

CONCEPT PLAN LEGEND

SYMBOL	DESCRIPTION	
— TOE —	TOE OF SLOPE	
— TOB —	TOP OF BANK	
— EDGE OF WATER	EDGE OF WATER	
— INTERIOR RESTORED WETLANDS	INTERIOR RESTORED WETLANDS	±4.29 AC
• OVERHEAD PEDESTRIAN LIGHTING	OVERHEAD PEDESTRIAN LIGHTING	
• BOLLARD LIGHTING	BOLLARD LIGHTING	
— BOARDWALK	BOARDWALK	
— PATHWAY	PATHWAY	±2.30 MILES
— PLAZA AREA	PLAZA AREA	±0.46 MILES
— OPEN SPACE	OPEN SPACE	±6.30 AC
— ON-SITE DRY RETENTION (EXISTING)	ON-SITE DRY RETENTION (EXISTING)	±2.60 AC
— ON-SITE STORMWATER AREA	ON-SITE STORMWATER AREA	±6.80 AC
— ON-SITE WETLAND HABITAT AREA	ON-SITE WETLAND HABITAT AREA	±5.35 AC
— OFF-SITE ROW STORMWATER AREA	OFF-SITE ROW STORMWATER AREA	±5.80 AC
— REFORESTATION	REFORESTATION	±2.51 AC
— PRAIRIE	PRAIRIE	±7.80 AC
— BUTTERFLY GARDEN	BUTTERFLY GARDEN	±0.50 AC
— ROOKERY	ROOKERY	±0.30 AC
— LITTORAL SHELF	LITTORAL SHELF	±0.75 AC

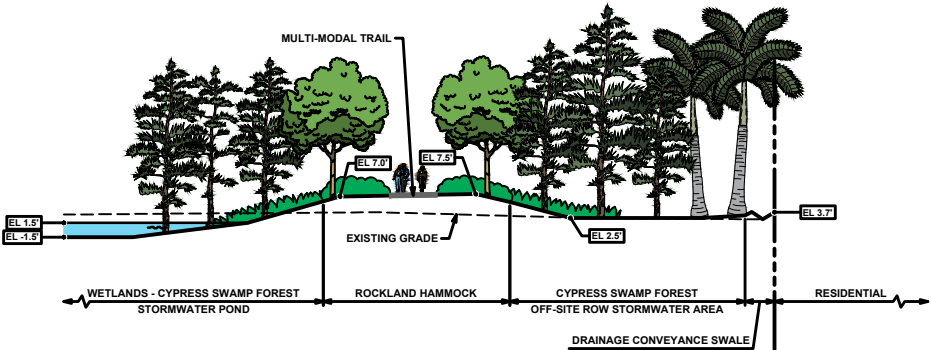
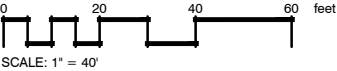
①	ENTRY DROPOFF	
②	EVENT PLAZA	
③	KAYAK VENDOR + CONCESSIONS	
④	KAYAK LAUNCH + FISHING PIER	
⑤	MAINTENANCE OPERATIONS AREA	
⑥	STORMWATER PUMP	
⑦	10' MULTIPURPOSE TRAIL	
⑧	RAISED BOARDWALK TRAIL	
⑨	PARK ENTRANCE WITH IMPROVED INTERSECTION	
⑩	PARK NEIGHBORHOOD CONNECTION WITH SECURED GATE	
⑪	COMMUNITY CENTER + OBSERVATION TOWER + PARK OFFICES	
⑫	MEDITATION / YOGA PAVILION	
⑬	EDUCATIONAL SIGNAGE	
⑭	SHADE PAVILION	
TOTAL PARKING:		123 SPACES

COMMENTS CONSIDERED FOR IMPLEMENTATION:

