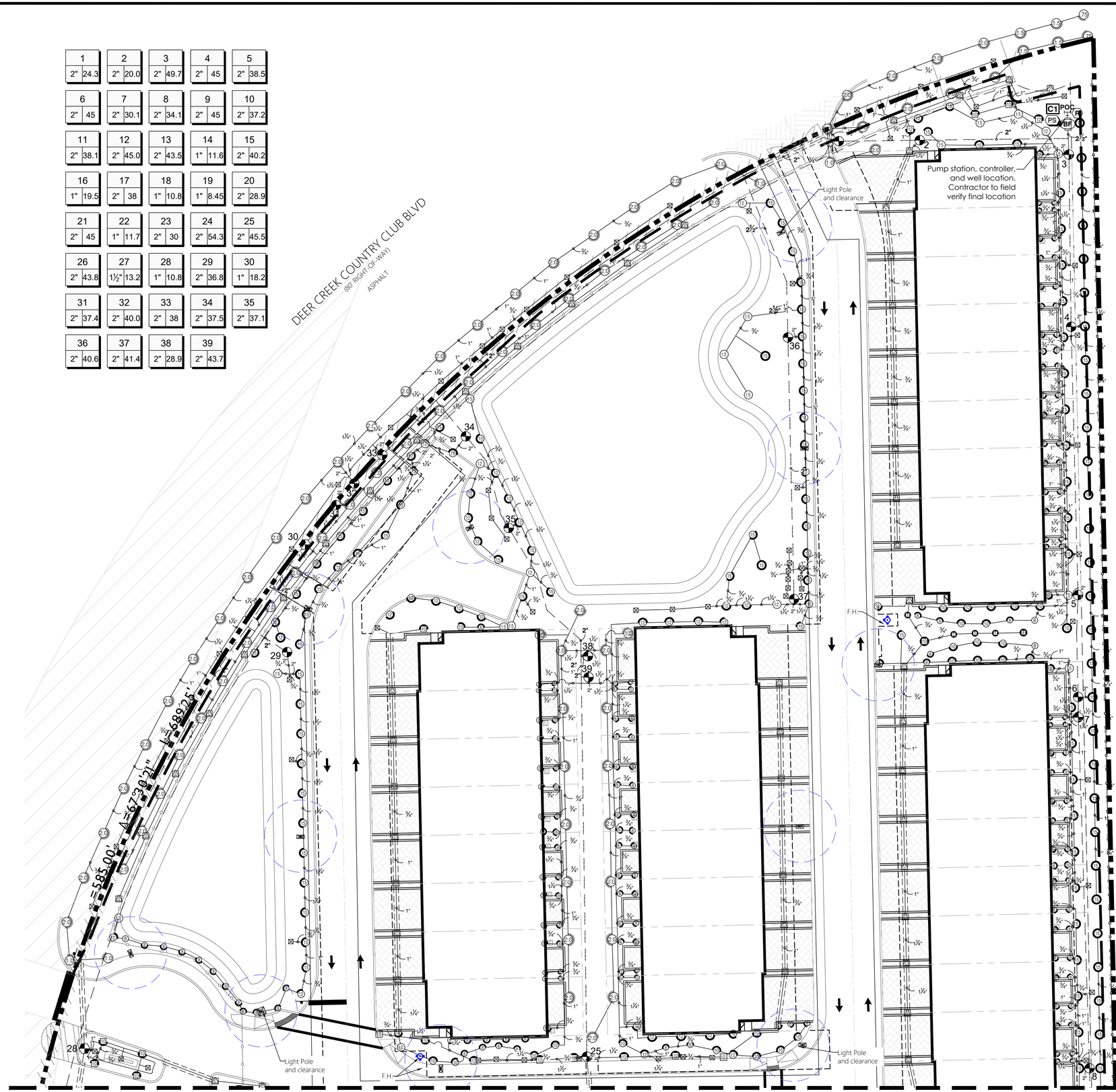
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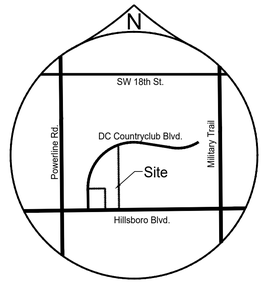
Know what's below. Call before you dig.

NORTH

0' 20' 40' 80' 120'
SCALE: 1" = 40'-0"

1	2	3	4	5
2" 24.3	2" 20.0	2" 49.7	2" 45	2" 38.5
6	7	8	9	10
2" 45	2" 30.1	2" 34.1	2" 45	2" 37.2
11	12	13	14	15
2" 38.1	2" 45.0	2" 43.5	1" 11.6	2" 40.2
16	17	18	19	20
1" 19.5	2" 38	1" 10.8	1" 8.45	2" 28.9
21	22	23	24	25
2" 45	1" 11.7	2" 30	2" 54.3	2" 45.5
26	27	28	29	30
2" 43.8	1½" 13.2	1" 10.8	2" 36.8	1" 18.2
31	32	33	34	35
2" 37.4	2" 40.0	2" 38	2" 37.5	2" 37.1
36	37	38	39	
2" 40.6	2" 41.4	2" 28.9	2" 43.7	

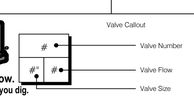




IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
Q H F	Hunter PROS-04 5 Series	40
Q T H F	Hunter PROS-04 8 Series	163
Q T H F	Hunter PROS-04 10 Series	42
Q T H F	Hunter PROS-04 12 Series	56
Q T H F	Hunter PROS-04 15 Series	229
Q H	Hunter PROS-04 17 Series	3
Q H F 10 12 15 17	Hunter PROS-04 Adj Series	50
ES LCS RCS CS SS	Hunter PROS-00 Strip Series	70
Q H F	Hunter PROS-00 5 Series	9
Q T H F	Hunter PROS-00 8 Series	23
SST	Hunter PROS-00 Strip Series	1
Q T H F	Hunter PROS-00 10 Series	19
Q T H F	Hunter PROS-00 12 Series	10
Q T H F	Hunter PROS-00 15 Series	2
Q H 8 10 12 15 17	Hunter PROS-00 Adj Series	4
AFB	Hunter AFB	113
SYMBOL	MANUFACTURER/MODEL	QTY
.75	Hunter PGJ-04 .75	2
1.0	Hunter PGJ-04 1.0	6
1.5	Hunter PGJ-04 1.5	4
2.0	Hunter PGJ-04 2.0	70
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter ICZ-101-25	1
	Pipe Transition Point above grade	1
	Area to Receive Dripline Hunter HDL-09-12-CV	648.1 lf
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-100G	6
	Hunter PGV-151 Globe	1
	Hunter PGV-201 Globe	31
BF	Febco 765 2"	1
	Hunter I2C-4800	1
R	Hunter RAIN-CLIK	1
PS	5 HP Submersible Pump Station	1
	Irrigation Lateral Line: PVC Schedule 40	11,913 lf
	Irrigation Mainline: PVC Schedule 40	2,699 lf
	Pipe Sleeve: PVC Schedule 80	869.9 lf

811 Know what's below. Call before you dig.



NORTH

0' 10'40' 20' 60'

SCALE: 1" = 20'-0"

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Tides At Deerfield Beach

Deerfield Beach, Florida

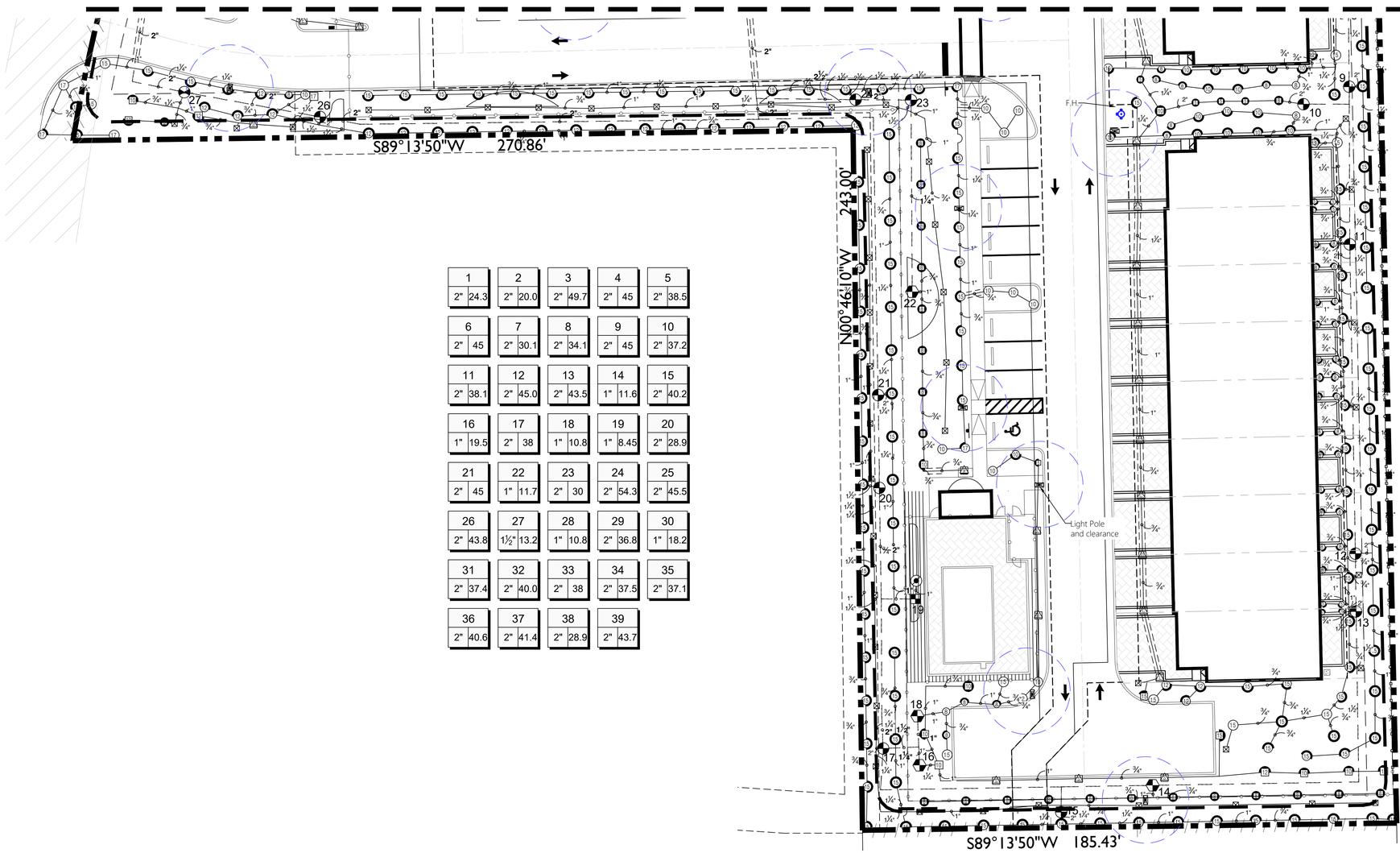
Revisions

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Drawn By	CWP
Checked By	CWP
Date	07/10/2025
File	144.01

IRRIGATION PLAN

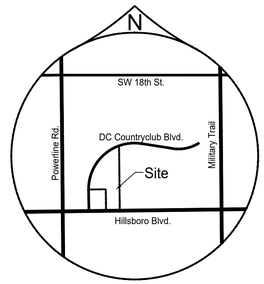
Sheet IR-2 of 4

Matchline A-A



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2" 45	2" 30.1	2" 34.1	2" 45	2" 37.2
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2" 37.4	2" 40.0	2" 38	2" 37.5	2" 37.1
36	37	38	39	
2" 40.6	2" 41.4	2" 28.9	2" 43.7	

STATE ROAD 810 (HILLSBORO BLVD)
(120' RIGHT-OF-WAY)
ASPHALT



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
Q H F	Hunter PROS-04 5 Series	40
Q T H F	Hunter PROS-04 8 Series	163
Q T H F	Hunter PROS-04 10 Series	42
Q T H F	Hunter PROS-04 12 Series	56
Q T H F	Hunter PROS-04 15 Series	229
Q H	Hunter PROS-04 17 Series	3
4 6 8 10 12 15 17	Hunter PROS-04 Adj Series	50
ES LCS RCS CS SS	Hunter PROS-00 Strip Series	70
Q H F	Hunter PROS-00 5 Series	9
Q T H F	Hunter PROS-00 8 Series	23
SST	Hunter PROS-00 Strip Series	1
Q T H F	Hunter PROS-00 10 Series	19
Q T H F	Hunter PROS-00 12 Series	10
Q T H F	Hunter PROS-00 15 Series	2
4 6 8 10 12 15 17	Hunter PROS-00 Adj Series	4
AFB	Hunter AFB	113
SYMBOL	MANUFACTURER/MODEL	QTY
.75	Hunter PGJ-04 .75	2
1.0	Hunter PGJ-04 1.0	6
1.5	Hunter PGJ-04 1.5	4
2.0	Hunter PGJ-04 2.0	70
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter ICZ-101-25	1
	Pipe Transition Point above grade	1
	Area to Receive Dripline Hunter HDL-09-12-CV	648.1 lf
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-100G	6
	Hunter PGV-151 Globe	1
	Hunter PGV-201 Globe	31
BF	Febco 765 2"	1
C1	Hunter I2C-4800	1
R	Hunter RAIN-CLIK	1
PS	5 HP Submersible Pump Station	1
	Irrigation Lateral Line: PVC Schedule 40	11,913 lf
	Irrigation Mainline: PVC Schedule 40	2,699 lf
	Pipe Sleeve: PVC Schedule 80	869.9 lf

811 Know what's below. Call before you dig.

Valve Callout
Valve Number
Valve Flow
Valve Size

NORTH
0' 10' 20' 40' 60'
SCALE: 1" = 20'-0"

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Tides At Deerfield Beach

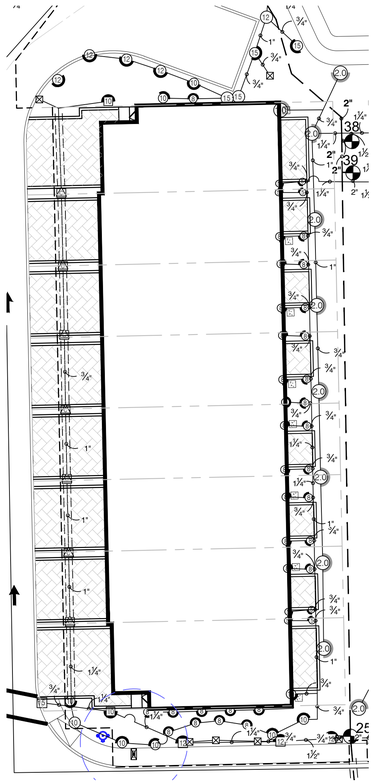
Deerfield Beach, Florida

Revisions

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File	144.01

IRRIGATION PLAN

Sheet IR-3 of 5

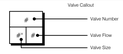


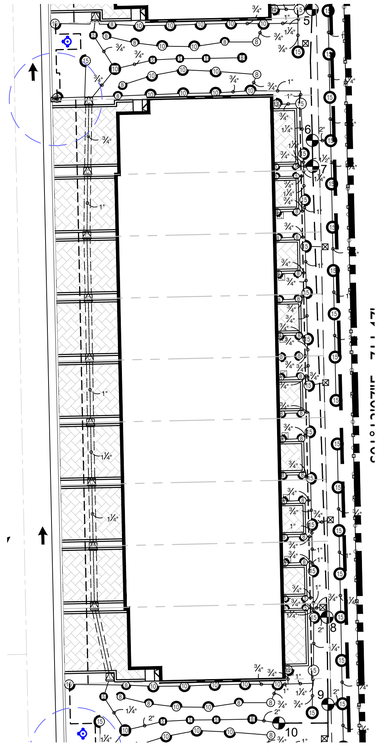
Typical 8 Unit Building

Scale: 1" = 20'

IRRIGATION SCHEDULE 8 UNIT TYPICAL						
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI			DETAIL
	Hunter PROS-04 5 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	30			
	Hunter PROS-04 8 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	32	30			
	Hunter PROS-04 10 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	30			
	Hunter PROS-04 12 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	4	30			
	Hunter PROS-04 15 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	2	30			
	Hunter PROS-04 Adj Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	3	30			
ES LCS RCS CS SS	Hunter PROS-00 Strip Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	7	30			
	Hunter PROS-00 10 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	2	30			
	Hunter PROS-00 12 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	3	30			
	Hunter PROS-00 Adj Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	1	30			
AFB	Hunter AFB Adjustable Flow Bubbler, 1/2in. FIPT, stainless steel screw adjustment.	6	30			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
	Hunter PGJ-04 1.0 Turf Rotor, 4in. Pop-Up. Adjustable and Full Circle.	1	30	0.85	18'	
	Hunter PGJ-04 2.0 Turf Rotor, 4in. Pop-Up. Adjustable and Full Circle.	8	30	1.7	24'	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				DETAIL
	Hunter PGV-201 Globe 2" 2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.	3				
	Irrigation Lateral Line: PVC Schedule 40	16.2 lf				
	Irrigation Lateral Line: PVC Schedule 40 3/4"	622.7 lf				
	Irrigation Lateral Line: PVC Schedule 40 1"	171.2 lf				
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	199.2 lf				
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	16.6 lf				
	Irrigation Lateral Line: PVC Schedule 40 2"	8.2 lf				
	Irrigation Mainline: PVC Schedule 40 2"	213.1 lf				
	Pipe Sleeve: PVC Schedule 80	142.6 lf				

Valve Callout





Typical 9 Unit Building

Scale: 1" = 20'

IRRIGATION SCHEDULE 9 UNIT TYPICAL				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter PROS-04 5 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8	30	
	Hunter PROS-04 8 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	32	30	
	Hunter PROS-04 10 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	17	30	
	Hunter PROS-04 12 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	2	30	
	Hunter PROS-04 15 Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	31	30	
	Hunter PROS-04 Adj Series Turf Spray, 4in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	4	30	
ES LCS RCS CS SS	Hunter PROS-00 Strip Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	10	30	
	Hunter PROS-00 5 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	7	30	
	Hunter PROS-00 8 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	2	30	
	Hunter PROS-00 10 Series Shrub Spray, Fixed Riser. Co-molded wiper seal with UV Resistant Material.	2	30	
AFB	Hunter AFB Adjustable Flow Bubbler, 1/2in. FIPT, stainless steel screw adjustment.	4	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Hunter PGV-201 Globe 2" 2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.	5		
	Irrigation Lateral Line: PVC Schedule 40	15.0 lf		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	674.3 lf		
	Irrigation Lateral Line: PVC Schedule 40 1"	194.4 lf		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	284.2 lf		
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	3.0 lf		
	Irrigation Lateral Line: PVC Schedule 40 2"	66.5 lf		
	Irrigation Mainline: PVC Schedule 40 2"	230.6 lf		
	Pipe Sleeve: PVC Schedule 80	160.1 lf		

Valve Callout

North

0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"

811 Know what's below. Call before you dig.

HEAD 2 HEAD IRRIGATION DESIGN INC.
IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Tides At Deerfield Beach

Deerfield Beach, Florida

Revisions

Scale	As Shown
Drawn By	CWP
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File	144.01

IRRIGATION NOTES

Sheet IR-4 of 5

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS. CONTRACT SPECIFICATIONS, AND APPENDIX OF THE FLORIDA BUILDING CODE.
CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.
THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1' 20'.
SOURCE SHALL BE A PRE-FABRICATED PUMP STATION DRAWING WATER A SHALL RECHARGED FROM A WELL. THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE 'USING HUNTER BUBBLER, SPRAY AND ROTOR SPRINKLERS. IN-LINE VALVES, AND DECODER CONTROL SYSTEM. WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED.
IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.
CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
TO ENSURE PROPER OPERATION, PUMP STATION CAPACITY, PROGRAMMING, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND SIZES. AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.
PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.
PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 80 PVC.
EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2)TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.
PIPE INSTALLED ABOVE GRADE AT THE PUMP STATION SHALL BE SCH 40 GALVANIZED STEEL. SUCTION LINE SHALL BE HDPE. ALL OTHER PIPING SHALL BE SCH 40.
MAIN LINE SHALL BE GASKET TYPE AND LATERALS SHALL BE SOLVENT WELD TYPE.
MAIN LINE DIRECTIONAL FITTINGS SHALL BE DUCTILE IRON MANUFACTURED BY HARCO OR APPROVED EQUAL. LATERAL PIPE FITTINGS SHALL BE SCH 40 PVC.
ALL MAIN DIRECTIONAL FITTINGS SHALL BE RESTRAINED WITH MEG-A-LUG JOINT RESTRAINTS.
PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.
PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.
BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.
GATE VALVES SHALL BE INSTALLED FOR ISOLATION. EACH GATE VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A COLOR CODED VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.
AIR RELIEF VALVES SHALL BE INSTALLED IN THE SYSTEM TO PROTECT THE PIPING NETWORK FROM EXCESSIVE PRESSURES THAT DEVELOP WHEN COMPRESSING ENTRAPPED AIR. EACH UNIT SHALL BE INSTALLED IN A VALVE BOX.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW, A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.
SPRAY HEADS SHALL BE HUNTER PRO SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS, SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED AT SELECTED PALMS AND TREES, POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND INSERT ELBOWS.
POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2' SCH. 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.
SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2' SCH 40 PVC RISERS.
SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6' ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW.
BUBBLERS SHALL BE INSTALLED AT THE BASE OF STREET TREES AND ROYAL PALMS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.
EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR SPRAY NOZZLE OR MP ROTOR NOZZLE AND SHALL BE PRESSURE REGULATED TO 30 PSI.
POP-UP ROTARY HEADS SHALL BE HUNTER PGP SERIES WHICH SHALL BE INSTALLED ON PVC SWING JOINTS CONSISTING OF SCH. 80 NIPPLES AND MARLEX STREET ELBOWS. POP-UP ROTORS INSTALLED IN SHRUB MASSES SHALL BE INSTALLED ON PVC SCH 40 RISERS WHICH SHALL BE STAKED TO STABILIZE.
ADJUSTMENT FEATURES SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.
SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL.
AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4', SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12'.

