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January 2, 2015

City of Coconut Creek Utilities and Engineering Department
Mr. Yugal Lall, P. E., Senior Engineer
5295 Johnson Road
Coconut Creek, FL 33073

RE: **First Baptist Church & In The Pines - Stormwater Capacity**
AJH #: 13-0020 (ITP)
AJH #: 14-0050 (FBC)

Dear Mr. Lall:

Per your request, I am providing correspondence from Broward County confirming that there is ample stormwater retention available for the above-referenced project.

Currently, the First Baptist Church owns the entire 12.76 acre property known as the **First Baptist Church at Hillsboro** Plat. As noted in the attached correspondence with Broward County, the Church purchased credits equating to a total of 2.25 acres surface retention from the Coco Lakes HOA. Attached is a copy of the purchase agreement. The 2.25 acres totals 15% of the property:

$$\% = 100\% \times 2.25 \text{ Ac} / (12.76 \text{ Ac} + 2.25 \text{ Ac}) = 15\%$$

Therefore, any development on this property meets the surface retention area as required by Cocomar (see attached memo from Alex Lopez).

As noted, further detailed calculations may be needed when a surface water management permit is applied for.

Thank you for your kind attention to this matter. Should you have any questions regarding this, or any other, matter, please do not hesitate to contact this office (954) 344-7866.

Sincerely,
A. J. Hydro Engineering, Inc.

Howard Jablon, P.E.

Attachments

cc: file
Adam Alley, First Baptist Church of Coconut Creek
Jordan Klemow, Klemow at 5150 Hillsboro, Inc.

HJ/hj

Howard Jablon

From: Lopez, Alexander <ALLOPEZ@broward.org>
Sent: Thursday, January 16, 2014 9:05 AM
To: 'Howard Jablon'
Subject: RE: First Baptist Church at Hillsboro, Drainage

Hi Howard,

You are correct, the amount of lake credit available to the church meets the Cocomar criteria of 15% lake for the total site area, so your water quality is taken care of, and as you mentioned, a pre-post may be needed to show that the post conditions are at, or lower than the pre conditions (if the 100 year stage cannot meet our County map elevation), and the rest of the criteria is the same as it was for the Long Pines project: (Cocomar NW Basin criteria: water table – 11' NGVD, BC 100 year map elevation = 15.5' NGVD and minimum FFE = 16' NGVD)

Let me know if you have any other questions or concerns,

Thanks



Alex Lopez, E.I., Engineer I
Environmental Licensing and Building Permitting Division
Surface Water Management Licensing Program
1 N. University Drive, Suite 201 Plantation, FL 33324
Office: 954-519-0318 Fax: 954-519-1412
allopez@broward.org
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**BIG NEWS – Broward County now has ePermitting! Visit us at: <http://www.broward.org/ePermits/>

From: Howard Jablon [<mailto:ajhydro@bellsouth.net>]
Sent: Wednesday, January 15, 2014 3:07 PM
To: Lopez, Alexander
Subject: First Baptist Church at Hillsboro, Drainage

Hi Alex:

I am working on a new project in the City of Coconut Creek. It is across NW 51st Terrace from the project that I am working on now called Long Pines.

The property is currently owned by the First Baptist Church at Hillsboro, Inc. My client is intending to purchase approximately 4.7 acres of the property which totals 12.76 acres. My client intends to build townhomes on the property very similar to the Long Pines project across the street (SWM 2007-052-2). The Church will retain the remaining property for purposes of building a church.

Back in 2005 and 2006, the Church purchased retention credits from the Coco Lakes HOA. The total amount of credits purchased was 2.25 acres. An easement was created and recorded in favor of the

First Baptist Church at Hillsboro, Inc.

Attached please find the two easement agreements, the first for 1.25 ac, and the second for 1.00 ac. I have also attached a survey of the property (area of 12.76 as shown in the legal description).

My client and the Church want to confirm that there is an adequate amount of retention for the entire property. I have attached the calculation, but I list here for you, as well:

Total property => 12.76 acres
Lake Credits => 2.25 acres

Cocomar Requirement => 15% of the site is retention.

Total Drainage Area is 12.76 Ac + 2.25 Ac = 15.01 Ac.

Total % retention provided => $2.25 \text{ Ac} / 15.01 \text{ Ac} = 15.0\%$

I understand that a pre-post analysis may be required for the site grading, especially if the site is high. This was done for the Long Pines project on the west side of NW 51st Terrace, which also purchased credits from Coco Lakes.

Can you please confirm that the amount of retention provided in the agreements with Coco Lakes will satisfy the requirements of the Cocomar Drainage District, and that no more retention is necessarily required, provided that the pre=post calculations are satisfactory?

Best Regards,

HJ

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