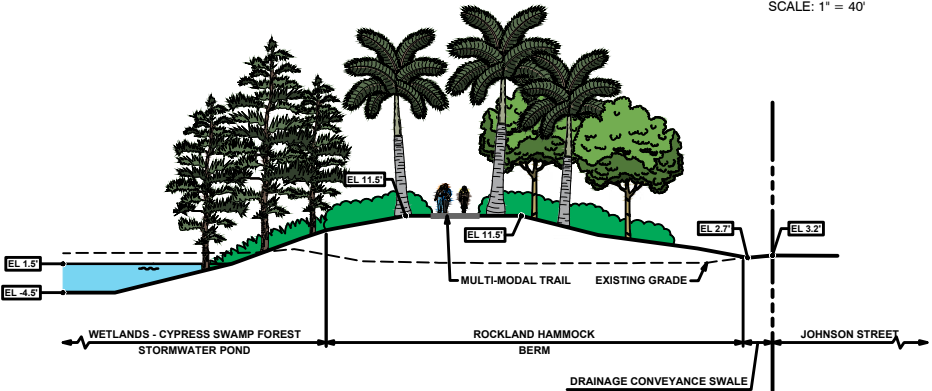
- SEASONAL/BUTTERFLY GARDEN FEATURING PLANTS THAT BLOOM THROUGHOUT THE YEAR BY MONTH
- DESIGN AREAS FOR PEDESTRIANS IN MULTIFUNCTIONAL WAYS
- BUILD AREAS FOR CHILDREN TO BECOME INVOLVED IN PROGRAMS THAT PROMOTE CARE AND NURTURING/ EDUCATION CENTER
- EMPHASIZE EDUCATIONAL ASPECTS VIA SIGNAGE, AUDIO RECORDED MESSAGES THROUGHOUT THE PARK, ADA PLANT INFO WITH QR CODES TO WEBSITE DETAILS
- BUILD THE WETLANDS AND NATURAL AREAS WITH NATIVE PLANTINGS TO ATTRACT BIRDS
- COMMUNITY GARDEN
- SHADE TREES
- AN ENCLOSED MEETING SPACE IS NEEDED/ PAVILIONS
- TAKE INSPIRATION FROM SNAKE WARRIOR PARK AND WAKODAHATCHEE
- EXERCISE EQUIPMENT ALONG THE TRAIL
- RELAXING AREA FOR MEDITATION ON POND
- RESTROOMS/ WATER DISPENSER
- BIKE RACKS
- BARRIERS / PARK HOURS SUN UP TO SUN DOWN
- SHARED PATHS FOR BIKING AND WALKING
- MAKE SURE TOXIC DIRT IS PROPERLY CAPPED SO IT DOESN'T LEACH AND BECOME A HEALTH HAZARD
- BUILDING TO HAVE ADEQUATE CAPACITY FOR GROUPS TO MEET

OTHER COMMENTS:

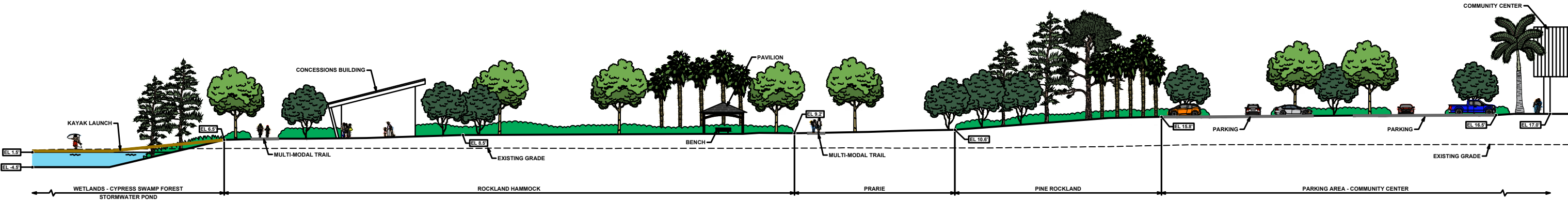
- HORSE BARN AND ARENA
- ADDITIONAL COMMERCIAL VEHICLE AND BOAT PARKING IN SW QUADRANT
- DOG PARK
- THINK ABOUT DEVELOPING THE BUILDINGS TO MATCH THE HISTORY OF HOLLYWOOD – MID CENTURY SPANISH STYLE. THINK OUTSIDE USUAL LOG CABIN. BRING OUTSIDE IN
- GET SUNSET PARK ADDED TO AUDUBON GREAT BIRDING TRAIL
- CHICKEE HUTS INSTEAD OF PAVILIONS
- MICROFOREST
- STINSON PARK IN OAKLAND IS A GOOD EXAMPLE OF VARIOUS BOTANICAL HABITATS AND EDUCATIONAL SIGNAGE THAT WE SHOULD INTEGRATE
- COY POND WITH WATERFALL
- SMALL CONCESSION STAND