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A HUNTER I2C-4800. ONE 48 STATION CONTROLLER SHALL ACTIVATE 39 SOLENOID VALVES.
CONTROLLER LOCATION SHALL BE APPROVED BY THE PROJECT SUPERVISOR.
A 120 VAC POWER SOURCE IS REQUIRED AT EACH LOCATION. CONTROLLER SHALL BE LOCATED ADJACENT TO THE PUMP STATION. CONTROLLER SHALL BE A PEDESTAL MOUNT TYPE.
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING SHALL BE ESTABLISHED.
THE INTEGRITY OF ALL WIRE SPLICES IS CRITICAL TO THE OPERATION OF THE SYSTEM. ALL SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS.
CONTRACTOR SHALL INCLUDE ALL ACCESSORIES RECOMMENDED BY HUNTER TO ENHANCE THE OPERATION OF THIS CONTROL SYSTEM.
A WEATHER SENSOR SHALL BE INSTALLED TO MONITOR CLIMATIC CONDITIONS.
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX, A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

PUMP STATION

LOCATION OF PUMP STATION SHALL BE VERIFIED ON SITE.
PUMP STATION SHALL BE A PRE-FABRICATED TYPE WITH A CAPACITY OF 60 GPM @ 140 FT .HD. BASIC COMPONENTS SHALL INCLUDE:
1. A SUBMERSIBLE PUMP WITH THE CAPACITY NOTED
2. A 5 HP MOTOR SELECTED TO MATCH ON SITE ELECTRIC
3. PRESSURE TANK
4. WELDED ALUMINUM SKID
5. FIBERGLASS ENCLOSURE
6. GATE AND CHECK VALVES
7. 120 VOLT INDEPENDENT POWER SUPPLY FOR THE CONTROLLER

STATION SHALL BE MANUFACTURED BY IRRIGATION CRAFT OR APPROVED EQUAL, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
STATION SHALL BE MOUNTED ON A 4' THICK PRECAST CONCRETE SLAB SIZED TO ACCOMMODATE EACH STATION AND ASSOCIATE EQUIPMENT.
SUCTION LINE SHALL BE HDPE WHICH SHALL BE INSTALLED IN ACCORDANCE WITH PUMP STATION MANUFACTURER'S INSTRUCTIONS, AND PROPERLY SCREENED TO PREVENT THE INTAKE OF HARMFUL MATERIAL INTO THE SYSTEM.

PROGRAMMING

THE SYSTEM SHALL BE PROGRAMMED TO ENSURE THE CAPACITIES OF THE PIPING NETWORK AND PUMP STATION ARE NOT EXCEEDED. THE MAXIMUM TOTAL WATER USAGE SHALL NOT EXCEED 60 GPM.
VALVES SHALL BE PROGRAMMED SO WATER IS EVENLY DISTRIBUTED THROUGHOUT THE SITE.
THE SYSTEM SHALL ALSO BE PROGRAMMED TO OPERATE UNDER THE WATER RESTRICTION GUIDELINES ESTABLISHED BY LOCAL AUTHORITIES.

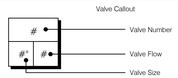
TIMING PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN REQUIREMENTS. TIMES TO APPLY 1.0 INCHES/WEEK.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-100G 1"	6
	Hunter PGV-151 Globe 1-1/2"	1
	Hunter PGV-201 Globe 2"	31
BF	Febco 765 2"	1
C1	Hunter I2C-4800	1
R	Hunter RAIN-CLIK	1
PS	5 HP Submersible Pump Station	1
	Irrigation Lateral Line: PVC Schedule 40	27.8 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	7,028 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	2,060 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	2,362 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	201.0 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	212.7 lf
— — — —	Irrigation Mainline: PVC Schedule 40 1"	22.6 lf
— — — —	Irrigation Mainline: PVC Schedule 40 1 1/4"	72.9 lf
— — — —	Irrigation Mainline: PVC Schedule 40 1 1/2"	12.4 lf
— — — —	Irrigation Mainline: PVC Schedule 40 2"	2,475 lf
— — — —	Irrigation Mainline: PVC Schedule 40 2 1/2"	116.1 lf
= = = = = = = =	Pipe Sleeve: PVC Schedule 80	867.0 lf

Valve Callout



SYSTEM DETAILS

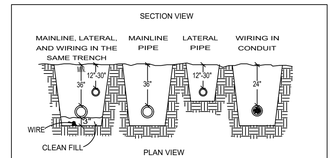
Table A & Table B

- Type Of System - Pump & Well
- Pump Type - Submersible
- Well Diameter - 4"
- Horsepower - 5 Hp
- Capacity - 60 GPM
- Purpose For Pump - Strictly Irrigation
- Pump Elevation - Surface Mount 2' Above Grade
- Water Usage - 24,000 Gallons Per Watering

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	4"
2-1/4"	4"
3, 4"	6"

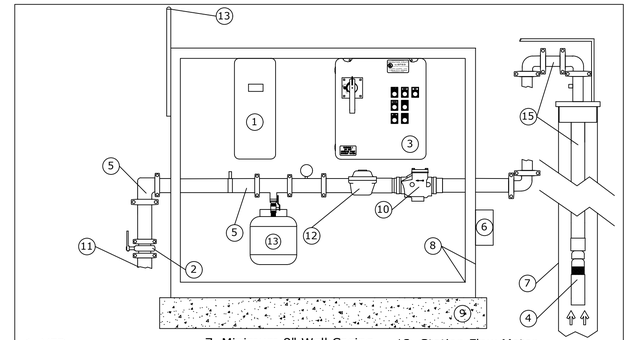
ALL MAINLINE AND ZONE LATERAL PIPING UNDER PAVEMENT OR CONCRETE AREAS MUST BE SLEEVED PLACE MIN. 1 1/2" GRAY ELECTRICAL CONDUIT SLEEVE FOR CONTROL WIRES WITH MAINLINE SLEEVES

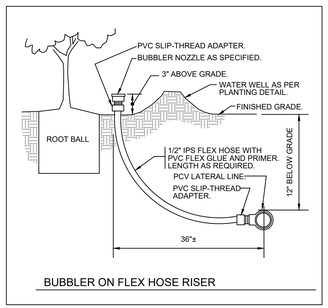
SLEEVE SIZE SCHEDULE



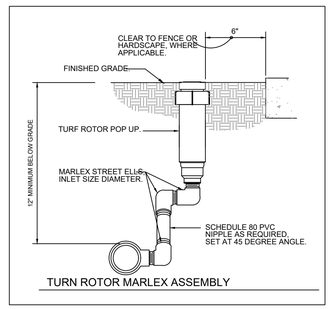
NOTE:
ALL PIPING SHALL BE INSTALLED TO CODE AT THE DEPTHS SPECIFIED BY THE FLORIDA BUILDING CODE APPENDIX F. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

PIPE & WIRE TRENCHING

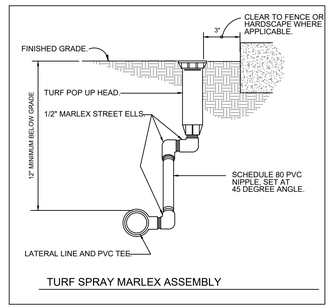




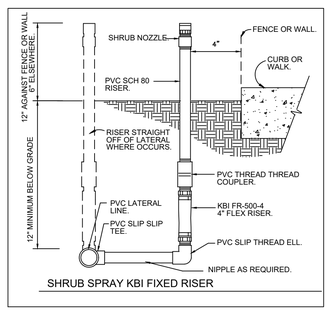
BUBBLER ON FLEX HOSE RISER



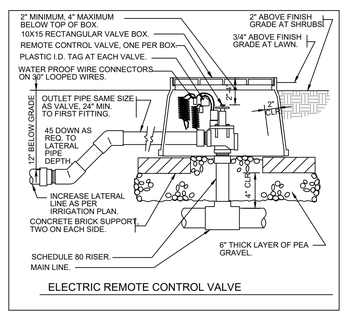
TURN ROTOR MARLEX ASSEMBLY



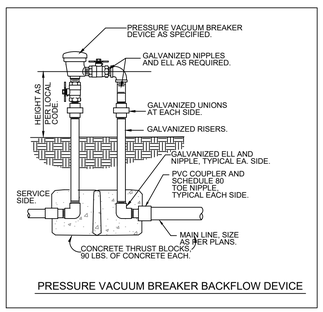
TURF SPRAY MARLEX ASSEMBLY



SHRUB SPRAY KBI FIXED RISER



ELECTRIC REMOTE CONTROL VALVE



PRESSURE VACUUM BREAKER BACKFLOW DEVICE

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IRRIGATION | SITE PLAN CONSULTING
6927 BAYSHORE DR. LANTANA FL, 33462
PHONE: (561) 668-9023

Tides At Deerfield Beach

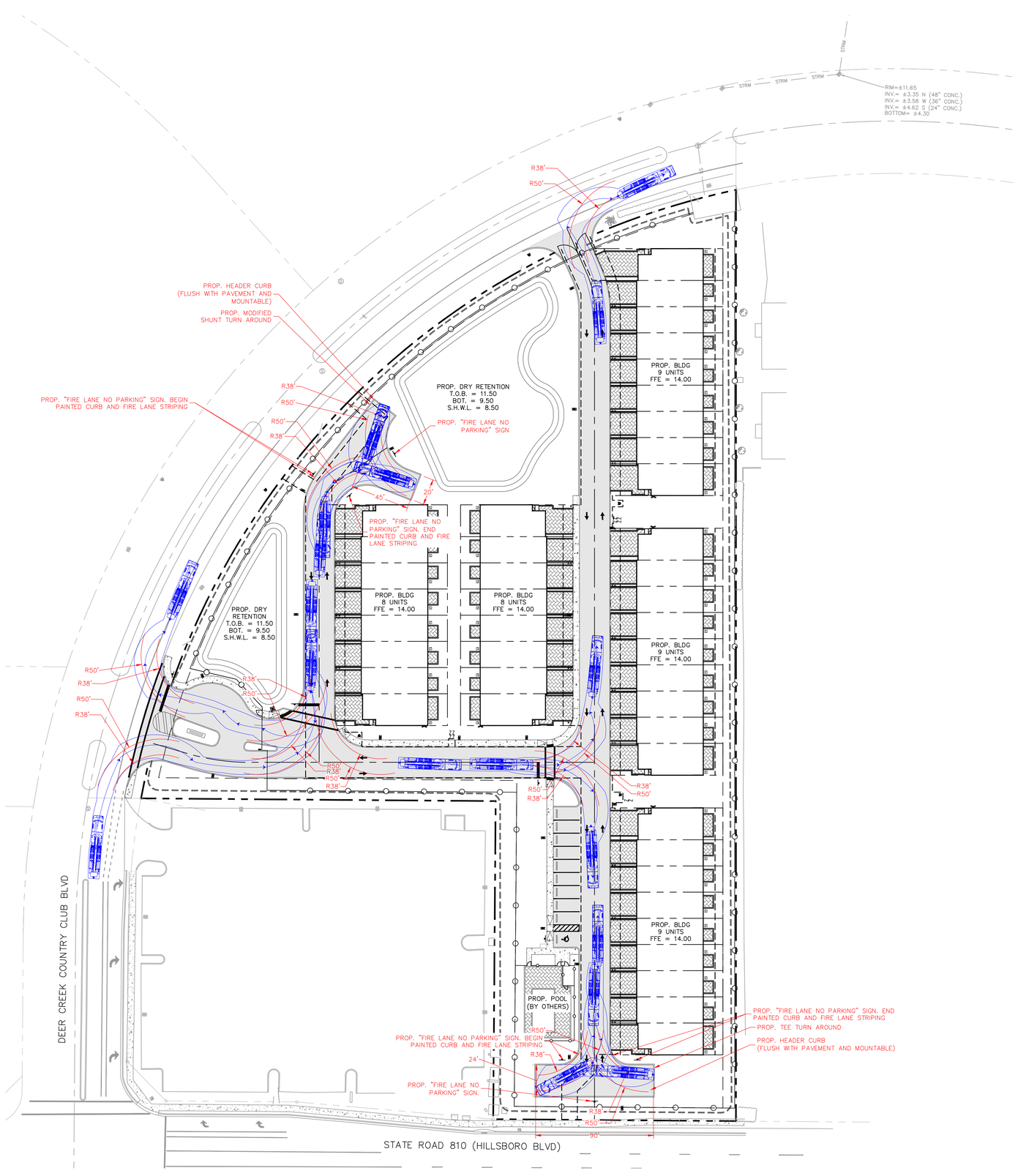
Deerfield Beach, Florida

Revisions

Scale	As Shown
Drawn By	CWP
Checked By	CWP
Date	07/10/2025
File	144.01

IRRIGATION NOTES

Sheet IR-5 of 5

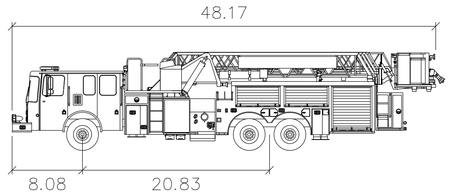


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

PROPERTY LINE



Smeal Platform MM 100ft

	feet
Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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Sunshine811.com

No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	01/23/26	RAC

Kimley»Horn
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1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

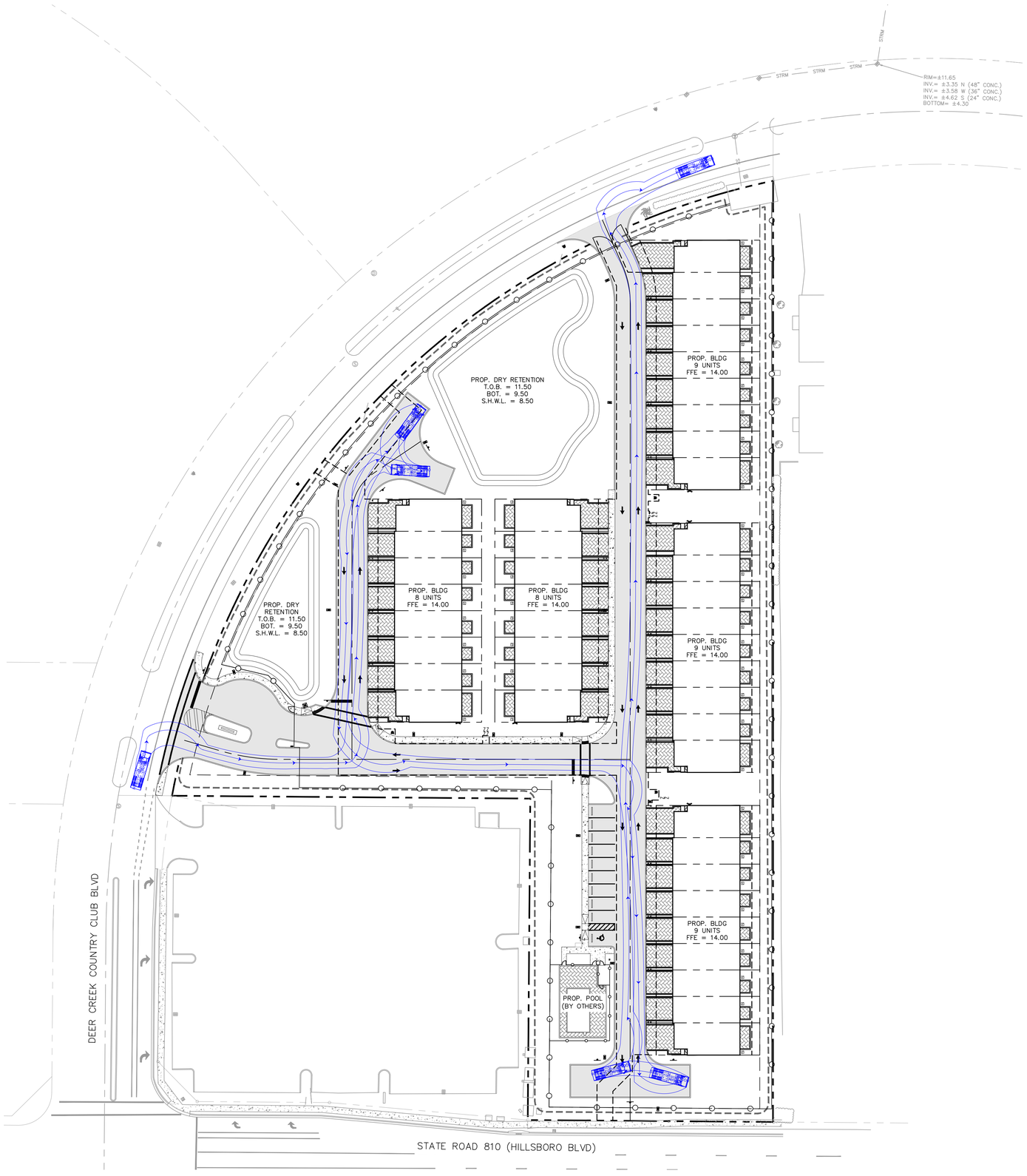
KHA PROJECT	144100002		
DATE	JAN 2026		
SCALE	AS SHOWN		
DESIGNED BY	BME		
DRAWN BY	BME		
CHECKED BY	JLH		

FIRE TRUCK MANEUVERABILITY PLAN

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC
DEERFIELD BEACH FL

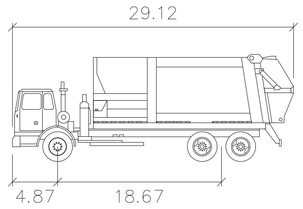
SHEET NUMBER
C-600

Plotted By:Edwards, Brigid Sheet Set:TIDES AT DEERFIELD BEACH Layout:C-600 FIRE TRUCK MANEUVERABILITY PLAN January 21, 2026 07:42:30am K:\bcd_civil\144100002 - deer creek\CADD\plansheets\C-601 GARBAGE TRUCK MANEUVERABILITY PLAN.dwg
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LEGEND

PROPERTY LINE



Heil DuraPack 7000
ASL GARBAGE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

PLANS ARE IN NAVD DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.49' = (NGVD 1929)

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No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	01/23/26	RAC

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LICENSED PROFESSIONAL
JORDAN L. HAGGERTY, P.E.
FL LICENSE NUMBER
80511
DATE:

KHA PROJECT
144100002
DATE
JAN 2026
SCALE AS SHOWN
DESIGNED BY BME
DRAWN BY BME
CHECKED BY JLH

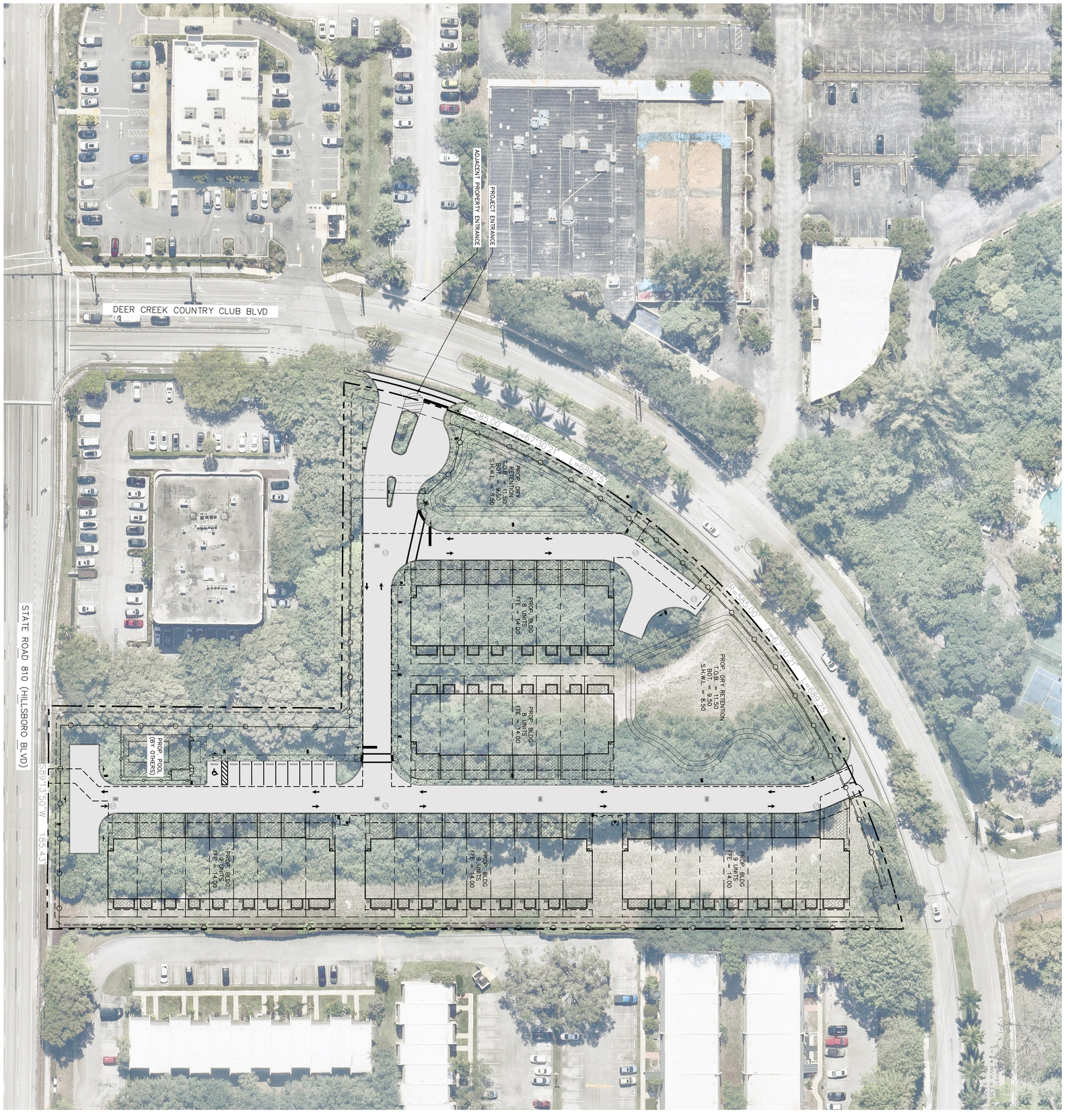
GARBAGE TRUCK MANEUVERABILITY PLAN

TIDES AT DEERFIELD BEACH
PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC
DEERFIELD BEACH FL

SHEET NUMBER
C-601

Plotted By: Edwards, Brad Sheet Set: TIDES AT DEERFIELD BEACH Layout: C-601 GARBAGE TRUCK MANEUVERABILITY PLAN January 21, 2026 07:35:23am K:\bcd_scvl\144100002 - deer creek\CADD\Plansheets\C-601 GARBAGE TRUCK MANEUVERABILITY PLAN.dwg
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Plotted By:Edwards, Brigid Sheet Set: ########## Layout:C-200 HORIZONTAL CONTROL SIGNING AND MARKING PLAN January 21, 2026 08:01:37am K:\BCD_Civil\144100002 - Deer Creek\CADD\Exhibits\2025.10.17 - Driveway Aerial Exhibit\2025.10.17 - Driveway Aerial Alignment Exhibit.dwg
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PLANS ARE IN NAVD DATUM. CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.49 = (NGVD 1929)

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GRAPHIC SCALE IN FEET
0 40 80

NORTH

SHEET NUMBER
EX-A

TIDES AT DEERFIELD BEACH

PREPARED FOR
K. HOVNANIAN SE FL DIVISION, LLC
DEERFIELD BEACH FL

AERIAL DRIVEWAY ENTRANCE ALIGNMENT EXHIBIT

KHA PROJECT	144100002
DATE	JAN 2026
SCALE	AS SHOWN
DESIGNED BY	BME
DRAWN BY	BME
CHECKED BY	JLH

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No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	01/23/26	RAC

APPLICATION: **25-P-243**
Applicant/Agent: **K.Hovnanian/Miskel Backman LLP**
Owner: **EDE Properties, Inc**
Proposal: Seeking a Plat Note Amendment, concurrent with a Major Site Plan Approval (25-RM15-69), to allow for the development of 43 residential townhome units.
Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd (Folio #484203050010).**

SUMMARY BACKGROUND/EXPLANATION

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant"), seeks to develop the 4.47-acre vacant property with 43 two-story townhome units, comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool. As part of the Major Site Plan request, the Applicant is also seeking an allocation of 43 residential flex units.

Concurrent with the Major Site Plan approval is a request for a Plat Note Amendment (25-P-243) to amend the current language restricting development to "non-residential use" to allow for "43 townhome units"; and a request for Rezone (25-R-206) from the B-1 business community district to the RM-15 residence multifamily district.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the item was heard and approved as submitted by the Community Appearance Board.

REQUESTED ACTION:

Recommendation to the City Commission on the proposed Major Site Plan with request for allocation of flex units, Rezone, and Plat Note Amendment.

ATTACHMENT:

Notification Map and Letter
Staff Development Review Report
Staff DRC Comments
Development Plan Application Materials
Rezoning and Plat Applications and Justification
Site Plan and Elevations

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	25-RM15-69; 25-P-243; 25-R-206
Applicant:	K.Hovnanian
Agent:	Miskel & Backman, LLP
Requested Action/Description:	Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units; and concurrent applications for a rezone from B-1 to RM-15, and a Plat Note Amendment.
Location:	3116 Deer Creek Country Club Blvd (Folio # 484203050010)
Legal Description:	Belle Terre of Deer Creek 108-26 B Parcel A
Size:	4.43 acres (gross) / 4.47 acres (net)
Existing Zoning:	B-1 Business, community
Proposed Zoning:	RM15 Residence, multifamily
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Residential Moderate	RM-15 Residence, Multifamily
East:	Residential Moderate	RM-15 Residence, Multifamily
South:	Residential Low	RM-10 Residence, Multifamily
West:	Commercial	B-1 Business, Community

Applicable Regulations:	Deerfield Beach Land Development Code
Plat Restrictions:	This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.
Proposed: units.	This plat is restricted to 43 townhome

Department Comments & Requirements

REQUEST:

- Major Site Plan Approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements, with a request for allocation of forty-three (43) residential flex units;
- Rezone from the B1 "Business, community" zoning district to RM15 "Residence, multifamily" zoning district; and
- Plat Note Amendment to amend the note restricting development as non-residential use, to allow use as "forty-three (43) townhome units."

BACKGROUND:

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant") seeks to develop the 4.47-acre vacant property with forty-three (43) two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool ("Project"). Each townhouse will have three bedrooms, a loft, and the option of a single- or two-car garage.

The property is not within any special design district and does not require a specific color and material scheme. The two-story townhomes are articulated with protruded windows and stucco simulated horizontal siding, with the main façade color being beige, called "City Loft", and accent colors for the stucco on the second floor in a shade of light blue, "Little Boy Blu", and for the stucco simulated horizontal siding on the second floor, a shade of grey, "Mineral Deposit". The materials include stucco, stucco horizontal siding, and shutters to accentuate the second-floor windows.

The Property is within an existing zoning district of a B-1, business community, with a Future Land Use (FLU) designation of Commercial.

As part of the Applicant's request for Major Site Plan, they are seeking a request for rezone to the RM-15 "residence multifamily" zoning district, which will allow 15 dwelling units per acre, allowing for up to 67 residential units. However, the Applicant is seeking a total of 43 units on the subject property, resulting in slightly less than 10 dwelling units per acre. The Applicant is also seeking an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation. The County and City allow residential use in the Commerce/Commercial land use designations, up to 10 acres, with the allocation of "flexibility units" and/or "redevelopment units" provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent municipality land use designation.

The Applicant is also requesting to amend the existing Plat Note, which restricts development on the property to "non-residential use". The proposed Plat Note language will allow for "forty-three (43) townhome units."

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the project was heard and approved, as submitted, by the Community Appearance Board.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Fire). Staff comments have been addressed, and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Commercial. The proposed multi-family residential development is allowed in this land use designation. With the allocation of residential flex units. Per section 2.5.1, residential uses, up to 10 acres, are permitted via local government allocation of "flexibility units", provided that total residential uses do not exceed 20% of the land area designated "Commercial".

2. Land Development Requirements: The existing property is zoned B-1, business community, and is requesting a rezoning to RM-15, residence multi-family. Pursuant to the City of Deerfield Beach Land Development Requirements, a multi-family townhouse development is a permitted use within the RM-15 zoning district, and the proposed development complies with all the zoning requirements for the RM-15, residence multi-family zoning district. The allowable density for this property under RM-15 is 67 units, with the project proposing 43 units. All zoning regulations for RM-15 and parking requirements are met and do not require the request for variances or technical deviations.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17 (15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

   a. *Permitted uses, structures and activities allowed within the zoning category;*

      The proposed Project is a permitted use within the RM-15 zoning district. The district allows for up to 67 units with a density of 15 units/acre; however, the Project is proposing a total of 43 units, slightly less than 10 units/acre. The property is surrounded by townhomes, in an RM-15 zoning district to the North and East. Located to the South and West is a property within the B-2 zoning district, improved with a 3-story office building.

   b. *Building location, dimensions, height and floor area;*

      The Project meets all yard setback regulations for RM-15. The setbacks are as follows:

      - Front setback: Proposed – 25 feet Required – 25 feet
      - Street-Side Setback: Proposed – 50 feet Required – 25 feet
      - Interior Side Setback: Proposed – 57 feet Required – 10 feet*
      - Rear Setback: Proposed – 25 feet Required – 15 feet*

      *Plus one foot for every two feet of building height above 20 feet

The proposed height is 29 feet 8 inches, which is less than the maximum height of 75 feet in the RM-15 zoning district. The Project proposes a lot coverage of 23% out of the maximum 40%. The proposed building and site improvements follow all requirements for the RM-15 zoning district.

c. *Location and extent of parking, access drives, and service areas;*

The Project proposes gated ingress/egress access to/from the site at Deer Creek Country Club Blvd, with emergency access at the northern access point on DC Country Club Blvd. Internal circulation will provide each unit with an 18 or 20-foot-wide private driveway along with a 1-car or 2-car garage option, giving the possibility of 3 parking spaces at each dwelling. Nine guest parking spaces will be located on the south side of the property adjacent to the community pool. The property requires 108 parking spaces and will provide a total of 109 parking spaces. Each unit will have private garbage receptacles that will be wheeled out to the curb on pickup day.

d. *Traffic generation, hours of operation, noise levels and outdoor lighting;*

The proposed Project generates fewer than 500 trips per day and does not require review by the City's traffic engineering consultant, per code section 98-17(2). The amount of traffic generation, noise, levels, and lighting are anticipated to be compatible with the surrounding residential developments. The project proposes forty-three (43) dwelling units and will not cause greater noise levels than similar residentially zoned developments.
A photometric plan was submitted with this application and demonstrates that the proposed outdoor lighting will not encroach onto the adjacent property lines, meeting the requirements for lighting.

e. *Alteration of light and air;*

The proposed Project's height and compatibility with the surrounding uses will not impact light and air more than what would be allowed by the zoning regulations. Lighting will not encroach outside the property line.

f. *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed Project meets the underlying setback requirements of the RM-15 zoning district. All other buffers and setbacks for the designated zoning are met. The proposed location is surrounded by similar multi-family residential uses.

g. *Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;*

The applicant is proposing a 43-unit residential community, which does not pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

h. *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches,*

parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

The Project proposes a fenced-in pool as an amenity. It would not pose a significant risk to the safety or security of children who gather in certain public places. The outside activities proposed with the development include regular multi-family residential activities, such as parking and a patio space for each unit. The proposed pool is located within a fenced-in area with an additional 6-foot chain- link perimeter fence.

i. *Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

The proposed Project will not pose a significant risk to the safety or security of single-family and multi-family residences within 500 feet. While the project is developing attached, multifamily units, the townhomes will conform with the adjacent multi-family properties within Deer Creek.

SUMMARY:

Staff's review of Major Site Plan application 25-RM15-69, Rezoning application 25-R-206, and Plat Note Amendment 25-P-243 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

☑ New Site Plan / Site Plan Modification (See Attachment A)	☑ Plat or Plat Note Amendment (See Attachment F)
☐ Community Appearance Board (See Attachment B)	☐ Conditional Use (See Attachment G)
☐ Variance (See Attachment C)	☐ Vacation & Abandonment (See Attachment H)
☐ Technical Deviation (See Attachment D)	☐ ROW Variance (See Attachment I)
☑ Rezoning (See Attachment E)	☐ Sign Variance (See Attachment J)

Project Name: Tides at Deerfield Beach

Property Owner: EDE PROPERTIES, INC.

Applicant (if different from Owner): K. Hovnanian Tides at Deerfield Beach, LLC

Agent (if different from Owner/Applicant): MISKEL BACKMAN LLP

Address of Property: W HILLSBORO BLVD DEERFIELD BEACH FL 33442 (folio 484203050010)

Legal Description of Property (lot, block, tract, subdivision):
BELLE TERRE OF DEER CREEK 108-26 B PARCEL A

Description of Project: Property is currently undeveloped; plan to redevelop the Property with approximately 43 to 45 multifamily residential units.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-1	Future Land Use Category:	Commerce
Existing Use:	Undeveloped	Proposed Use:	Residential Medium
Lot Area (acres):	4.47	Number of Dwelling Units (proposed):	43-45
Sq. Ft. of Structure (existing):	N/A	Sq. Ft. of Structure (proposed):	

Agent Signature:	Sara Thompson	Owner Signature:	
Name Printed:	Sara Thompson, Esq., Miskel Backman LLP	Name Printed:	Dr. Edward Eckert
Address:	14 SE 4th Street, Boca Raton, FL 33432	Address:	2345 W Hillsboro Blvd. #201, Deerfield Beach, FL 33442
Telephone:	561-405-3363	Telephone:	Please contact agent
Email:	sthompson@miskelbackman.com	Email:	Please contact agent

NOTARY PUBLIC STATE OF FLORIDA
DANIEL SINGH
Notary Public - State of Florida
Commission # HH 610767
My Comm. Expires Dec 13, 2028

Daniel Singh

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)		**Site Plan Modification - Major**		$2000 + $100 (Fire)	
Site Plan - Nonresidential		$2000 + $20 / 1000 GFA + $100 (Fire)		**Site Plan Modification - Minor**		$500 + $100 (Fire)	
Community Appearance Board (CAB)		$50		**Plat or Note Amendment**		$1000 + $50/acre (Nonres) $1000 + $40/acre + $10/unit (Res) $550 (Note)	
Variance (Site Plan)		$1000		**Conditional Use**		$1000 / $300	
Variance (ZASM)		$300					
Sign Variance		$550					
Technical Deviation		$500		**ROW Vacation / Abandonment**		$1,350	
Rezoning		$2000		**Easement Vacation / Abandonment**		$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

PREPARED BY AND RETURN TO:

(3)

Hugh William Perry, Esquire
Gunster, Yoakley, Criser & Stewart, P.A.
Phillips Point, Suite 500
777 South Flagler Drive
P.O. Box 4587
West Palm Beach, Florida 33402-4587

157.2472.1
09295.00537

91003716

QUIT-CLAIM DEED

$ 3,360.50 Fee Items 9400 In Broward County for Documentary Stamp Tax as required by law. Deputy

THIS QUIT-CLAIM DEED, executed this 24 day of December, 1990 by CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator ("Grantor"), to EDE PROPERTIES, INC., a Florida corporation ("Grantee), whose postoffice address is 2345 W. Hillsborough Boulevard, Suite 201, Deerfield Beach, Florida 33442, Attention: Edward D. Eckert.

(Wherever used herein terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Parcel "A" of BELLE TERRE OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 108, Page 26, of the Public Records of Broward County, Florida, LESS AND EXCEPT the road right-of-way for State Road 810 (Hillsboro Boulevard).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator

BY:
Its: Assistant Managing Agent, Credit

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF NEW JERSEY)
COUNTY OF SOMERSET)

The foregoing instrument was acknowledged before me the 24 day of December, 1990, by H. Ross Ford, the Assistant Managing Agent, Credit of CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator.

Lorraine Wilkowski
NOTARY PUBLIC
My commission expires:

(NOTARIAL SEAL) LORRAINE WILKOWSKI A Notary Public of New Jersey My Commission Expires April 17, 1995

91 JAN 3 PM 12 41

ORB 16508 Pg 0108

Statement of Interest in Property and Authorization to File Petitions

EDE PROPERTIES, INC. ("Owner"), certifies that it is the Owner of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Edward D. Eckert
Print Name

Signature

2345 W Hillsboro Blvd. 201
Address

Deerfield Beach, FL 33442
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 26th day of June, 2025, by Edward D. Eckert, as Director of Ede Properties, Inc., who is __ personally known to me or who has produced driver's license as identification and who did take an oath.

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

NOTARY PUBLIC:

Sign: Cynthia Mary DiPonti

Print: Cynthia Mary DiPonti

My Commission Expires: 11/2/2028

Statement of Interest in Property and Authorization to File Petitions

K. Hovnanian Tides at Deerfield Beach, LLC ("Applicant"), certifies that it is the contract purchaser of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Kevin Borkenhagen
Print Name

Signature

3601 Quantum Blvd.
Address

Boynton Beach, FL 33426
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 12 day of June, 2025, by Kevin Borkenhagen, as Division President of K. Hovnanian Tides at Deerfield Beach, LLC, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Liliana Jean

Print: Liliana Jean

My Commission Expires: 10/11/25

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. **Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None.

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dr. Edward Eckert, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

6/26/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 26th day of June, 2025 by Dr. Edward Eckert (Affiant), who is personally known to me or has produced driver's license identification.

My commission expires: 11/2/28

Commission No.: HH 567986

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Cynthia Mary DiPonti
(Signature of Notary Public - State of Florida)

Cynthia Mary DiPonti
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

DISCLOSURE AFFIDAVIT

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(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

11/17/2022 - $1,000 - Michael Hudak Campaign Account

02/21/2023 - $1,000 - Ben Preston Campaign Account

07/22/2024 - $500 - Daniel Shanetzky; 01/10/2025 - $1,000 - Todd Drosky for Mayor Campaign

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Sara Thompson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature 7/8/25 Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025 by Sara Thompson (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/28/2028

Commission No.: HH 535639

ANGELA LETIZIA
MY COMMISSION # HH 535639
EXPIRES: June 28, 2028

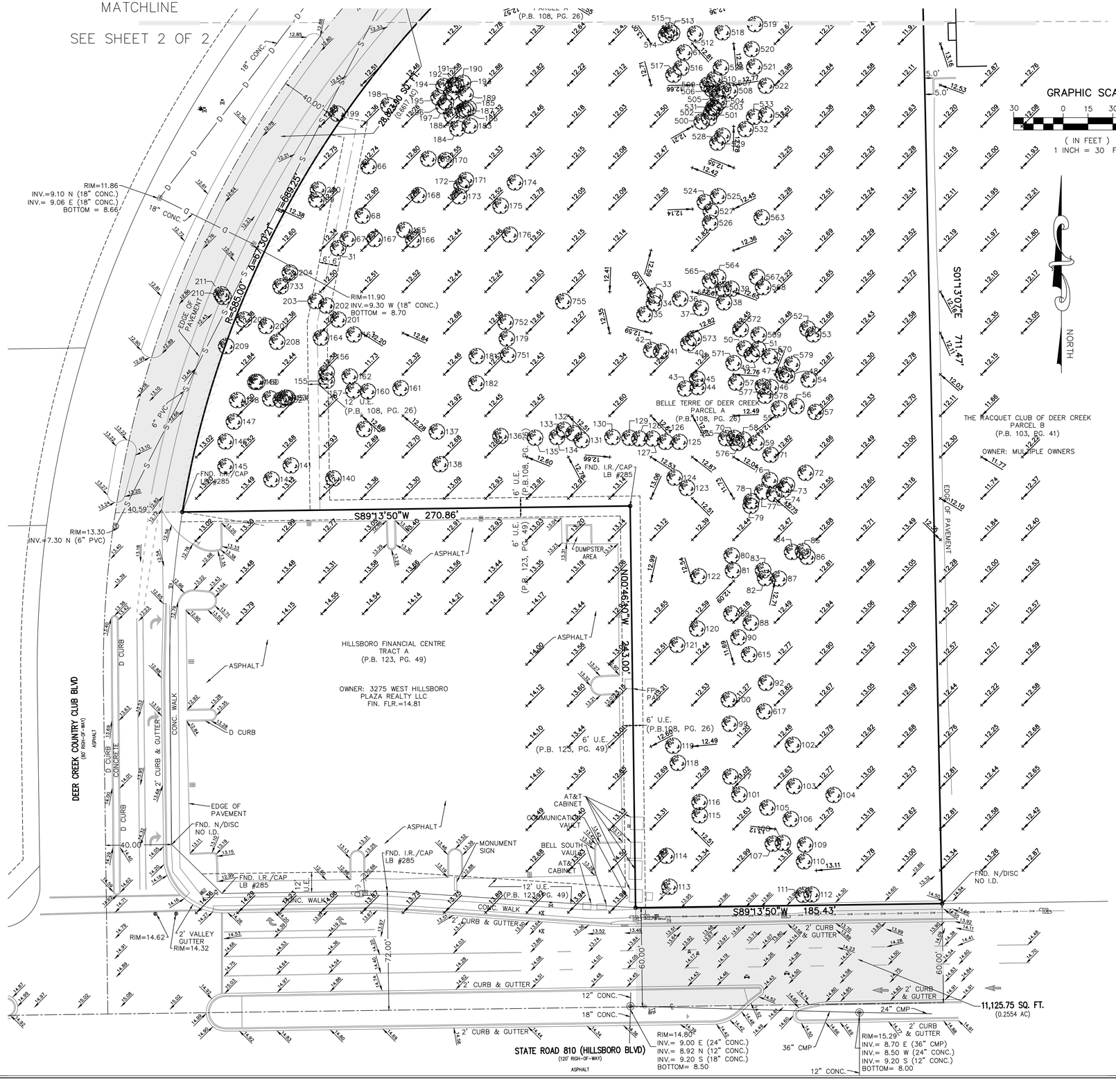
Angela Letizia
(Signature of Notary Public - State of Florida)

Angela Letizia
(Print, Type, or Stamp Commissioned Name of Notary Public)

ALTA/NSPS LAND TITLE SURVEY

MATCHLINE

SEE SHEET 2 OF 2



LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. – COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L. – FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M. – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON-VEHICULAR ACCESS LINE (PLAT)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– BELL SOUTH MANHOLE
– UNKOWN MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
OHW – OVERHEAD WIRES
– ANCHOR
– WATER METER
RPZ – REDUCED PRESSURE ZONE
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NORTH

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OFFICE FILE NUMBER: FLX1996, DATED: JANUARY 21, 2025.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL A. BEARING S89°13'50"W.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AH" (EL 14'); FLOOD INSURANCE RATE MAP NO. 12011C 0159 J; COMMUNITY NO. 125101; DATE: JULY 31, 2024.
9. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2464. ELEVATION = 12.44' (NAVD 1988).
10. ADDRESS: W HILLSBORO BOULEVARD, DEERFIELD BEACH, FLORIDA 33442.
11. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
12. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.

DESCRIPTION

PARCEL "A", BELLE TERRE OF DEER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA

CONTAINING
ONSITE: 194,766.40 SQ. FT./4.4712 ACRES, MORE OR LESS.
NW OFFSITE: 28,823.90 SQ. FT./0.6617 ACRES, MORE OR LESS
SE OFFSITE: 11,125.85 SQ. FT./0.2554 ACRES, MORE OR LESS
TOTAL 206,180.64 SQ. FT./4.7332 ARES, MORE OR LESS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 10, 2025. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

TO:
K. HOVNANIAN FLORIDA OPERATIONS, LLC;
EASTERN NATIONAL TITLE AGENCY FL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(A), 8, 13, 14, 15, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 8, 2025.

DATE OF PLAT OR MAP: 7/10/2025

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA – LB #3591

	DATE	BY
ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	3/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

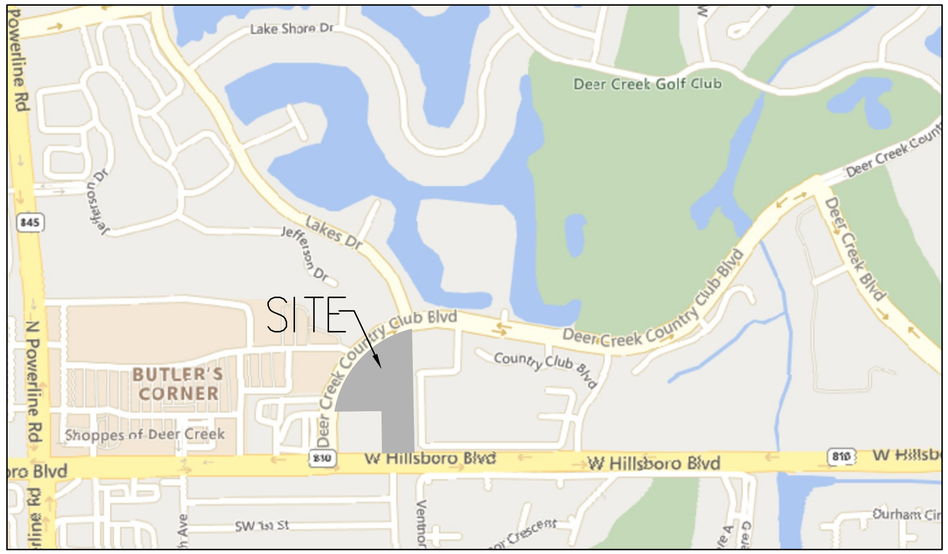
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 1
OF 5 SHEETS

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

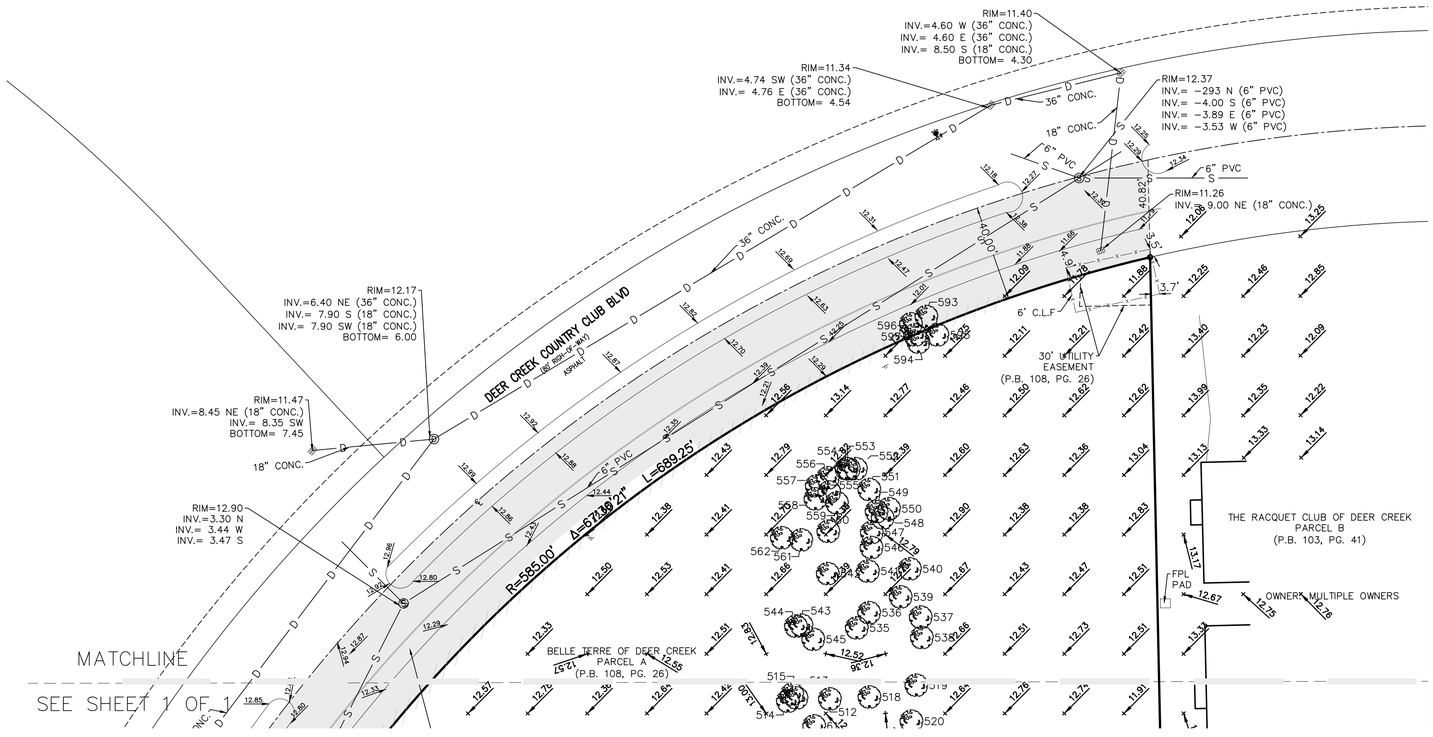
LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON–VEHICULAR ACCESS LINE (PLAT)
– WOOD POWER POLE (UNLESS NOTED)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– BELL SOUTH MANHOLE
– UNKOWN MANHOLE
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– OVERHEAD WIRES
– ANCHOR
– WATER METER
– REDUCED PRESSURE ZONE
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



SCHEDULE B–II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICE FILE NUMBER.: FLX1996
DATED: JANUARY 21, 2025

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE TERRE OF DEER CREEK, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604 (c).
AFFECTS AS SHOWN

10. RESOLUTION 82–98506 RECORDED IN BOOK 10136, PAGE 644.

11. ORDINANCE NO. 2002–61 RECORDED IN BOOK 3415, PAGE 1891.
DOCUMENT MAP IS ILLEGIBLE

ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – SURVEYING
LANDSCAPE ARCHITECTURE – SUITE 100
7900 GLADES ROAD – 33434
BOCA RATON, FLORIDA
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 2
OF 5 SHEETS

TREE TABLE

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
1	Umbrella tree	*Schefflera actinophylla*	5"	20'		18'	Nuisance Tree per Code
2	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
3	Live oak	*Quercus virginiana*	3"	30'		8'	84%
4	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
5	Brazilian pepper	*Schinus terebinthifolia*	5"	25'		15'	Nuisance Tree per Code
6	Brazilian pepper	*Schinus terebinthifolia*	9"	25'		15'	Nuisance Tree per Code
7	Brazilian pepper	*Schinus terebinthifolia*	4"	25'		15'	Nuisance Tree per Code
8	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		20'	Nuisance Tree per Code
9	Brazilian pepper	*Schinus terebinthifolia*	30"	30'		35'	Nuisance Tree per Code
10	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		30'	Nuisance Tree per Code
11	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
12	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		8'	Nuisance Tree per Code
13	Brazilian pepper	*Schinus terebinthifolia*	6"	30'		20'	Nuisance Tree per Code
14	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		18'	Nuisance Tree per Code
15	Ear leaf acacia	*Acacia auriculformis*	3"	15'		8'	Nuisance Tree per Code
16	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		12'	Nuisance Tree per Code
17	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		16'	Nuisance Tree per Code
18	Brazilian pepper	*Schinus terebinthifolia*	4"	18'		12'	Nuisance Tree per Code
20	Ear leaf acacia	*Acacia auriculformis*	14"	45'		35'	Nuisance Tree per Code
21	Live oak	*Quercus virginiana*	6"	25'		18'	85%
22	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
23	Live oak	*Quercus virginiana*	11"	30'		25'	78%
24	Ear leaf acacia	*Acacia auriculformis*	5"	25'		15'	Nuisance Tree per Code
25	Live oak	*Quercus virginiana*	4"	20'		12'	78%
27	Brazilian pepper	*Schinus terebinthifolia*	13"	15'		13'	Nuisance Tree per Code
28	Brazilian pepper	*Schinus terebinthifolia*	5"	18'		15'	Nuisance Tree per Code
19	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		16'	Nuisance Tree per Code
29	Live oak	*Quercus virginiana*	3"	18'		7'	78%
30	Brazilian pepper	*Schinus terebinthifolia*	9"	18'		15'	Nuisance Tree per Code
31	Ear leaf acacia	*Acacia auriculformis*	22"	60'		45'	Nuisance Tree per Code
32	Live oak	*Quercus virginiana*	6"	25'		10'	81%
33	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
34	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		14'	Nuisance Tree per Code
35	Brazilian pepper	*Schinus terebinthifolia*	9"	23'		20'	Nuisance Tree per Code
36	Live oak	*Quercus virginiana*	7"	30'		18'	78%
37	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
38	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
39	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
40	Brazilian pepper	*Schinus terebinthifolia*	16"	30'		25'	Nuisance Tree per Code
41	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
42	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		14'	Nuisance Tree per Code
43	Live oak	*Quercus virginiana*	13"	30'		20'	78%
44	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
45	Brazilian pepper	*Schinus terebinthifolia*	14"	25'		20'	Nuisance Tree per Code
46	Brazilian pepper	*Schinus terebinthifolia*	21"	20'		20'	Nuisance Tree per Code
47	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		20'	Nuisance Tree per Code
48	Live oak	*Quercus virginiana*	12"	30'		20'	78%
49	Live oak	*Quercus virginiana*	7"	25'		15'	72%
50	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		15'	Nuisance Tree per Code
51	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		20'	Nuisance Tree per Code
52	Brazilian pepper	*Schinus terebinthifolia*	12"	18'		20'	Nuisance Tree per Code
53	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
54	Brazilian pepper	*Schinus terebinthifolia*	15"	15'		20'	Nuisance Tree per Code
55	Live oak	*Quercus virginiana*	5"	25'		20'	85%
56	Ear leaf acacia	*Acacia auriculformis*	14"	25'		20'	Nuisance Tree per Code
57	Brazilian pepper	*Schinus terebinthifolia*	11"	15'		12'	Nuisance Tree per Code
58	Brazilian pepper	*Schinus terebinthifolia*	12"	30'		18'	Nuisance Tree per Code
59	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		25'	Nuisance Tree per Code
60	Live oak	*Quercus virginiana*	11"	40'		15'	84%
61	Live oak	*Quercus virginiana*	9"	30'		18'	84%
63	Live oak	*Quercus virginiana*	15"	45'		30'	78%
64	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		13'	Nuisance Tree per Code
65	Cabbage palm	*Sabal palmetto*	14"	20'	13'	15'	90%
66	Brazilian pepper	*Schinus terebinthifolia*	36"	25'		35'	Nuisance Tree per Code
67	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		20'	Nuisance Tree per Code
68	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		25'	Nuisance Tree per Code
69	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
70	Brazilian pepper	*Schinus terebinthifolia*	11"	20'		25'	Nuisance Tree per Code
71	Brazilian pepper	*Schinus terebinthifolia*	7"	17'		13'	Nuisance Tree per Code
72	Brazilian pepper	*Schinus terebinthifolia*	18"	18'		20'	Nuisance Tree per Code
73	Brazilian pepper	*Schinus terebinthifolia*	48"	18'		25'	Nuisance Tree per Code
74	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
75	Live oak	*Quercus virginiana*	12"	30'		20'	78%
76	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		18'	Nuisance Tree per Code
77	Brazilian pepper	*Schinus terebinthifolia*	50"	25'		25'	Nuisance Tree per Code
78	Live oak	*Quercus virginiana*	12"	35'		25'	81%
79	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		15'	Nuisance Tree per Code
80	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		20'	Nuisance Tree per Code
81	Brazilian pepper	*Schinus terebinthifolia*	35"	20'		25'	Nuisance Tree per Code
82	Live oak	*Quercus virginiana*	15"	35'		30'	81%
83	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		15'	Nuisance Tree per Code
84	Brazilian pepper	*Schinus terebinthifolia*	6"	13'		12'	Nuisance Tree per Code
85	Surinam cherry	*Eugenia uniflora*	4"	15'		15'	68%
86	Weeping fig	*Ficus benjamina*	6"	18'		15'	78%
87	Brazilian pepper	*Schinus terebinthifolia*	25"	20'		25'	Nuisance Tree per Code
88	Brazilian pepper	*Schinus terebinthifolia*	34"	25'		25'	Nuisance Tree per Code
89	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		35'	Nuisance Tree per Code
90	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
91	Cabbage palm	*Sabal palmetto*	11"	10'	3'	12'	90%
92	Live oak	*Quercus virginiana*	26"	50'		45'	81%
93	Brazilian pepper	*Schinus terebinthifolia*	15"	14'		20'	Nuisance Tree per Code
94	Carrotwood	*Cupaniopsis anacardiodes*	7"	18'		20'	Nuisance Tree per Code
95	Brazilian pepper	*Schinus terebinthifolia*	12"	14'		15'	Nuisance Tree per Code
96	Brazilian pepper	*Schinus terebinthifolia*	18"	10'		20'	Nuisance Tree per Code
97	Brazilian pepper	*Schinus terebinthifolia*	118"	15'		20'	Nuisance Tree per Code
98	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
99	Brazilian pepper	*Schinus terebinthifolia*	30"	20'		25'	Nuisance Tree per Code
100	Brazilian pepper	*Schinus terebinthifolia*	27"	25'		25'	Nuisance Tree per Code
101	Brazilian pepper	*Schinus terebinthifolia*	42"	30'		35'	Nuisance Tree per Code
102	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		30'	Nuisance Tree per Code
103	Brazilian pepper	*Schinus terebinthifolia*	64"	25'		40'	Nuisance Tree per Code
104	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
105	Brazilian pepper	*Schinus terebinthifolia*	58"	30'		35'	Nuisance Tree per Code
106	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		20'	Nuisance Tree per Code
107	Brazilian pepper	*Schinus terebinthifolia*	19"	25'		20'	Nuisance Tree per Code
108	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		20'	Nuisance Tree per Code
109	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
110	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		20'	Nuisance Tree per Code
111	Ear leaf acacia	*Acacia auriculformis*	13"	30'		25'	Nuisance Tree per Code
112	Ear leaf acacia	*Acacia auriculformis*	10"	30'		25'	Nuisance Tree per Code
113	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		12'	Nuisance Tree per Code
114	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		25'	Nuisance Tree per Code
115	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		25'	Nuisance Tree per Code
116	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
117	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		20'	Nuisance Tree per Code
118	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
119	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
120	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		35'	Nuisance Tree per Code
121	Brazilian pepper	*Schinus terebinthifolia*	7"	18'		25'	Nuisance Tree per Code
122	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		35'	Nuisance Tree per Code
123	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		24'	Nuisance Tree per Code
124	Live oak	*Quercus virginiana*	11"	40'		25'	81%
125	Crape Myrtle	*Lagerstroemia indica*	8"	20'		12'	72%
126	Crape Myrtle	*Lagerstroemia indica*	12"	25'		15'	78%
127	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
128	Crape Myrtle	*Lagerstroemia indica*	12"	25'		20'	68%
129	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
130	Crape Myrtle	*Lagerstroemia indica*	9"	25'		18'	72%
131	Live oak	*Quercus virginiana*	24"	60'		55'	78%
132	Live oak	*Quercus virginiana*	10"	50'		25'	85%

BY	DATE	REVISIONS
RJF	7/04/2025	ADDED TREES AND CHART
DJH	6/20/2025	ADDED OFFSITE AREAS
RJF	5/30/2025	ADDED SEWER & WATER INFORMATION
DJH	3/10/2025	ADDED TREES

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 3
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
133	Live oak	*Quercus virginiana*	20"	50'		30'	84%
134	Live oak	*Quercus virginiana*	29"	60'		50'	81%
135	Brazilian pepper	*Schinus terebinthifolia*	45"	30'		25'	Nuisance Tree per Code
136	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		22'	Nuisance Tree per Code
137	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		35'	Nuisance Tree per Code
138	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		30'	Nuisance Tree per Code
139	Brazilian pepper	*Schinus terebinthifolia*	52"	25'		40'	Nuisance Tree per Code
140	Brazilian pepper	*Schinus terebinthifolia*	24"	17'			Nuisance Tree per Code
141	Brazilian pepper	*Schinus terebinthifolia*	55"	20'		25'	Nuisance Tree per Code
142	Brazilian pepper	*Schinus terebinthifolia*	10"	20'		13'	Nuisance Tree per Code
143	Brazilian pepper	*Schinus terebinthifolia*	17"	17'		20'	Nuisance Tree per Code
144	Ear leaf acacia	*Acacia auriculformis*	31"	45'		35'	Nuisance Tree per Code
145	Black olive	*Bucida buceras*	8"	30'		20'	81%
146	Black olive	*Bucida buceras*	25"	30'		30'	81%
147	Carrotwood	*Cupaniopsis anacardiodes*	12"	20'		18'	Nuisance Tree per Code
148	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		15'	Nuisance Tree per Code
149	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		20'	Nuisance Tree per Code
150	Brazilian pepper	*Schinus terebinthifolia*	3"	18'		8'	Nuisance Tree per Code
151	Alexander palm	*Ptychosperma elegans*	4"	32'	24'	10'	81%
152	Black olive	*Bucida buceras*	5"	25'		18'	81%
153	Black olive	*Bucida buceras*	8"	30'		20'	78%
154	Black olive	*Bucida buceras*	10"	30'		25'	78%
155	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
156	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
157	Brazilian pepper	*Schinus terebinthifolia*	25"	18'		25'	Nuisance Tree per Code
158	Brazilian pepper	*Schinus terebinthifolia*	27"	20'		25'	Nuisance Tree per Code
159	Brazilian pepper	*Schinus terebinthifolia*	42"	20'		35'	Nuisance Tree per Code
160	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
161	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		25'	Nuisance Tree per Code
162	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		30'	Nuisance Tree per Code
163	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		20'	Nuisance Tree per Code
164	Brazilian pepper	*Schinus terebinthifolia*	11"	25'		30'	Nuisance Tree per Code
165	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		35'	Nuisance Tree per Code
166	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		25'	Nuisance Tree per Code
167	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		25'	Nuisance Tree per Code
168	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
169	Brazilian pepper	*Schinus terebinthifolia*	14"	13'		18'	Nuisance Tree per Code
170	Brazilian pepper	*Schinus terebinthifolia*	8"	18'		15'	Nuisance Tree per Code
171	Brazilian pepper	*Schinus terebinthifolia*	9"	13'		12'	Nuisance Tree per Code
172	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		18'	Nuisance Tree per Code
173	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		25'	Nuisance Tree per Code
174	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		16'	Nuisance Tree per Code
175	Brazilian pepper	*Schinus terebinthifolia*	11"	18'		20'	Nuisance Tree per Code
176	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		18'	Nuisance Tree per Code
177	Brazilian pepper	*Schinus terebinthifolia*	8"	15'		20'	Nuisance Tree per Code
178	Brazilian pepper	*Schinus terebinthifolia*	34"	18'		25'	Nuisance Tree per Code
179	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		16'	Nuisance Tree per Code
180	Brazilian pepper	*Schinus terebinthifolia*	34"	20'		25'	Nuisance Tree per Code
181	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
182	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		15'	Nuisance Tree per Code
183	Live oak	*Quercus virginiana*	17"	55'		45'	81%
184	Live oak	*Quercus virginiana*	14"	50'		18'	81%
185	Brazilian pepper	*Schinus terebinthifolia*	32"	25'		30'	Nuisance Tree per Code
186	Live oak	*Quercus virginiana*	15"	55'		35'	81%
187	Live oak	*Quercus virginiana*	7"	30'		20'	72%
188	Live oak	*Quercus virginiana*	30"	55'		40'	81%
189	Live oak	*Quercus virginiana*	17"	55'		30'	81%
190	Live oak	*Quercus virginiana*	18"	50'		35'	81%
191	Live oak	*Quercus virginiana*	4"	25'		15'	68%
192	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
193	Live oak	*Quercus virginiana*	14"	40'		35'	81%
194	Live oak	*Quercus virginiana*	4"	20'		13'	78%
195	Brazilian pepper	*Schinus terebinthifolia*	3"	15'		13'	Nuisance Tree per Code
196	Java plum	*Syzygium cumin*	3"	30'		20'	84%
197	Live oak	*Quercus virginiana*	4"	15'		5'	40%
198	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
199	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		12'	Nuisance Tree per Code
200	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		35'	Nuisance Tree per Code
201	Brazilian pepper	*Schinus terebinthifolia*	8"	25'		25'	Nuisance Tree per Code
202	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		25'	Nuisance Tree per Code
203	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		16'	Nuisance Tree per Code
204	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
205	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		25'	Nuisance Tree per Code
206	Ear leaf acacia	*Acacia auriculformis*	3"	20'		14'	Nuisance Tree per Code
207	Brazilian pepper	*Schinus terebinthifolia*	3"	17'		13'	Nuisance Tree per Code
208	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
209	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
210	Black olive	*Bucida buceras*	8"	25'		18'	81%
211	Black olive	*Bucida buceras*	4"	20'		15'	78%
500	Laurel oak	*Quercus laurifolia*	27"	55'		50'	81%
501	Live oak	*Quercus virginiana*	17"	45'		30'	85%

ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	5/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - SURVEYING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 4
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
502	Live oak	*Quercus virginiana*	10"	40'		18'	78%
503	Laurel oak	*Quercus laurifolia*	9"	35'		25'	78%
504	Laurel oak	*Quercus laurifolia*	11"	35'		40'	72%
505	Live oak	*Quercus virginiana*	13"	50'		30'	81%
506	Sabal palm	*Sabal palmetto*	8"	22'	15'		90%
507	Live oak	*Quercus virginiana*	5"	35'		8'	84%
508	Live oak	*Quercus virginiana*	12"	35'		12'	84%
509	Live oak	*Quercus virginiana*	8"	35'		12'	84%
510	Live oak	*Quercus virginiana*	21"	40'		45'	84%
512	Live oak	*Quercus virginiana*	12"	45'		25'	84%
513	Live oak	*Quercus virginiana*	11"	45'		20'	84%
514	Live oak	*Quercus virginiana*	8"	35'		12'	84%
515	Live oak	*Quercus virginiana*	7"	25'		20'	84%
516	Live oak	*Quercus virginiana*	3"	15'		10'	84%
517	Live oak	*Quercus virginiana*	3"	18'		12'	78%
518	Laurel oak	*Quercus laurifolia*	17"	35'		32'	84%
519	Live oak	*Quercus virginiana*	10"	30'		30'	84%
520	Live oak	*Quercus virginiana*	7"	35'		20'	84%
521	Live oak	*Quercus virginiana*	9"	30'		15'	84%
522	Live oak	*Quercus virginiana*	3"	18'		8'	85%
523	Umbrella tree	*Schefflera actinophylla*	10"	30'		12'	Nuisance Tree per Code
524	Live oak	*Quercus virginiana*	8"	35'		18'	72%
525	Laurel oak	*Quercus laurifolia*	47"	55'		40'	72%
526	Live oak	*Quercus virginiana*	5"	20'		16'	68%
527	Laurel oak	*Quercus laurifolia*	3"	18'		8'	72%
528	Laurel oak	*Quercus laurifolia*	12"	40'		20'	81%
529	Live oak	*Quercus virginiana*	18"	45'		30'	81%
531	Laurel oak	*Quercus laurifolia*	3"	30'		14'	68%
532	Live oak	*Quercus virginiana*	5"	25'		15'	78%
533	Live oak	*Quercus virginiana*	5"	25'		10'	50%
535	Brazilian pepper	*Schinus terebinthifolia*	37"	45'		50'	Nuisance Tree per Code
536	Live oak	*Quercus virginiana*	11"	45'		20'	90%
537	Live oak	*Quercus virginiana*	17"	35'		30'	85%
538	Live oak	*Quercus virginiana*	4"	20'		10'	85%
539	Live oak	*Quercus virginiana*	3"	20'		20'	85%
540	Live oak	*Quercus virginiana*	22"	50'		35'	84%
541	Live oak	*Quercus virginiana*	10"	45'		15'	84%
542	Live oak	*Quercus virginiana*	26"	50'		45'	84%

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
543	Live oak	*Quercus virginiana*	8"	40'		15'	84%
544	Live oak	*Quercus virginiana*	7"	35'		15'	84%
545	Live oak	*Quercus virginiana*	7"	40'		20'	81%
546	Live oak	*Quercus virginiana*	13"	45'		30'	84%
547	Live oak	*Quercus virginiana*	18"	50'		45'	84%
548	Live oak	*Quercus virginiana*	8"	30'		30'	84%
549	Live oak	*Quercus virginiana*	13"	45'		30'	84%
550	Live oak	*Quercus virginiana*	6"	25'		25'	84%
551	Live oak	*Quercus virginiana*	25"	45'		35'	84%
552	Live oak	*Quercus virginiana*	25"	45'		30'	78%
553	Live oak	*Quercus virginiana*	9"	35'		20'	85%
554	Live oak	*Quercus virginiana*	4"	15'		5'	78%
555	Live oak	*Quercus virginiana*	14"	45'		30'	84%
556	Live oak	*Quercus virginiana*	12"	25'		15'	85%
557	Live oak	*Quercus virginiana*	6"	35'		8'	78%
558	Live oak	*Quercus virginiana*	15"	40'		25'	84%
559	Laurel oak	*Quercus laurifolia*	11"	40'		20'	84%
561	Live oak	*Quercus virginiana*	15"	50'		40'	84%
562	Live oak	*Quercus virginiana*	4"	15'		10'	85%
563	Ear leaf acacia	*Acacia auriculformis*	15"	35'		25'	Nuisance Tree per Code
564	Live oak	*Quercus virginiana*	11"	40'		25'	85%
565	Brazilian pepper	*Schinus terebinthifolia*	25"	25'		20'	Nuisance Tree per Code
566	Live oak	*Quercus virginiana*	12"	40'		25'	78%
567	Live oak	*Quercus virginiana*	13"	40'		30'	78%
568	Ear leaf acacia	*Acacia auriculformis*	17"	40'		25'	Nuisance Tree per Code
569	Live oak	*Quercus virginiana*	11"	40'		25'	78%
570	Live oak	*Quercus virginiana*	8"	30'		18'	72%
571	Laurel oak	*Quercus laurifolia*	16"	45'		35'	78%
572	Live oak	*Quercus virginiana*	19"	40'		30'	78%
573	Live oak	*Quercus virginiana*	17"	40'		30'	78%
574	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
575	Queen palm	*Syagrus romanzoffiana*	5"	16'	8'		90%
576	Live oak	*Quercus virginiana*	16"	45'		40'	78%
577	Live oak	*Quercus virginiana*	7"	30'		15'	72%
578	Live oak	*Quercus virginiana*	22"	50'		45'	81%
593	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
594	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
595	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
596	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%

BY	DATE	
RJF	7/04/2025	ADDED TREES AND CHART
DJH	6/20/2025	ADDED OFFSITE AREAS
RJF	5/30/2025	ADDED SEWER & WATER INFORMATION
DJH	3/10/2025	ADDED TREES
		REVISIONS

FILE NAME 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - SURVEYING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 5
OF 5 SHEETS

For Office Use Only
Application No.: _____
Submittal Date: _____

Deerfield Beach
Florida

ATTACHMENT E
APPLICATION FOR REZONING

Pursuant to Code Section 98-12.

COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

An application must be deemed complete and in compliance with the Land Development Code by Staff prior to the items being scheduled for public hearing.

REQUIRED SUBMITTALS

All of the following must be submitted to be deemed a complete application (*documentation may be provided with the development plan application requirements in Attachment A)*:

☐ **Complete Application** *(Including Development Plan Application Form)*

☐ **Application Processing Fee** (*See fee schedule*)

☐ **Proof of Ownership** from the property owner. If the owner cannot be verified through the Broward County Tax Roll, a copy of either the recorded warranty deed, valid purchase contract, or a signed and notarized letter from the owner of record must be submitted with this application.

☐ **Disclosure Affidavit** for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.

☐ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.

☐ **(2) 24"x 36" and (1) 11"x 17" Copies of Current & Up-to-Date Boundary Survey** meeting the requirements of Code Section 98-13(8)(b).

☐ **One (1) Digital CD** of required submittals listed above must be provided.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

City of Deerfield Beach • Planning & Zoning Division
150 NE 2nd Avenue • Deerfield Beach, FL 33441
Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT A SPECIFIC STATEMENT IN RESPONSE TO EACH OF THE REQUIREMENTS ON THE FOLLOWING PAGES

A. PROPOSED REZONING

Current Zoning District(s): B-1 Proposed Zoning District(s): RM-15

Site Area (Gross Acres): 4.73

Is this request in connection to a Development Plan Application? ■ Yes ☐ No

Reason for the requested rezoning: The current zoning districtis intended to establish selected commercial activities in a manner consistent with any surrounding uses and districts on parcels designated for commercial development in the City's Comprehensive Plan. The City's RM-15, Multifamily Residence, zoning district appears to be most appropriate for the proposed Project and would be consistent with the density proposed for the Project and the zoning applied to adjacent parcels.

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B. DEMONSTRATION OF COMPLIANCE WITH REZONING CRITERIA

(Attach additional page(s) if more space is needed).

The burden of proving that all of the requirements are met shall be on the applicant who shall be required to affirmatively demonstrate on the record, satisfaction of the necessary requirements set forth below.

1. That the petition for a change of zoning will not result in spot zoning or contract zoning:

The proposed rezoning will not result in spot zoning. Spot zoning is typically defined as a zoning that occurs on a relatively small parcel and is out of character with the zoning of the surrounding area. In this case, the Property is surrounded by a mix of uses, including single-family homes and apartments to the south and additional apartments to the north and east. In fact, the properties to the north and east are zoned RM-15, which is consistent with the proposed zoning. Additionally, just west of the Property are several major commercial destinations, a Super Target, Sprouts Market, and the Deerfield Mall, all within walking distance. The area also includes numerous restaurants (both sit-down and fast casual), medical offices, and religious institutions. This mix of nearby residential and non-residential uses makes the Property well-suited for residential development and supports its role in creating a vibrant, walkable live-work-play environment.

2. That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan:

Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.

Policy FLU 1.4.1: The City's subdivision regulation shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City's adopted Capital Improvement element.

Objective FLU 2.3: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new urban development into areas where necessary regional and community facilities and services exist.

Goal FLU 3.0: Redevelop blighted and deteriorated sections of the City to provide adequate and affordable housing for a variety of income and ethnic groups,promote local businesses to support those residents, increase employment, decrease crime and expand the tax base.

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3. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary:

Conditions have substantially changed since the Property was classified B-1 on the City's Zoning Map. Since the time the current commercial zoning was established, the area surrounding the Property has experienced substantial change. The Property is located along a major thoroughfare, which has evolved to support a dynamic mix of uses, including residential neighborhoods, shopping centers like Super Target, Sprouts Market, and the Deerfield Mall, as well as numerous restaurants, medical offices, and religious institutions. The continued development of both residential and commercial uses in close proximity reflects a shift toward a more integrated, mixed-use environment. The proposed rezoning would align the Property with this evolution and support the area's role as a walkable, livable corridor that balances housing, services, and employment opportunities.

4. That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities:

The proposed change will not adversely affect residential living conditions in the adjacent or nearby communities. The multifamily developments directly abutting the Property are already zoned RM-15, consistent with the proposed zoning. The single-family homes to the south are buffered by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center, providing both physical and visual separation from the Project. Additionally, the proposed development consists of only 43 townhomes, which is 24 units below the maximum density permitted under the RM-15 zoning district. This lower density helps ensure compatibility with surrounding residential uses and minimizes potential impacts on nearby neighborhoods.

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5. That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning*:*

The proposed change is compatible with the existing developments and zoning within 500 feet of the Property. To the north and east, the adjacent properties are developed with multifamily residential uses and are zoned RM-15, consistent with the proposed zoning. To the south, single-family homes are separated from the Property by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center that provides an additional buffer. To the west, the area includes a mix of regional commercial uses such as a Super Target, Sprouts Market, and the Deerfield Mall. The proposed 43-unit townhome development is residential in nature and designed at a lower density than what is permitted under the RM-15 district. The proposed zoning and development are in harmony with the existing land use pattern and will complement the character of the surrounding neighborhood.

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Tides at Deerfield
Rezoning Narrative
July 11, 2025

K. Hovnanian Tides at Deerfield Beach LLC ("Applicant") is the contract purchaser of the +/- 4.47 acre property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-1, Community Business, and a land use designation of Commercial. The Property is currently vacant, and the Applicant proposes to develop it with a 43-unit townhome community ("Project"). To develop the Project as proposed, the Applicant is requesting to rezone the Property from B-1 to RM-15 (Multifamily Residence). In conjunction with the rezoning, the Applicant is also seeking site plan approval, a plat note amendment, and an allocation of residential flex units.

The proposed Project thoughtfully utilizes a currently vacant site to provide a well-designed, 43-unit townhome community that fits seamlessly into the existing neighborhood. This Project supports the creation of a balanced, walkable environment by adding residential options close to commercial amenities and services. Its scale and design respect the surrounding uses, helping to enhance the overall character of the area while meeting the City's growing housing needs. The development incorporates thoughtful site planning and architectural features that complement the neighborhood's existing style, ensuring a cohesive and attractive residential addition to the area.

As stated above, in order to develop the proposed Project, the Applicant is requesting to rezone the Property from Community Business (B-1) to Multi-Family Residence (RM-15). The Applicant is in compliance with all five (5) criteria standards, as provided below:

1. **That the petition for a change of zoning will not result in spot zoning or contract zoning:**
   The proposed rezoning will not result in spot zoning. Spot zoning is typically defined as a zoning that occurs on a relatively small parcel and is out of character with the zoning of the surrounding area. In this case, the Property is surrounded by a mix of uses, including single-family homes and apartments to the south and additional apartments to the north and east. In fact, the properties to the north and east are zoned RM-15, which is consistent with the proposed zoning. Additionally, just west of the Property are several major commercial destinations, a Super Target, Sprouts

Market, and the Deerfield Mall, all within walking distance. The area also includes numerous restaurants (both sit-down and fast casual), medical offices, and religious institutions. This mix of nearby residential and non-residential uses makes the Property well-suited for residential development and supports its role in creating a vibrant, walkable live-work-play environment.

2. **That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan:**
   The proposed rezoning to RM-15 is consistent with several goals, objectives, and policies of the City's Comprehensive Plan as detailed below:

   Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.
   The proposed townhouse development will diversify the housing opportunities for the City residents and refresh the housing stock.

   Policy FLU 1.4.1: The City's subdivision regulation shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City's adopted Capital Improvement element.
   As demonstrated, adequate public services and facilities currently exist to serve the proposed new development.

   Objective FLU 2.3: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new urban development into areas where necessary regional and community facilities and services exist.
   The Property is currently vacant within an urban area of the City where regional and community facilities and services already exist.

   Goal FLU 3.0: Redevelop blighted and deteriorated sections of the City to provide adequate and affordable housing for a variety of income and ethnic groups, promote local businesses to support those residents, increase employment, decrease crime and expand the tax base.
   The Property is currently vacant. Redevelopment of the Property into a new townhouse community will bring a different housing type into the area and provide increased housing options to the residents of the City of Deerfield Beach.

3. **That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary:**
   Conditions have substantially changed since the Property was classified B-1 on the City's Zoning Map. Since the time the current commercial zoning was established, the area surrounding the Property has experienced substantial change. The Property is located along a major thoroughfare, which has evolved to support a dynamic mix of uses, including residential neighborhoods, shopping centers like Super Target, Sprouts Market, and the Deerfield Mall, as well as numerous restaurants, medical offices, and religious institutions. The continued development of both residential and commercial uses in close proximity reflects a shift toward a more integrated, mixed-use environment. The proposed rezoning would align the Property with this evolution and support the area's role as a walkable, livable corridor that balances housing, services, and employment opportunities.

4. **That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities:**
   The proposed change will not adversely affect residential living conditions in the adjacent or nearby communities. The multifamily developments directly abutting the Property are already zoned RM-15, consistent with the proposed zoning. The single-family homes to the south are buffered by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center, providing both physical and visual separation from the Project. Additionally, the proposed development consists of only 43 townhomes, which is 24 units below the maximum density permitted under the RM-15 zoning district. This lower density helps ensure compatibility with surrounding residential uses and minimizes potential impacts on nearby neighborhoods.

5. **That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning:**
   The proposed change is compatible with the existing developments and zoning within 500 feet of the Property. To the north and east, the adjacent properties are developed with multifamily residential uses and are zoned RM-15, consistent with the proposed zoning. To the south, single-family homes are separated from the Property by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center that provides an additional buffer. To the west, the area includes a mix of regional commercial uses such as a Super Target, Sprouts Market, and the Deerfield Mall. The proposed 43-unit townhome development is residential in nature and designed at a lower density than what is permitted under the RM-15 district. The proposed zoning

and development are in harmony with the existing land use pattern and will complement the character of the surrounding neighborhood.

APPLICATION: **25-R-206**
Applicant/Agent: **K.Hovnanian/Miskel Backman LLP**
Owner: **EDE Properties, Inc**
Proposal: Seeking a Rezone, concurrent with a Major Site Plan Approval (25-RM15-69), from the B1 community, business zoning district to the RM15 residence, multifamily zoning district.
Location: The property is described as BELLE TERRE OF DEER CREEK 108-26 B PARCEL A, more particularly described in the file, and located at **3116 Deer Creek Country Club Blvd (Folio #484203050010).**

SUMMARY BACKGROUND/EXPLANATION

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant"), seeks to develop the 4.47-acre vacant property with 43 two-story townhome units, comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool. As part of the Major Site Plan request, the Applicant is also seeking an allocation of 43 residential flex units.

Concurrent with the Major Site Plan approval is a request for a Plat Note Amendment (25-P-243) to amend the current language restricting development to "non-residential use" to allow for "43 townhome units"; and a request for Rezone (25-R-206) from the B-1 business community district to the RM-15 residence multifamily district.

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the item was heard and approved as submitted by the Community Appearance Board.

REQUESTED ACTION:

Recommendation to the City Commission on the proposed Major Site Plan with request for allocation of flex units, Rezone, and Plat Note Amendment.

ATTACHMENT:

Notification Map and Letter
Staff Development Review Report
Staff DRC Comments
Development Plan Application Materials
Rezoning and Plat Applications and Justification
Site Plan and Elevations

Development Review Committee
Summary Report
Development Plan Application Review

General Information

Application No.	25-RM15-69; 25-P-243; 25-R-206
Applicant:	K.Hovnanian
Agent:	Miskel & Backman, LLP
Requested Action/Description:	Seeking Major Site Plan approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements. As part of the Site Plan Approval, the Applicant is also seeking allocation of 43 residential flex units; and concurrent applications for a rezone from B-1 to RM-15, and a Plat Note Amendment.
Location:	3116 Deer Creek Country Club Blvd (Folio # 484203050010)
Legal Description:	Belle Terre of Deer Creek 108-26 B Parcel A
Size:	4.43 acres (gross) / 4.47 acres (net)
Existing Zoning:	B-1 Business, community
Proposed Zoning:	RM15 Residence, multifamily
Existing Land Use:	Commercial
Future Land Use Plan Designation:	Commercial

Surrounding Land Use and Zoning:

	Existing Land Use	Zoning
North:	Residential Moderate	RM-15 Residence, Multifamily
East:	Residential Moderate	RM-15 Residence, Multifamily
South:	Residential Low	RM-10 Residence, Multifamily
West:	Commercial	B-1 Business, Community

Applicable Regulations:	Deerfield Beach Land Development Code
Plat Restrictions:	This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.
Proposed: units.	This plat is restricted to 43 townhome

Department Comments & Requirements

REQUEST:

- Major Site Plan Approval to develop the 4.47-acre vacant property with 43 two-story townhome units and associated site improvements, with a request for allocation of forty-three (43) residential flex units;
- Rezone from the B1 "Business, community" zoning district to RM15 "Residence, multifamily" zoning district; and
- Plat Note Amendment to amend the note restricting development as non-residential use, to allow use as "forty-three (43) townhome units."

BACKGROUND:

Miskel Backman, LLP, authorized agent for K.Hovnanian ("Applicant") seeks to develop the 4.47-acre vacant property with forty-three (43) two-story townhome units comprising two buildings of eight attached units and three buildings of nine attached units, with associated site improvements, including a community pool ("Project"). Each townhouse will have three bedrooms, a loft, and the option of a single- or two-car garage.

The property is not within any special design district and does not require a specific color and material scheme. The two-story townhomes are articulated with protruded windows and stucco simulated horizontal siding, with the main façade color being beige, called "City Loft", and accent colors for the stucco on the second floor in a shade of light blue, "Little Boy Blu", and for the stucco simulated horizontal siding on the second floor, a shade of grey, "Mineral Deposit". The materials include stucco, stucco horizontal siding, and shutters to accentuate the second-floor windows.

The Property is within an existing zoning district of a B-1, business community, with a Future Land Use (FLU) designation of Commercial.

As part of the Applicant's request for Major Site Plan, they are seeking a request for rezone to the RM-15 "residence multifamily" zoning district, which will allow 15 dwelling units per acre, allowing for up to 67 residential units. However, the Applicant is seeking a total of 43 units on the subject property, resulting in slightly less than 10 dwelling units per acre. The Applicant is also seeking an allocation of 43 residential flex units as permitted in the Commerce/Commercial land use designation. The County and City allow residential use in the Commerce/Commercial land use designations, up to 10 acres, with the allocation of "flexibility units" and/or "redevelopment units" provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent municipality land use designation.

The Applicant is also requesting to amend the existing Plat Note, which restricts development on the property to "non-residential use". The proposed Plat Note language will allow for "forty-three (43) townhome units."

The Planning and Zoning Division is unaware of any historical significance of the property or prior historical activities associated with the site.

On March 25, 2026, the project was heard and approved, as submitted, by the Community Appearance Board.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The application has been reviewed by the Development Review Committee (Planning & Zoning, Landscape, Environmental Services, Sanitation, Fire). Staff comments have been addressed, and the application is considered to be in compliance with the Land Development Code. Staff DRC comments are attached to this report.

PLANNING CONSIDERATIONS:

1. Compliance with the Comprehensive Plan: Per Section 98-9, no permit or approval for development of land shall be approved which does not comply with the goals, objectives, and policies (GOPs) of the Deerfield Beach Comprehensive Plan. The Future Land Use (FLU) Map designation identifies the site as Commercial. The proposed multi-family residential development is allowed in this land use designation. With the allocation of residential flex units. Per section 2.5.1, residential uses, up to 10 acres, are permitted via local government allocation of "flexibility units", provided that total residential uses do not exceed 20% of the land area designated "Commercial".

2. Land Development Requirements: The existing property is zoned B-1, business community, and is requesting a rezoning to RM-15, residence multi-family. Pursuant to the City of Deerfield Beach Land Development Requirements, a multi-family townhouse development is a permitted use within the RM-15 zoning district, and the proposed development complies with all the zoning requirements for the RM-15, residence multi-family zoning district. The allowable density for this property under RM-15 is 67 units, with the project proposing 43 units. All zoning regulations for RM-15 and parking requirements are met and do not require the request for variances or technical deviations.

3. Findings of compatibility of a proposed development with adjacent and neighboring (500 feet) uses and zoning; Per Section 98-17 (15), there must be a finding of compatibility as defined in the Land Development Regulations, between adjacent and neighboring uses (500 feet) and the proposed development. By definition, compatibility is to be measured based on the following compatibility characteristics of the proposed development in relationship to the immediate surrounding area:

   a. *Permitted uses, structures and activities allowed within the zoning category;*

      The proposed Project is a permitted use within the RM-15 zoning district. The district allows for up to 67 units with a density of 15 units/acre; however, the Project is proposing a total of 43 units, slightly less than 10 units/acre. The property is surrounded by townhomes, in an RM-15 zoning district to the North and East. Located to the South and West is a property within the B-2 zoning district, improved with a 3-story office building.

   b. *Building location, dimensions, height and floor area;*

      The Project meets all yard setback regulations for RM-15. The setbacks are as follows:

      - Front setback: Proposed – 25 feet Required – 25 feet
      - Street-Side Setback: Proposed – 50 feet Required – 25 feet
      - Interior Side Setback: Proposed – 57 feet Required – 10 feet*
      - Rear Setback: Proposed – 25 feet Required – 15 feet*

      *Plus one foot for every two feet of building height above 20 feet

The proposed height is 29 feet 8 inches, which is less than the maximum height of 75 feet in the RM-15 zoning district. The Project proposes a lot coverage of 23% out of the maximum 40%. The proposed building and site improvements follow all requirements for the RM-15 zoning district.

c. *Location and extent of parking, access drives, and service areas;*

The Project proposes gated ingress/egress access to/from the site at Deer Creek Country Club Blvd, with emergency access at the northern access point on DC Country Club Blvd. Internal circulation will provide each unit with an 18 or 20-foot-wide private driveway along with a 1-car or 2-car garage option, giving the possibility of 3 parking spaces at each dwelling. Nine guest parking spaces will be located on the south side of the property adjacent to the community pool. The property requires 108 parking spaces and will provide a total of 109 parking spaces. Each unit will have private garbage receptacles that will be wheeled out to the curb on pickup day.

d. *Traffic generation, hours of operation, noise levels and outdoor lighting;*

The proposed Project generates fewer than 500 trips per day and does not require review by the City's traffic engineering consultant, per code section 98-17(2). The amount of traffic generation, noise, levels, and lighting are anticipated to be compatible with the surrounding residential developments. The project proposes forty-three (43) dwelling units and will not cause greater noise levels than similar residentially zoned developments.
A photometric plan was submitted with this application and demonstrates that the proposed outdoor lighting will not encroach onto the adjacent property lines, meeting the requirements for lighting.

e. *Alteration of light and air;*

The proposed Project's height and compatibility with the surrounding uses will not impact light and air more than what would be allowed by the zoning regulations. Lighting will not encroach outside the property line.

f. *Setbacks and buffers – Fences, walls, landscaping and open space treatment. To be compatible, design treatments must reflect consideration of adjoining and surrounding development and land use;*

The proposed Project meets the underlying setback requirements of the RM-15 zoning district. All other buffers and setbacks for the designated zoning are met. The proposed location is surrounded by similar multi-family residential uses.

g. *Conditions, uses or activities which pose a significant risk to the safety or security to those under 18 years of age using schools, churches, parks, playgrounds or other facilities which cater to those under 18 years of age;*

The applicant is proposing a 43-unit residential community, which does not pose a significant risk to the safety or security of those less than 18 years of age in the 500-foot vicinity.

h. *Outside activities associated with the proposed use which could interfere with the peace and/or tranquility of residences or propose a significant risk to the safety or security of children in public or private schools, day care facilities, churches,*

parks, playgrounds, and other places that cater to children under the age of 18 or places which regularly provide facilities for such children to gather; and

The Project proposes a fenced-in pool as an amenity. It would not pose a significant risk to the safety or security of children who gather in certain public places. The outside activities proposed with the development include regular multi-family residential activities, such as parking and a patio space for each unit. The proposed pool is located within a fenced-in area with an additional 6-foot chain- link perimeter fence.

i. *Conditions, uses, or activities which could pose a significant risk to the safety or security of single-family residences within 500 feet of the lot upon which the use will occur.*

The proposed Project will not pose a significant risk to the safety or security of single-family and multi-family residences within 500 feet. While the project is developing attached, multifamily units, the townhomes will conform with the adjacent multi-family properties within Deer Creek.

SUMMARY:

Staff's review of Major Site Plan application 25-RM15-69, Rezoning application 25-R-206, and Plat Note Amendment 25-P-243 has found that the proposed project is consistent with the goals, objectives, and policies of the Future Land Use Element of the Deerfield Beach Comprehensive Plan, and the proposed use is permitted per the Land Development Code.

This report contains the requirements of the Deerfield Beach Development Review Committee members relative to this site development plan application. If there are any questions or issues regarding compliance with any of the requirements in this report, the respective department should be contacted directly.

Deerfield Beach
Florida

DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine the application is complete for processing by the City.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

☑ New Site Plan / Site Plan Modification (See Attachment A)	☑ Plat or Plat Note Amendment (See Attachment F)
☐ Community Appearance Board (See Attachment B)	☐ Conditional Use (See Attachment G)
☐ Variance (See Attachment C)	☐ Vacation & Abandonment (See Attachment H)
☐ Technical Deviation (See Attachment D)	☐ ROW Variance (See Attachment I)
☑ Rezoning (See Attachment E)	☐ Sign Variance (See Attachment J)

Project Name: Tides at Deerfield Beach

Property Owner: EDE PROPERTIES, INC.

Applicant (if different from Owner): K. Hovnanian Tides at Deerfield Beach, LLC

Agent (if different from Owner/Applicant): MISKEL BACKMAN LLP

Address of Property: W HILLSBORO BLVD DEERFIELD BEACH FL 33442 (folio 484203050010)

Legal Description of Property (lot, block, tract, subdivision):
BELLE TERRE OF DEER CREEK 108-26 B PARCEL A

Description of Project: Property is currently undeveloped; plan to redevelop the Property with approximately 43 to 45 multifamily residential units.

New Development (Y/N):	Yes	Modification to Existing Development (Y/N):	No
Zoning District:	B-1	Future Land Use Category:	Commerce
Existing Use:	Undeveloped	Proposed Use:	Residential Medium
Lot Area (acres):	4.47	Number of Dwelling Units (proposed):	43-45
Sq. Ft. of Structure (existing):	N/A	Sq. Ft. of Structure (proposed):	

Agent Signature:	Sara Thompson	Owner Signature:	
Name Printed:	Sara Thompson, Esq., Miskel Backman LLP	Name Printed:	Dr. Edward Eckert
Address:	14 SE 4th Street, Boca Raton, FL 33432	Address:	2345 W Hillsboro Blvd. #201, Deerfield Beach, FL 33442
Telephone:	561-405-3363	Telephone:	Please contact agent
Email:	sthompson@miskelbackman.com	Email:	Please contact agent

NOTARY PUBLIC STATE OF FLORIDA
DANIEL SINGH
Notary Public - State of Florida
Commission # HH 610767
My Comm. Expires Dec 13, 2028

Daniel Singh

INTERNAL USE ONLY:

SUBMITTAL DATE: _____

REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided	REQUEST SUBMITTED	APPLICATION NO:	FEES Required	FEES Provided
Site Plan - Residential		$2000 + $10/unit + $100 (Fire)		**Site Plan Modification - Major**		$2000 + $100 (Fire)	
Site Plan - Nonresidential		$2000 + $20 / 1000 GFA + $100 (Fire)		**Site Plan Modification - Minor**		$500 + $100 (Fire)	
Community Appearance Board (CAB)		$50		**Plat or Note Amendment**		$1000 + $50/acre (Nonres) $1000 + $40/acre + $10/unit (Res) $550 (Note)	
Variance (Site Plan)		$1000		**Conditional Use**		$1000 / $300	
Variance (ZASM)		$300					
Sign Variance		$550					
Technical Deviation		$500		**ROW Vacation / Abandonment**		$1,350	
Rezoning		$2000		**Easement Vacation / Abandonment**		$1,350	

Total Fees Paid: _____

Cost Recovery

Account No.	Project No.	Project Name	Service	Deposit Amount	Date Received	Check No.	Receipt No.

PREPARED BY AND RETURN TO:

(3)

Hugh William Perry, Esquire
Gunster, Yoakley, Criser & Stewart, P.A.
Phillips Point, Suite 500
777 South Flagler Drive
P.O. Box 4587
West Palm Beach, Florida 33402-4587

157.2472.1
09295.00537

91003716

QUIT-CLAIM DEED

$ 3,360.50 Fee Items 9400 In Broward County for Documentary Stamp Tax as required by law. Deputy

THIS QUIT-CLAIM DEED, executed this 24 day of December, 1990 by CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator ("Grantor"), to EDE PROPERTIES, INC., a Florida corporation ("Grantee), whose postoffice address is 2345 W. Hillsborough Boulevard, Suite 201, Deerfield Beach, Florida 33442, Attention: Edward D. Eckert.

(Wherever used herein terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Parcel "A" of BELLE TERRE OF DEER CREEK, according to the Plat thereof, as recorded in Plat Book 108, Page 26, of the Public Records of Broward County, Florida, LESS AND EXCEPT the road right-of-way for State Road 810 (Hillsboro Boulevard).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator

BY:
Its: Assistant Managing Agent, Credit

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF NEW JERSEY)
COUNTY OF SOMERSET)

The foregoing instrument was acknowledged before me the 24 day of December, 1990, by H. Ross Ford, the Assistant Managing Agent, Credit of CITY SAVINGS, F.S.B., in Conservatorship, Resolution Trust Corporation, as Conservator.

Lorraine G. Wilkowski
NOTARY PUBLIC
My commission expires:

(NOTARIAL SEAL) LORRAINE WILKOWSKI A Notary Public of New Jersey My Commission Expires April 17, 1995

91 JAN 3 PM 12 41

ORB 16508 Pg 0408

Statement of Interest in Property and Authorization to File Petitions

EDE PROPERTIES, INC. ("Owner"), certifies that it is the Owner of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Edward D. Eckert
Print Name

Signature

2345 W Hillsboro Blvd. 201
Address

Deerfield Beach, FL 33442
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 26th day of June, 2025, by Edward D. Eckert, as Director of Ede Properties, Inc., who is __ personally known to me or who has produced driver's license as identification and who did take an oath.

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

NOTARY PUBLIC:

Sign: Cynthia Mary DiPonti

Print: Cynthia Mary DiPonti

My Commission Expires: 11/2/2028

Statement of Interest in Property and Authorization to File Petitions

K. Hovnanian Tides at Deerfield Beach, LLC ("Applicant"), certifies that it is the contract purchaser of the subject property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) in the City of Deerfield Beach and authorizes MISKEL BACKMAN LLP, as agent, to submit and process any and all development applications to the City of Deerfield Beach, Broward County, and the State of Florida and in the approval and permitting of the proposed residential development and to appear at any meetings or public hearings necessary for the approval, permitting and development of said residential development located within the City of Deerfield Beach and Broward County.

Kevin Borkenhagen
Print Name

Signature

3601 Quantum Blvd.
Address

Boynton Beach, FL 33426
City/State/Zip

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 12 day of June, 2025, by Kevin Borkenhagen, as Division President of K. Hovnanian Tides at Deerfield Beach, LLC, who is ✓ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Liliana Jean

Print: Liliana Jean

My Commission Expires: 10/11/25

LILIANA JEAN
MY COMMISSION # HH 184721
EXPIRES: October 11, 2025
Bonded Thru Notary Public Underwriters

For Office Use Only
Date: _____
Application Nos.: _____

DISCLOSURE AFFIDAVIT

The City of Deerfield Beach requires all applicants, and persons and/or entities doing business with the City, to disclose any potential for or conflict of interest as stated below. Per Ordinance No. 2009/006 of the City of Deerfield Beach, the adopted Ethics Code contains the following:

Section 5. **Disclosure and Behavior Requirements of Applicants and Persons/Entity seeking a City contract or currently doing business with the City.**

Any applicant for a land use change or development permit requiring approval of the City Commission, or any person/entity seeking a City contract through a request for proposal, request for qualification, or sealed bid process (all referred to as applicant):

A. Shall not induce, attempt to offer, solicit or knowing assist any person in violating the Ethics Code.

B. All applicants shall include the following with their application, proposal, or bid:

(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

None.

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

None.

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

None.

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Dr. Edward Eckert, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature

6/26/25
Date

SWORN TO AND SUBSCRIBED Before me by means of ☑ physical presence or ☐ online notarization, this 26th day of June, 2025 by Dr. Edward Eckert (Affiant), who is personally known to me or has produced driver's license identification.

My commission expires: 11/2/28

Commission No.: HH 567986

CYNTHIA MARY DIPONTI
MY COMMISSION # HH 567986
EXPIRES: November 2, 2028

Cynthia Mary DiPonti
(Signature of Notary Public - State of Florida)

Cynthia Mary DiPonti
(Print, Type, or Stamp Commissioned Name of Notary Public)

For Office Use Only
Date: _____
Application Nos.: _____

Deerfield Beach
Florida

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(Attach additional sheets as needed for each item.)

1. A listing of all campaign contributions to sitting City Commissioners in the past four (4) years, as well as contributions of all officers, directors, shareholders of a corporation if the application is a corporation, or partners if the applicant is a partnership, or members, whether general or limited, if it is a limited liability company.

11/17/2022 - $1,000 - Michael Hudak Campaign Account

02/21/2023 - $1,000 - Ben Preston Campaign Account

07/22/2024 - $500 - Daniel Shanetzky; 01/10/2025 - $1,000 - Todd Drosky for Mayor Campaign

2. Disclose all those items that a regulated officer is required to disclose concerning any conflict, whether actionable or non-actionable.

N/A

3. Disclose any action that is a violation of the Ethics Code by a regulated office (in reference to the application) with the applicant and/or the applicant's agents, and what was done to rectify the violation (for example: if a gift was given, when demand was made for return of the gift.)

N/A

4. An applicant shall fully, completely, accurately, and not misleadingly report and file all disclosures required by this Ethics Code, and shall fully, completely, accurately, and not misleadingly make all disclosures referenced in this Ethics Code and not omit material information, and/or file misleading and/or deceitful information in the disclosure.

5. An applicant has a continuing duty to report any violation of this Ethics Code related to their application.

6. Failure to disclose in compliance with this Section shall be a violation of this Ethics Code and shall be grounds for the City Commission to void or rescind any approval or contract.

C. No applicant shall, directly or indirectly, induce, encourage, or aid anyone to violate any provision of this Code.

I, Sara Thompson, have received a copy of the ordinance and understand the ordinance requirements.

Applicant

Signature 7/8/25 Date

SWORN TO AND SUBSCRIBED Before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025 by Sara Thompson (Affiant), who is personally known to me or has produced _____ identification.

My commission expires: 6/28/2028

Commission No.: HH 535639

ANGELA LETIZIA
MY COMMISSION # HH 535639
EXPIRES: June 28, 2028

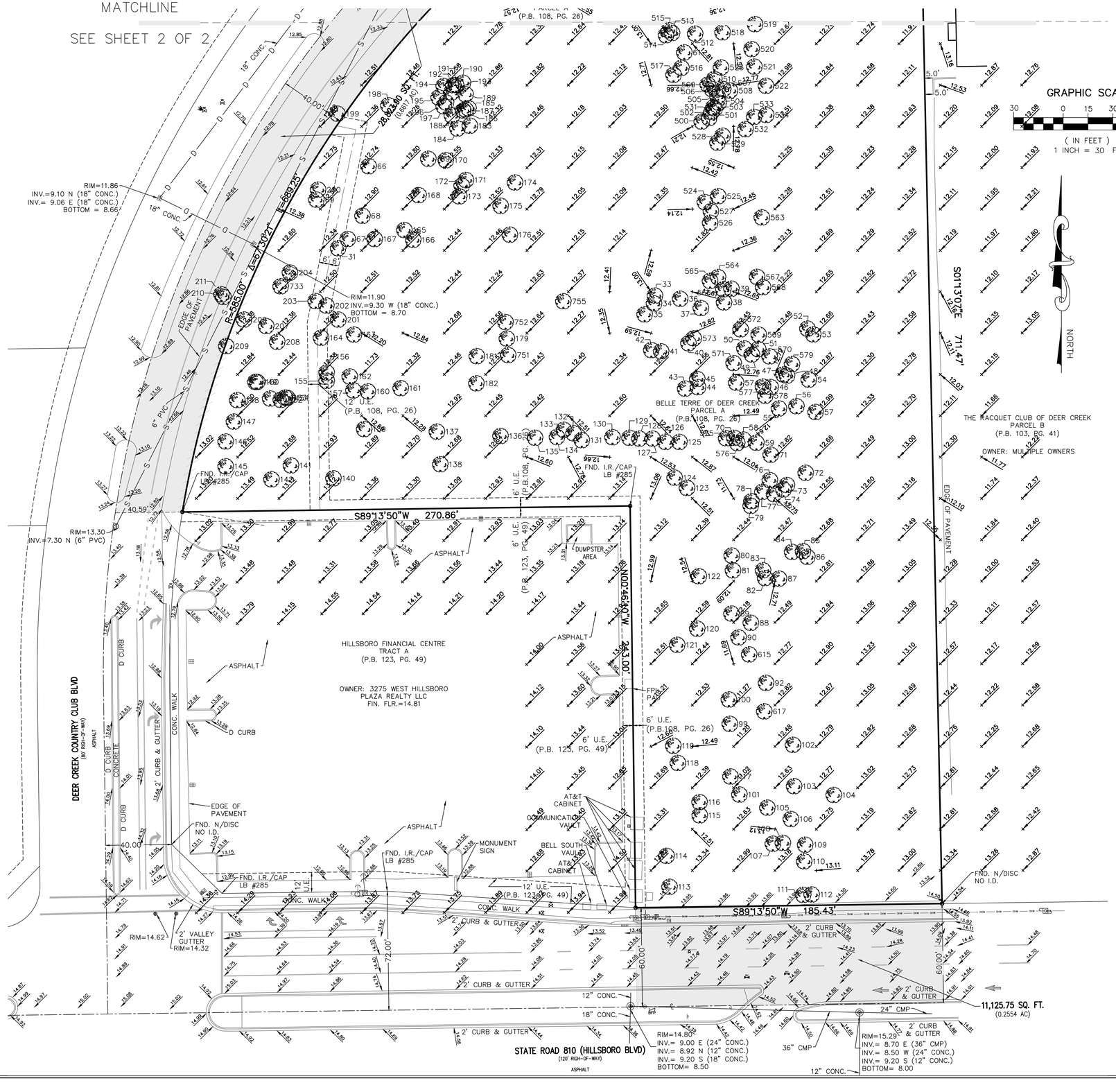
Angela Letizia
(Signature of Notary Public - State of Florida)

Angela Letizia
(Print, Type, or Stamp Commissioned Name of Notary Public)

ALTA/NSPS LAND TITLE SURVEY

MATCHLINE

SEE SHEET 2 OF 2



LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. – COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L. – FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M. – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON-VEHICULAR ACCESS LINE (PLAT)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– BELL SOUTH MANHOLE
– UNKOWN MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
OHW – OVERHEAD WIRES
– ANCHOR
– WATER METER
RPZ – REDUCED PRESSURE ZONE
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– COMMUNICATION HAND HOLE
– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OFFICE FILE NUMBER: FLX1996, DATED: JANUARY 21, 2025.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL A. BEARING S89°13'50"W.
5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "AH" (EL 14'); FLOOD INSURANCE RATE MAP NO. 12011C 0159 J; COMMUNITY NO. 125101; DATE: JULY 31, 2024.
9. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2464. ELEVATION = 12.44' (NAVD 1988).
10. ADDRESS: W HILLSBORO BOULEVARD, DEERFIELD BEACH, FLORIDA 33442.
11. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
12. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.

DESCRIPTION

PARCEL "A", BELLE TERRE OF DEER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108 AT PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA

CONTAINING
ONSITE: 194,766.40 SQ. FT./4.4712 ACRES, MORE OR LESS.
NW OFFSITE: 28,823.90 SQ. FT./0.6617 ACRES, MORE OR LESS
SE OFFSITE: 11,125.85 SQ. FT./0.2554 ACRES, MORE OR LESS
TOTAL 206,180.64 SQ. FT./4.7332 ARES, MORE OR LESS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 10, 2025. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

TO:
K. HOVNANIAN FLORIDA OPERATIONS, LLC;
EASTERN NATIONAL TITLE AGENCY FL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(A), 8, 13, 14, 15, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 8, 2025.

DATE OF PLAT OR MAP: 7/10/2025

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA – LB #3591

ADDED ADDITION TOPOGRAPHY	7/10/2025	ACE
ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

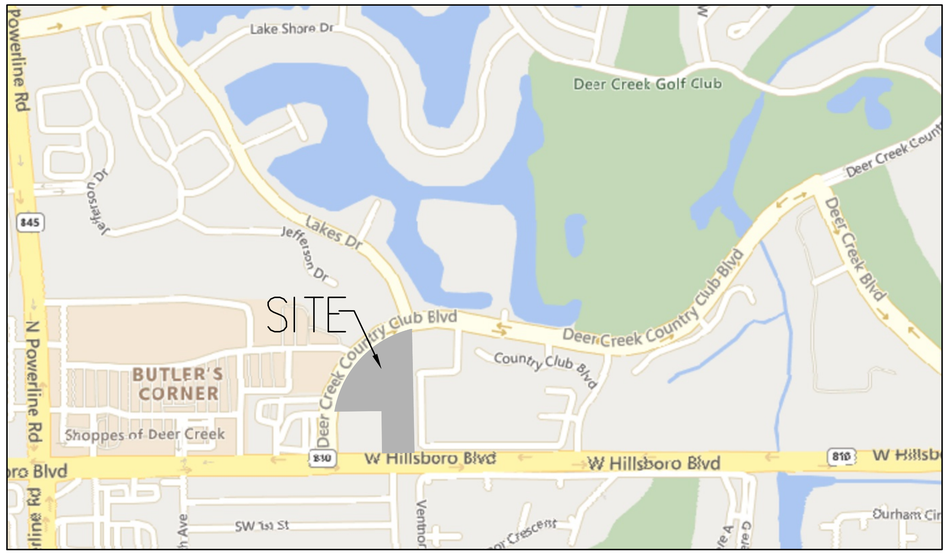
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

DATE	2/25/2025
DRAWN BY	RFJ
F.B./ PG.	ELEC.
SCALE	1"=30'

JOB # 11333
SHT.NO. 1
OF 5 SHEETS

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

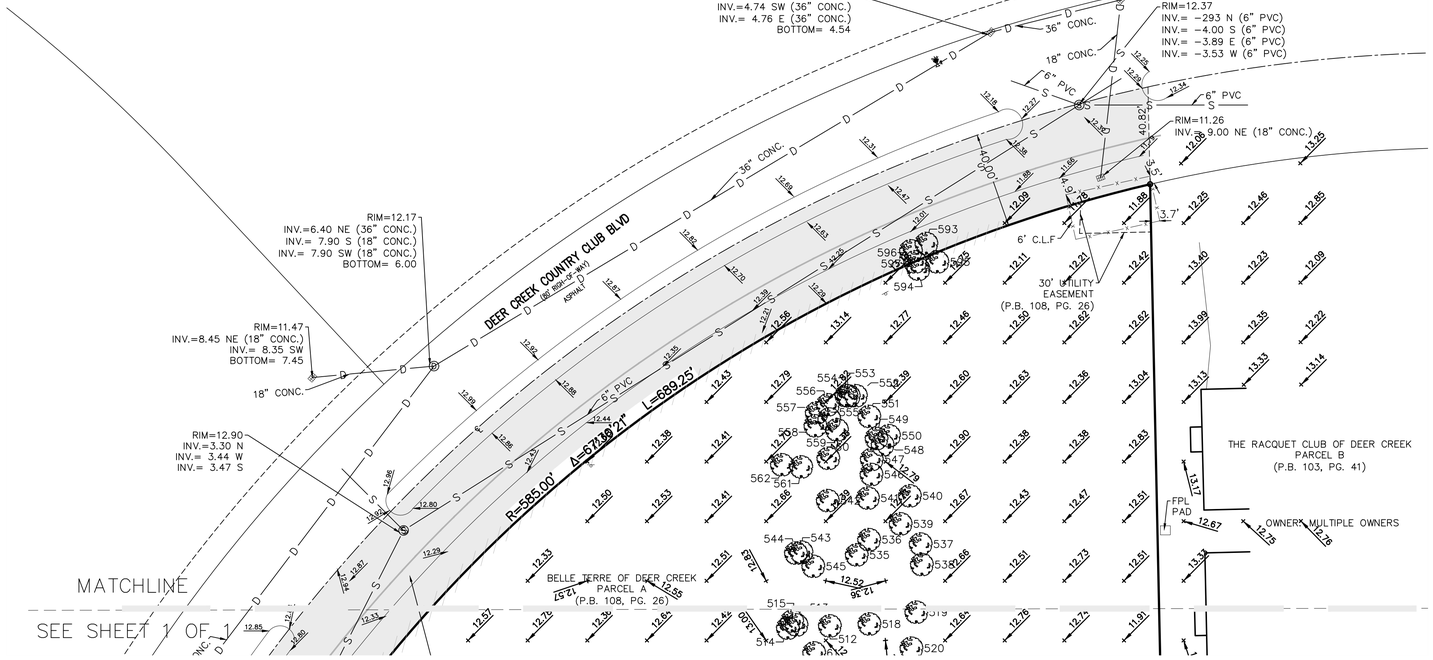
LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
◉ – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
– NON–VEHICULAR ACCESS LINE (PLAT)
– WOOD POWER POLE (UNLESS NOTED)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– GAS VALVE
– SANITARY VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– BELL SOUTH MANHOLE
– UNKOWN MANHOLE
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– OVERHEAD WIRES
– ANCHOR
– WATER METER
– REDUCED PRESSURE ZONE
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– YARD DRAIN
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
– TRAFFIC SIGNAL BOX
– CROSSING SIGNAL

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



SCHEDULE B–II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICE FILE NUMBER.: FLX1996
DATED: JANUARY 21, 2025

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE TERRE OF DEER CREEK, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604 (c).
AFFECTS AS SHOWN

10. RESOLUTION 82–98506 RECORDED IN BOOK 10136, PAGE 644.

11. ORDINANCE NO. 2002–61 RECORDED IN BOOK 3415, PAGE 1891.
DOCUMENT MAP IS ILLEGIBLE

ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME: 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – SURVEYING
LANDSCAPE ARCHITECTURE – SUITE 100
7900 GLADES ROAD – 33434
BOCA RATON, FLORIDA
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 2
OF 5 SHEETS

TREE TABLE

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
1	Umbrella tree	*Schefflera actinophylla*	5"	20'		18'	Nuisance Tree per Code
2	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
3	Live oak	*Quercus virginiana*	3"	30'		8'	84%
4	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
5	Brazilian pepper	*Schinus terebinthifolia*	5"	25'		15'	Nuisance Tree per Code
6	Brazilian pepper	*Schinus terebinthifolia*	9"	25'		15'	Nuisance Tree per Code
7	Brazilian pepper	*Schinus terebinthifolia*	4"	25'		15'	Nuisance Tree per Code
8	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		20'	Nuisance Tree per Code
9	Brazilian pepper	*Schinus terebinthifolia*	30"	30'		35'	Nuisance Tree per Code
10	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		30'	Nuisance Tree per Code
11	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
12	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		8'	Nuisance Tree per Code
13	Brazilian pepper	*Schinus terebinthifolia*	6"	30'		20'	Nuisance Tree per Code
14	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		18'	Nuisance Tree per Code
15	Ear leaf acacia	*Acacia auriculformis*	3"	15'		8'	Nuisance Tree per Code
16	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		12'	Nuisance Tree per Code
17	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		16'	Nuisance Tree per Code
18	Brazilian pepper	*Schinus terebinthifolia*	4"	18'		12'	Nuisance Tree per Code
20	Ear leaf acacia	*Acacia auriculformis*	14"	45'		35'	Nuisance Tree per Code
21	Live oak	*Quercus virginiana*	6"	25'		18'	85%
22	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
23	Live oak	*Quercus virginiana*	11"	30'		25'	78%
24	Ear leaf acacia	*Acacia auriculformis*	5"	25'		15'	Nuisance Tree per Code
25	Live oak	*Quercus virginiana*	4"	20'		12'	78%
27	Brazilian pepper	*Schinus terebinthifolia*	13"	15'		13'	Nuisance Tree per Code
28	Brazilian pepper	*Schinus terebinthifolia*	5"	18'		15'	Nuisance Tree per Code
19	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		16'	Nuisance Tree per Code
29	Live oak	*Quercus virginiana*	3"	18'		7'	78%
30	Brazilian pepper	*Schinus terebinthifolia*	9"	18'		15'	Nuisance Tree per Code
31	Ear leaf acacia	*Acacia auriculformis*	22"	60'		45'	Nuisance Tree per Code
32	Live oak	*Quercus virginiana*	6"	25'		10'	81%
33	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
34	Brazilian pepper	*Schinus terebinthifolia*	4"	20'		14'	Nuisance Tree per Code
35	Brazilian pepper	*Schinus terebinthifolia*	9"	23'		20'	Nuisance Tree per Code
36	Live oak	*Quercus virginiana*	7"	30'		18'	78%
37	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
38	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
39	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
40	Brazilian pepper	*Schinus terebinthifolia*	16"	30'		25'	Nuisance Tree per Code
41	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
42	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		14'	Nuisance Tree per Code
43	Live oak	*Quercus virginiana*	13"	30'		20'	78%
44	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
45	Brazilian pepper	*Schinus terebinthifolia*	14"	25'		20'	Nuisance Tree per Code
46	Brazilian pepper	*Schinus terebinthifolia*	21"	20'		20'	Nuisance Tree per Code
47	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		20'	Nuisance Tree per Code
48	Live oak	*Quercus virginiana*	12"	30'		20'	78%
49	Live oak	*Quercus virginiana*	7"	25'		15'	72%
50	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		15'	Nuisance Tree per Code
51	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		20'	Nuisance Tree per Code
52	Brazilian pepper	*Schinus terebinthifolia*	12"	18'		20'	Nuisance Tree per Code
53	Brazilian pepper	*Schinus terebinthifolia*	9"	15'		15'	Nuisance Tree per Code
54	Brazilian pepper	*Schinus terebinthifolia*	15"	15'		20'	Nuisance Tree per Code
55	Live oak	*Quercus virginiana*	5"	25'		20'	85%
56	Ear leaf acacia	*Acacia auriculformis*	14"	25'		20'	Nuisance Tree per Code
57	Brazilian pepper	*Schinus terebinthifolia*	11"	15'		12'	Nuisance Tree per Code
58	Brazilian pepper	*Schinus terebinthifolia*	12"	30'		18'	Nuisance Tree per Code
59	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		25'	Nuisance Tree per Code
60	Live oak	*Quercus virginiana*	11"	40'		15'	84%
61	Live oak	*Quercus virginiana*	9"	30'		18'	84%
63	Live oak	*Quercus virginiana*	15"	45'		30'	78%
64	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		13'	Nuisance Tree per Code
65	Cabbage palm	*Sabal palmetto*	14"	20'	13'	15'	90%
66	Brazilian pepper	*Schinus terebinthifolia*	36"	25'		35'	Nuisance Tree per Code
67	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		20'	Nuisance Tree per Code
68	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		25'	Nuisance Tree per Code
69	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
70	Brazilian pepper	*Schinus terebinthifolia*	11"	20'		25'	Nuisance Tree per Code
71	Brazilian pepper	*Schinus terebinthifolia*	7"	17'		13'	Nuisance Tree per Code
72	Brazilian pepper	*Schinus terebinthifolia*	18"	18'		20'	Nuisance Tree per Code
73	Brazilian pepper	*Schinus terebinthifolia*	48"	18'		25'	Nuisance Tree per Code
74	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
75	Live oak	*Quercus virginiana*	12"	30'		20'	78%
76	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		18'	Nuisance Tree per Code
77	Brazilian pepper	*Schinus terebinthifolia*	50"	25'		25'	Nuisance Tree per Code
78	Live oak	*Quercus virginiana*	12"	35'		25'	81%
79	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		15'	Nuisance Tree per Code
80	Brazilian pepper	*Schinus terebinthifolia*	15"	25'		20'	Nuisance Tree per Code
81	Brazilian pepper	*Schinus terebinthifolia*	35"	20'		25'	Nuisance Tree per Code
82	Live oak	*Quercus virginiana*	15"	35'		30'	81%
83	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		15'	Nuisance Tree per Code
84	Brazilian pepper	*Schinus terebinthifolia*	6"	13'		12'	Nuisance Tree per Code
85	Surinam cherry	*Eugenia uniflora*	4"	15'		15'	68%
86	Weeping fig	*Ficus benjamina*	6"	18'		15'	78%
87	Brazilian pepper	*Schinus terebinthifolia*	25"	20'		25'	Nuisance Tree per Code
88	Brazilian pepper	*Schinus terebinthifolia*	34"	25'		25'	Nuisance Tree per Code
89	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		35'	Nuisance Tree per Code
90	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
91	Cabbage palm	*Sabal palmetto*	11"	10'	3'	12'	90%
92	Live oak	*Quercus virginiana*	26"	50'		45'	81%
93	Brazilian pepper	*Schinus terebinthifolia*	15"	14'		20'	Nuisance Tree per Code
94	Carrotwood	*Cupaniopsis anacardiodes*	7"	18'		20'	Nuisance Tree per Code
95	Brazilian pepper	*Schinus terebinthifolia*	12"	14'		15'	Nuisance Tree per Code
96	Brazilian pepper	*Schinus terebinthifolia*	18"	10'		20'	Nuisance Tree per Code
97	Brazilian pepper	*Schinus terebinthifolia*	118"	15'		20'	Nuisance Tree per Code
98	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
99	Brazilian pepper	*Schinus terebinthifolia*	30"	20'		25'	Nuisance Tree per Code
100	Brazilian pepper	*Schinus terebinthifolia*	27"	25'		25'	Nuisance Tree per Code
101	Brazilian pepper	*Schinus terebinthifolia*	42"	30'		35'	Nuisance Tree per Code
102	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		30'	Nuisance Tree per Code
103	Brazilian pepper	*Schinus terebinthifolia*	64"	25'		40'	Nuisance Tree per Code
104	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		20'	Nuisance Tree per Code
105	Brazilian pepper	*Schinus terebinthifolia*	58"	30'		35'	Nuisance Tree per Code
106	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		20'	Nuisance Tree per Code
107	Brazilian pepper	*Schinus terebinthifolia*	19"	25'		20'	Nuisance Tree per Code
108	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		20'	Nuisance Tree per Code
109	Brazilian pepper	*Schinus terebinthifolia*	22"	20'		20'	Nuisance Tree per Code
110	Brazilian pepper	*Schinus terebinthifolia*	35"	25'		20'	Nuisance Tree per Code
111	Ear leaf acacia	*Acacia auriculformis*	13"	30'		25'	Nuisance Tree per Code
112	Ear leaf acacia	*Acacia auriculformis*	10"	30'		25'	Nuisance Tree per Code
113	Brazilian pepper	*Schinus terebinthifolia*	8"	16'		12'	Nuisance Tree per Code
114	Brazilian pepper	*Schinus terebinthifolia*	14"	20'		25'	Nuisance Tree per Code
115	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		25'	Nuisance Tree per Code
116	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
117	Brazilian pepper	*Schinus terebinthifolia*	8"	20'		20'	Nuisance Tree per Code
118	Brazilian pepper	*Schinus terebinthifolia*	18"	20'		20'	Nuisance Tree per Code
119	Brazilian pepper	*Schinus terebinthifolia*	20"	20'		20'	Nuisance Tree per Code
120	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		35'	Nuisance Tree per Code
121	Brazilian pepper	*Schinus terebinthifolia*	7"	18'		25'	Nuisance Tree per Code
122	Brazilian pepper	*Schinus terebinthifolia*	32"	30'		35'	Nuisance Tree per Code
123	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		24'	Nuisance Tree per Code
124	Live oak	*Quercus virginiana*	11"	40'		25'	81%
125	Crape Myrtle	*Lagerstroemia indica*	8"	20'		12'	72%
126	Crape Myrtle	*Lagerstroemia indica*	12"	25'		15'	78%
127	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
128	Crape Myrtle	*Lagerstroemia indica*	12"	25'		20'	68%
129	Crape Myrtle	*Lagerstroemia indica*	10"	25'		18'	68%
130	Crape Myrtle	*Lagerstroemia indica*	9"	25'		18'	72%
131	Live oak	*Quercus virginiana*	24"	60'		55'	78%
132	Live oak	*Quercus virginiana*	10"	50'		25'	85%

DATE	BY
7/04/2025	RJF
6/20/2025	DJH
5/30/2025	RJF
3/10/2025	DJH

REVISIONS
ADDED SEWER & WATER INFORMATION
ADDED TREES
ADDED OFFSITE AREAS
ADDED TREES AND CHART

FILE NAME 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - SURVEYING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 3
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
133	Live oak	*Quercus virginiana*	20"	50'		30'	84%
134	Live oak	*Quercus virginiana*	29"	60'		50'	81%
135	Brazilian pepper	*Schinus terebinthifolia*	45"	30'		25'	Nuisance Tree per Code
136	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		22'	Nuisance Tree per Code
137	Brazilian pepper	*Schinus terebinthifolia*	42"	25'		35'	Nuisance Tree per Code
138	Brazilian pepper	*Schinus terebinthifolia*	24"	20'		30'	Nuisance Tree per Code
139	Brazilian pepper	*Schinus terebinthifolia*	52"	25'		40'	Nuisance Tree per Code
140	Brazilian pepper	*Schinus terebinthifolia*	24"	17'			Nuisance Tree per Code
141	Brazilian pepper	*Schinus terebinthifolia*	55"	20'		25'	Nuisance Tree per Code
142	Brazilian pepper	*Schinus terebinthifolia*	10"	20'		13'	Nuisance Tree per Code
143	Brazilian pepper	*Schinus terebinthifolia*	17"	17'		20'	Nuisance Tree per Code
144	Ear leaf acacia	*Acacia auriculformis*	31"	45'		35'	Nuisance Tree per Code
145	Black olive	*Bucida buceras*	8"	30'		20'	81%
146	Black olive	*Bucida buceras*	25"	30'		30'	81%
147	Carrotwood	*Cupaniopsis anacardiodes*	12"	20'		18'	Nuisance Tree per Code
148	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		15'	Nuisance Tree per Code
149	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		20'	Nuisance Tree per Code
150	Brazilian pepper	*Schinus terebinthifolia*	3"	18'		8'	Nuisance Tree per Code
151	Alexander palm	*Ptychosperma elegans*	4"	32'	24'	10'	81%
152	Black olive	*Bucida buceras*	5"	25'		18'	81%
153	Black olive	*Bucida buceras*	8"	30'		20'	78%
154	Black olive	*Bucida buceras*	10"	30'		25'	78%
155	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		15'	Nuisance Tree per Code
156	Brazilian pepper	*Schinus terebinthifolia*	7"	20'		25'	Nuisance Tree per Code
157	Brazilian pepper	*Schinus terebinthifolia*	25"	18'		25'	Nuisance Tree per Code
158	Brazilian pepper	*Schinus terebinthifolia*	27"	20'		25'	Nuisance Tree per Code
159	Brazilian pepper	*Schinus terebinthifolia*	42"	20'		35'	Nuisance Tree per Code
160	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		20'	Nuisance Tree per Code
161	Brazilian pepper	*Schinus terebinthifolia*	15"	18'		25'	Nuisance Tree per Code
162	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		30'	Nuisance Tree per Code
163	Brazilian pepper	*Schinus terebinthifolia*	15"	20'		20'	Nuisance Tree per Code
164	Brazilian pepper	*Schinus terebinthifolia*	11"	25'		30'	Nuisance Tree per Code
165	Brazilian pepper	*Schinus terebinthifolia*	22"	25'		35'	Nuisance Tree per Code
166	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		25'	Nuisance Tree per Code
167	Brazilian pepper	*Schinus terebinthifolia*	29"	25'		25'	Nuisance Tree per Code
168	Brazilian pepper	*Schinus terebinthifolia*	10"	18'		15'	Nuisance Tree per Code
169	Brazilian pepper	*Schinus terebinthifolia*	14"	13'		18'	Nuisance Tree per Code
170	Brazilian pepper	*Schinus terebinthifolia*	8"	18'		15'	Nuisance Tree per Code
171	Brazilian pepper	*Schinus terebinthifolia*	9"	13'		12'	Nuisance Tree per Code
172	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		18'	Nuisance Tree per Code
173	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		25'	Nuisance Tree per Code
174	Brazilian pepper	*Schinus terebinthifolia*	5"	15'		16'	Nuisance Tree per Code
175	Brazilian pepper	*Schinus terebinthifolia*	11"	18'		20'	Nuisance Tree per Code
176	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		18'	Nuisance Tree per Code
177	Brazilian pepper	*Schinus terebinthifolia*	8"	15'		20'	Nuisance Tree per Code
178	Brazilian pepper	*Schinus terebinthifolia*	34"	18'		25'	Nuisance Tree per Code
179	Brazilian pepper	*Schinus terebinthifolia*	7"	15'		16'	Nuisance Tree per Code
180	Brazilian pepper	*Schinus terebinthifolia*	34"	20'		25'	Nuisance Tree per Code
181	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
182	Brazilian pepper	*Schinus terebinthifolia*	6"	15'		15'	Nuisance Tree per Code
183	Live oak	*Quercus virginiana*	17"	55'		45'	81%
184	Live oak	*Quercus virginiana*	14"	50'		18'	81%
185	Brazilian pepper	*Schinus terebinthifolia*	32"	25'		30'	Nuisance Tree per Code
186	Live oak	*Quercus virginiana*	15"	55'		35'	81%
187	Live oak	*Quercus virginiana*	7"	30'		20'	72%
188	Live oak	*Quercus virginiana*	30"	55'		40'	81%
189	Live oak	*Quercus virginiana*	17"	55'		30'	81%
190	Live oak	*Quercus virginiana*	18"	50'		35'	81%
191	Live oak	*Quercus virginiana*	4"	25'		15'	68%
192	Brazilian pepper	*Schinus terebinthifolia*	6"	20'		15'	Nuisance Tree per Code
193	Live oak	*Quercus virginiana*	14"	40'		35'	81%
194	Live oak	*Quercus virginiana*	4"	20'		13'	78%
195	Brazilian pepper	*Schinus terebinthifolia*	3"	15'		13'	Nuisance Tree per Code
196	Java plum	*Syzygium cumin*	3"	30'		20'	84%
197	Live oak	*Quercus virginiana*	4"	15'		5'	40%
198	Brazilian pepper	*Schinus terebinthifolia*	18"	25'		30'	Nuisance Tree per Code
199	Brazilian pepper	*Schinus terebinthifolia*	10"	15'		12'	Nuisance Tree per Code
200	Brazilian pepper	*Schinus terebinthifolia*	24"	25'		35'	Nuisance Tree per Code
201	Brazilian pepper	*Schinus terebinthifolia*	8"	25'		25'	Nuisance Tree per Code
202	Brazilian pepper	*Schinus terebinthifolia*	7"	25'		25'	Nuisance Tree per Code
203	Brazilian pepper	*Schinus terebinthifolia*	5"	20'		16'	Nuisance Tree per Code
204	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
205	Brazilian pepper	*Schinus terebinthifolia*	20"	15'		25'	Nuisance Tree per Code
206	Ear leaf acacia	*Acacia auriculformis*	3"	20'		14'	Nuisance Tree per Code
207	Brazilian pepper	*Schinus terebinthifolia*	3"	17'		13'	Nuisance Tree per Code
208	Brazilian pepper	*Schinus terebinthifolia*	12"	25'		20'	Nuisance Tree per Code
209	Brazilian pepper	*Schinus terebinthifolia*	12"	15'		20'	Nuisance Tree per Code
210	Black olive	*Bucida buceras*	8"	25'		18'	81%
211	Black olive	*Bucida buceras*	4"	20'		15'	78%
500	Laurel oak	*Quercus laurifolia*	27"	55'		50'	81%
501	Live oak	*Quercus virginiana*	17"	45'		30'	85%

ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - SURVEYING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 4
OF 5 SHEETS

TREE TABLE (CONTINUED)

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
502	Live oak	*Quercus virginiana*	10"	40'		18'	78%
503	Laurel oak	*Quercus laurifolia*	9"	35'		25'	78%
504	Laurel oak	*Quercus laurifolia*	11"	35'		40'	72%
505	Live oak	*Quercus virginiana*	13"	50'		30'	81%
506	Sabal palm	*Sabal palmetto*	8"	22'	15'		90%
507	Live oak	*Quercus virginiana*	5"	35'		8'	84%
508	Live oak	*Quercus virginiana*	12"	35'		12'	84%
509	Live oak	*Quercus virginiana*	8"	35'		12'	84%
510	Live oak	*Quercus virginiana*	21"	40'		45'	84%
512	Live oak	*Quercus virginiana*	12"	45'		25'	84%
513	Live oak	*Quercus virginiana*	11"	45'		20'	84%
514	Live oak	*Quercus virginiana*	8"	35'		12'	84%
515	Live oak	*Quercus virginiana*	7"	25'		20'	84%
516	Live oak	*Quercus virginiana*	3"	15'		10'	84%
517	Live oak	*Quercus virginiana*	3"	18'		12'	78%
518	Laurel oak	*Quercus laurifolia*	17"	35'		32'	84%
519	Live oak	*Quercus virginiana*	10"	30'		30'	84%
520	Live oak	*Quercus virginiana*	7"	35'		20'	84%
521	Live oak	*Quercus virginiana*	9"	30'		15'	84%
522	Live oak	*Quercus virginiana*	3"	18'		8'	85%
523	Umbrella tree	*Schefflera actinophylla*	10"	30'		12'	Nuisance Tree per Code
524	Live oak	*Quercus virginiana*	8"	35'		18'	72%
525	Laurel oak	*Quercus laurifolia*	47"	55'		40'	72%
526	Live oak	*Quercus virginiana*	5"	20'		16'	68%
527	Laurel oak	*Quercus laurifolia*	3"	18'		8'	72%
528	Laurel oak	*Quercus laurifolia*	12"	40'		20'	81%
529	Live oak	*Quercus virginiana*	18"	45'		30'	81%
531	Laurel oak	*Quercus laurifolia*	3"	30'		14'	68%
532	Live oak	*Quercus virginiana*	5"	25'		15'	78%
533	Live oak	*Quercus virginiana*	5"	25'		10'	50%
535	Brazilian pepper	*Schinus terebinthifolia*	37"	45'		50'	Nuisance Tree per Code
536	Live oak	*Quercus virginiana*	11"	45'		20'	90%
537	Live oak	*Quercus virginiana*	17"	35'		30'	85%
538	Live oak	*Quercus virginiana*	4"	20'		10'	85%
539	Live oak	*Quercus virginiana*	3"	20'		20'	85%
540	Live oak	*Quercus virginiana*	22"	50'		35'	84%
541	Live oak	*Quercus virginiana*	10"	45'		15'	84%
542	Live oak	*Quercus virginiana*	26"	50'		45'	84%

Tree Number	Common Name	*Genus Species*	DBH (Inches)	Overall Height (Feet)	Palm Height (CT/GW) (Feet)	Canopy Spread (Feet)	Condition Rating Percentage
543	Live oak	*Quercus virginiana*	8"	40'		15'	84%
544	Live oak	*Quercus virginiana*	7"	35'		15'	84%
545	Live oak	*Quercus virginiana*	7"	40'		20'	81%
546	Live oak	*Quercus virginiana*	13"	45'		30'	84%
547	Live oak	*Quercus virginiana*	18"	50'		45'	84%
548	Live oak	*Quercus virginiana*	8"	30'		30'	84%
549	Live oak	*Quercus virginiana*	13"	45'		30'	84%
550	Live oak	*Quercus virginiana*	6"	25'		25'	84%
551	Live oak	*Quercus virginiana*	25"	45'		35'	84%
552	Live oak	*Quercus virginiana*	25"	45'		30'	78%
553	Live oak	*Quercus virginiana*	9"	35'		20'	85%
554	Live oak	*Quercus virginiana*	4"	15'		5'	78%
555	Live oak	*Quercus virginiana*	14"	45'		30'	84%
556	Live oak	*Quercus virginiana*	12"	25'		15'	85%
557	Live oak	*Quercus virginiana*	6"	35'		8'	78%
558	Live oak	*Quercus virginiana*	15"	40'		25'	84%
559	Laurel oak	*Quercus laurifolia*	11"	40'		20'	84%
561	Live oak	*Quercus virginiana*	15"	50'		40'	84%
562	Live oak	*Quercus virginiana*	4"	15'		10'	85%
563	Ear leaf acacia	*Acacia auriculformis*	15"	35'		25'	Nuisance Tree per Code
564	Live oak	*Quercus virginiana*	11"	40'		25'	85%
565	Brazilian pepper	*Schinus terebinthifolia*	25"	25'		20'	Nuisance Tree per Code
566	Live oak	*Quercus virginiana*	12"	40'		25'	78%
567	Live oak	*Quercus virginiana*	13"	40'		30'	78%
568	Ear leaf acacia	*Acacia auriculformis*	17"	40'		25'	Nuisance Tree per Code
569	Live oak	*Quercus virginiana*	11"	40'		25'	78%
570	Live oak	*Quercus virginiana*	8"	30'		18'	72%
571	Laurel oak	*Quercus laurifolia*	16"	45'		35'	78%
572	Live oak	*Quercus virginiana*	19"	40'		30'	78%
573	Live oak	*Quercus virginiana*	17"	40'		30'	78%
574	Brazilian pepper	*Schinus terebinthifolia*	38"	30'		30'	Nuisance Tree per Code
575	Queen palm	*Syagrus romanzoffiana*	5"	16'	8'		90%
576	Live oak	*Quercus virginiana*	16"	45'		40'	78%
577	Live oak	*Quercus virginiana*	7"	30'		15'	72%
578	Live oak	*Quercus virginiana*	22"	50'		45'	81%
593	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
594	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
595	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%
596	Cabbage palm	*Sabal palmetto*	14"	22'	15'	15'	90%

ADDED TREES AND CHART	7/04/2025	RJF
ADDED OFFSITE AREAS	6/20/2025	DJH
ADDED SEWER & WATER INFORMATION	5/30/2025	RJF
ADDED TREES	3/10/2025	DJH
REVISIONS	DATE	BY

FILE NAME 11333 ALTA-TOPOGRAPHIC SURVEY NAVD 1988.dwg

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TIDES AT DEERFIELD BEACH
ALTA/NSPS LAND TITLE SURVEY
& TOPOGRAPHIC SURVEY

DATE 2/25/2025
DRAWN BY RFJ
F.B./ PG. ELEC.
SCALE 1"=30'

JOB # 11333
SHT.NO. 5
OF 5 SHEETS

For Office Use Only
Application No.: _____
Submittal Date: _____

Deerfield Beach
Florida

ATTACHMENT E
APPLICATION FOR REZONING

Pursuant to Code Section 98-12.

COMPLETE ALL SECTIONS OF APPLICATION LEGIBLY.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

An application must be deemed complete and in compliance with the Land Development Code by Staff prior to the items being scheduled for public hearing.

REQUIRED SUBMITTALS

All of the following must be submitted to be deemed a complete application (*documentation may be provided with the development plan application requirements in Attachment A)*:

☐ **Complete Application** *(Including Development Plan Application Form)*

☐ **Application Processing Fee** (*See fee schedule*)

☐ **Proof of Ownership** from the property owner. If the owner cannot be verified through the Broward County Tax Roll, a copy of either the recorded warranty deed, valid purchase contract, or a signed and notarized letter from the owner of record must be submitted with this application.

☐ **Disclosure Affidavit** for all owners, representatives, and applicants for the project that will be speaking on behalf of the application.

☐ **Agent Authorization Letter** if applicable, authorizing the applicant/agent to act on all property owners' behalf.

☐ **(2) 24"x 36" and (1) 11"x 17" Copies of Current & Up-to-Date Boundary Survey** meeting the requirements of Code Section 98-13(8)(b).

☐ **One (1) Digital CD** of required submittals listed above must be provided.

If deemed necessary to complete a full review of the application, the Planning and Development Services Department reserves the right to request additional information.

Public Notice and Advertising Requirements

Pursuant to Code Section 98-35(1), prior to any public hearing of the city commission for a development permit as described in section 98-12 of this Code, the applicant shall provide proper notification to the public in compliance with this section and all applicable county, state and federal law.

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Office 954-480-4206 • **Questions?** Web.planning@deerfield-beach.com

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT A SPECIFIC STATEMENT IN RESPONSE TO EACH OF THE REQUIREMENTS ON THE FOLLOWING PAGES

A. PROPOSED REZONING

Current Zoning District(s): B-1 Proposed Zoning District(s): RM-15

Site Area (Gross Acres): 4.73

Is this request in connection to a Development Plan Application? ■ Yes ☐ No

Reason for the requested rezoning: The current zoning districtis intended to establish selected commercial activities in a manner consistent with any surrounding uses and districts on parcels designated for commercial development in the City's Comprehensive Plan. The City's RM-15, Multifamily Residence, zoning district appears to be most appropriate for the proposed Project and would be consistent with the density proposed for the Project and the zoning applied to adjacent parcels.

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B. DEMONSTRATION OF COMPLIANCE WITH REZONING CRITERIA

(Attach additional page(s) if more space is needed).

The burden of proving that all of the requirements are met shall be on the applicant who shall be required to affirmatively demonstrate on the record, satisfaction of the necessary requirements set forth below.

1. That the petition for a change of zoning will not result in spot zoning or contract zoning:

The proposed rezoning will not result in spot zoning. Spot zoning is typically defined as a zoning that occurs on a relatively small parcel and is out of character with the zoning of the surrounding area. In this case, the Property is surrounded by a mix of uses, including single-family homes and apartments to the south and additional apartments to the north and east. In fact, the properties to the north and east are zoned RM-15, which is consistent with the proposed zoning. Additionally, just west of the Property are several major commercial destinations, a Super Target, Sprouts Market, and the Deerfield Mall, all within walking distance. The area also includes numerous restaurants (both sit-down and fast casual), medical offices, and religious institutions. This mix of nearby residential and non-residential uses makes the Property well-suited for residential development and supports its role in creating a vibrant, walkable live-work-play environment.

2. That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan:

Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.

Policy FLU 1.4.1: The City's subdivision regulation shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City's adopted Capital Improvement element.

Objective FLU 2.3: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new urban development into areas where necessary regional and community facilities and services exist.

Goal FLU 3.0: Redevelop blighted and deteriorated sections of the City to provide adequate and affordable housing for a variety of income and ethnic groups,promote local businesses to support those residents, increase employment, decrease crime and expand the tax base.

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3. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary:

Conditions have substantially changed since the Property was classified B-1 on the City's Zoning Map. Since the time the current commercial zoning was established, the area surrounding the Property has experienced substantial change. The Property is located along a major thoroughfare, which has evolved to support a dynamic mix of uses, including residential neighborhoods, shopping centers like Super Target, Sprouts Market, and the Deerfield Mall, as well as numerous restaurants, medical offices, and religious institutions. The continued development of both residential and commercial uses in close proximity reflects a shift toward a more integrated, mixed-use environment. The proposed rezoning would align the Property with this evolution and support the area's role as a walkable, livable corridor that balances housing, services, and employment opportunities.

4. That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities:

The proposed change will not adversely affect residential living conditions in the adjacent or nearby communities. The multifamily developments directly abutting the Property are already zoned RM-15, consistent with the proposed zoning. The single-family homes to the south are buffered by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center, providing both physical and visual separation from the Project. Additionally, the proposed development consists of only 43 townhomes, which is 24 units below the maximum density permitted under the RM-15 zoning district. This lower density helps ensure compatibility with surrounding residential uses and minimizes potential impacts on nearby neighborhoods.

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5. That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning*:*

The proposed change is compatible with the existing developments and zoning within 500 feet of the Property. To the north and east, the adjacent properties are developed with multifamily residential uses and are zoned RM-15, consistent with the proposed zoning. To the south, single-family homes are separated from the Property by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center that provides an additional buffer. To the west, the area includes a mix of regional commercial uses such as a Super Target, Sprouts Market, and the Deerfield Mall. The proposed 43-unit townhome development is residential in nature and designed at a lower density than what is permitted under the RM-15 district. The proposed zoning and development are in harmony with the existing land use pattern and will complement the character of the surrounding neighborhood.

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Tides at Deerfield
Rezoning Narrative
July 11, 2025

K. Hovnanian Tides at Deerfield Beach LLC ("Applicant") is the contract purchaser of the +/- 4.47 acre property generally located on the southeast side of Deer Creek Country Club Boulevard and the north side of W Hillsboro Boulevard (Folio # 4842 03 05 0010) ("Property"), in the City of Deerfield Beach ("City"). The Property has a zoning designation of B-1, Community Business, and a land use designation of Commercial. The Property is currently vacant, and the Applicant proposes to develop it with a 43-unit townhome community ("Project"). To develop the Project as proposed, the Applicant is requesting to rezone the Property from B-1 to RM-15 (Multifamily Residence). In conjunction with the rezoning, the Applicant is also seeking site plan approval, a plat note amendment, and an allocation of residential flex units.

The proposed Project thoughtfully utilizes a currently vacant site to provide a well-designed, 43-unit townhome community that fits seamlessly into the existing neighborhood. This Project supports the creation of a balanced, walkable environment by adding residential options close to commercial amenities and services. Its scale and design respect the surrounding uses, helping to enhance the overall character of the area while meeting the City's growing housing needs. The development incorporates thoughtful site planning and architectural features that complement the neighborhood's existing style, ensuring a cohesive and attractive residential addition to the area.

As stated above, in order to develop the proposed Project, the Applicant is requesting to rezone the Property from Community Business (B-1) to Multi-Family Residence (RM-15). The Applicant is in compliance with all five (5) criteria standards, as provided below:

1. **That the petition for a change of zoning will not result in spot zoning or contract zoning:**
   The proposed rezoning will not result in spot zoning. Spot zoning is typically defined as a zoning that occurs on a relatively small parcel and is out of character with the zoning of the surrounding area. In this case, the Property is surrounded by a mix of uses, including single-family homes and apartments to the south and additional apartments to the north and east. In fact, the properties to the north and east are zoned RM-15, which is consistent with the proposed zoning. Additionally, just west of the Property are several major commercial destinations, a Super Target, Sprouts

Market, and the Deerfield Mall, all within walking distance. The area also includes numerous restaurants (both sit-down and fast casual), medical offices, and religious institutions. This mix of nearby residential and non-residential uses makes the Property well-suited for residential development and supports its role in creating a vibrant, walkable live-work-play environment.

2. **That the proposed change is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan:**
   The proposed rezoning to RM-15 is consistent with several goals, objectives, and policies of the City's Comprehensive Plan as detailed below:

   Policy FLU 1.1.9: The City shall continue to provide for a variety of housing densities in the Future Land Use Plan.
   The proposed townhouse development will diversify the housing opportunities for the City residents and refresh the housing stock.

   Policy FLU 1.4.1: The City's subdivision regulation shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the City's adopted Capital Improvement element.
   As demonstrated, adequate public services and facilities currently exist to serve the proposed new development.

   Objective FLU 2.3: Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new urban development into areas where necessary regional and community facilities and services exist.
   The Property is currently vacant within an urban area of the City where regional and community facilities and services already exist.

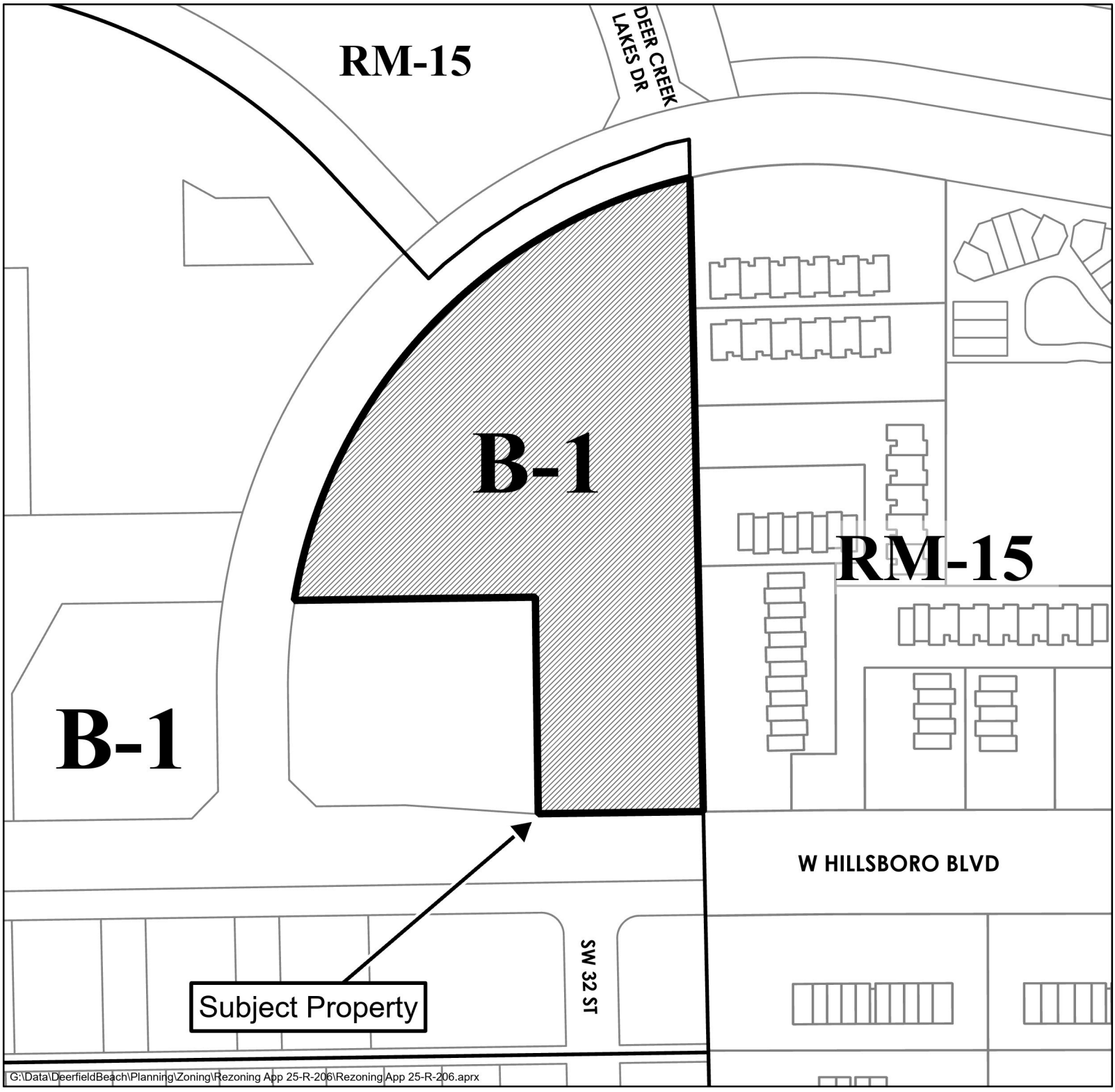
   Goal FLU 3.0: Redevelop blighted and deteriorated sections of the City to provide adequate and affordable housing for a variety of income and ethnic groups, promote local businesses to support those residents, increase employment, decrease crime and expand the tax base.
   The Property is currently vacant. Redevelopment of the Property into a new townhouse community will bring a different housing type into the area and provide increased housing options to the residents of the City of Deerfield Beach.

3. **That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary:**
   Conditions have substantially changed since the Property was classified B-1 on the City's Zoning Map. Since the time the current commercial zoning was established, the area surrounding the Property has experienced substantial change. The Property is located along a major thoroughfare, which has evolved to support a dynamic mix of uses, including residential neighborhoods, shopping centers like Super Target, Sprouts Market, and the Deerfield Mall, as well as numerous restaurants, medical offices, and religious institutions. The continued development of both residential and commercial uses in close proximity reflects a shift toward a more integrated, mixed-use environment. The proposed rezoning would align the Property with this evolution and support the area's role as a walkable, livable corridor that balances housing, services, and employment opportunities.

4. **That the proposed change will not adversely influence residential living conditions in the adjacent and neighboring (500 feet) communities:**
   The proposed change will not adversely affect residential living conditions in the adjacent or nearby communities. The multifamily developments directly abutting the Property are already zoned RM-15, consistent with the proposed zoning. The single-family homes to the south are buffered by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center, providing both physical and visual separation from the Project. Additionally, the proposed development consists of only 43 townhomes, which is 24 units below the maximum density permitted under the RM-15 zoning district. This lower density helps ensure compatibility with surrounding residential uses and minimizes potential impacts on nearby neighborhoods.

5. **That the proposed change is compatible with the development(s) in the adjacent and neighboring (500 feet) uses and zoning:**
   The proposed change is compatible with the existing developments and zoning within 500 feet of the Property. To the north and east, the adjacent properties are developed with multifamily residential uses and are zoned RM-15, consistent with the proposed zoning. To the south, single-family homes are separated from the Property by Hillsboro Boulevard, a major thoroughfare, and a commercial strip center that provides an additional buffer. To the west, the area includes a mix of regional commercial uses such as a Super Target, Sprouts Market, and the Deerfield Mall. The proposed 43-unit townhome development is residential in nature and designed at a lower density than what is permitted under the RM-15 district. The proposed zoning

and development are in harmony with the existing land use pattern and will complement the character of the surrounding neighborhood.



Existing Zoning Map

Rezoning Application 25-R-206

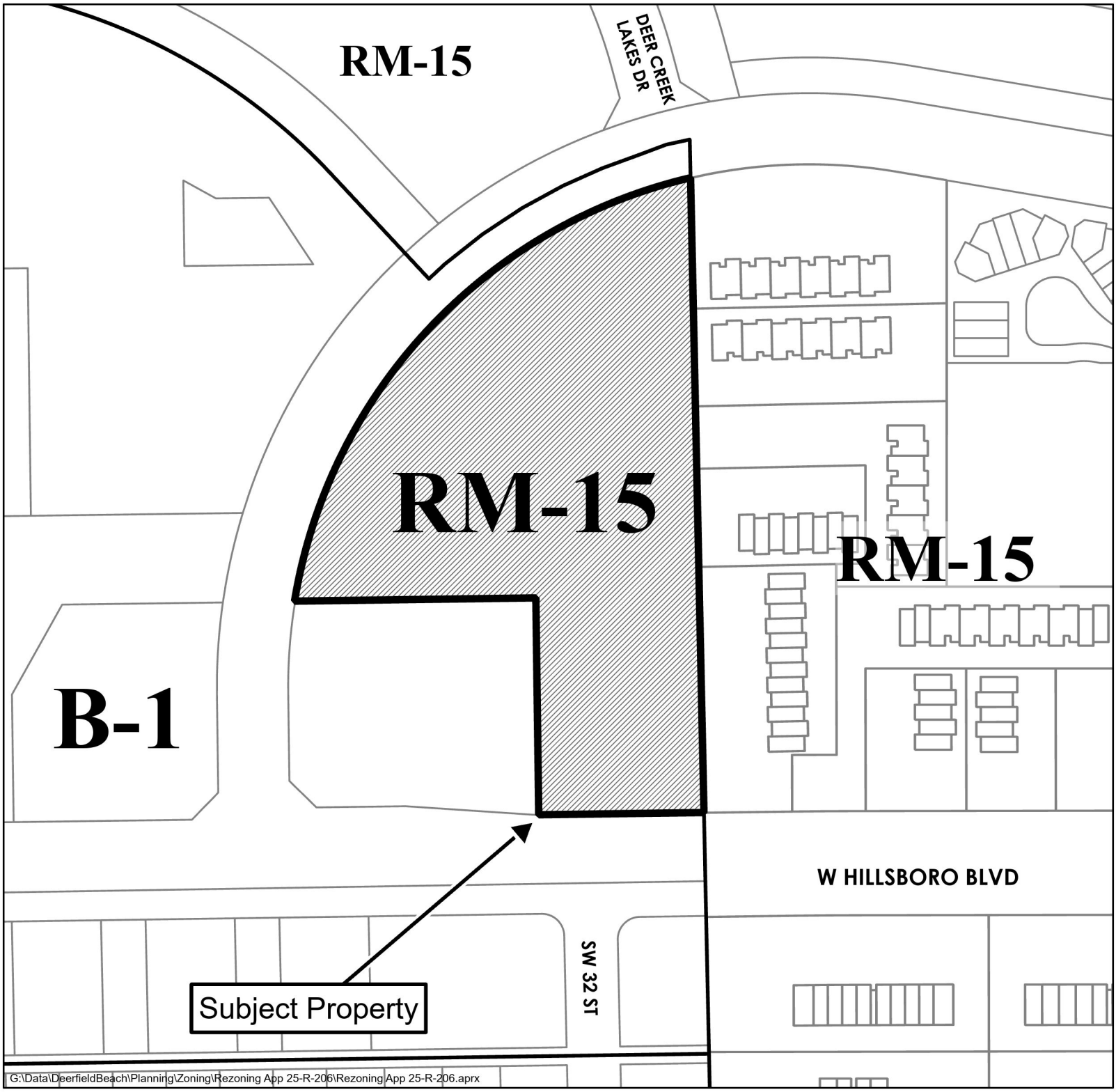
3116 DEER CREEK COUNTRY CLUB BLVD

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Deerfield Beach
Florida

For additional information
call the Planning Department at 954-480-4206
or visit www.deerfield-beach/boardagendas



Proposed Zoning Map

Rezoning Application 25-R-206

3116 DEER CREEK COUNTRY CLUB BLVD

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