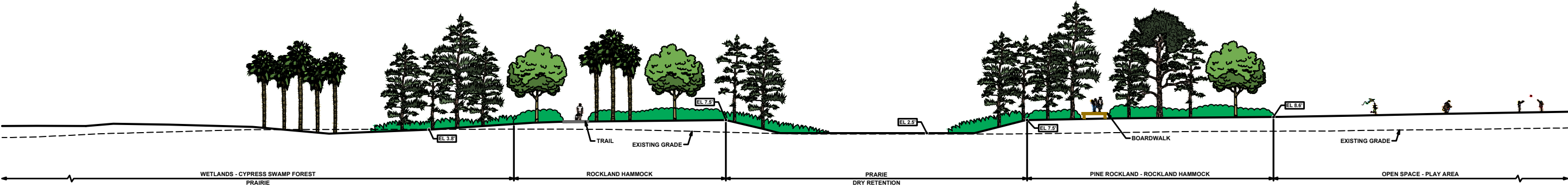
1 EAST PERIMETER BERM AND NEIGHBORHOOD SWALE
1" = 40'



2 SOUTH PERIMETER BERM
1" = 40'



3 CENTRAL PARK AMENITY AREA CROSS SECTION
1" = 40'



4 CENTRAL PARK HABITAT RESTORATION CROSS SECTION
1" = 40'

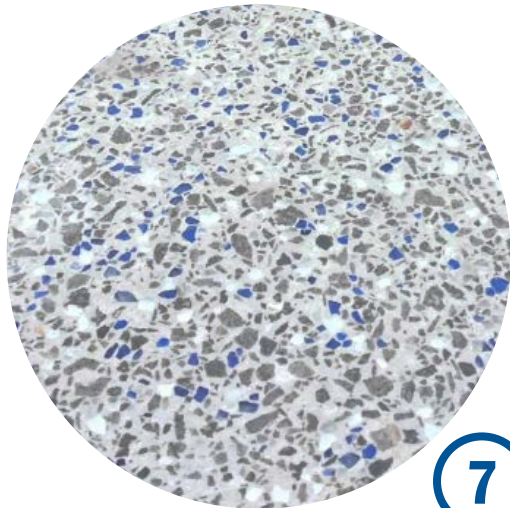
= VOTES

HARDSCAPE



1

GLASS AGGREGATE CONCRETE



7

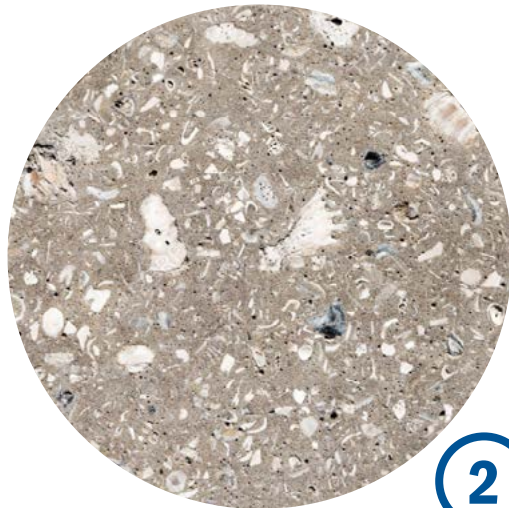
GLASS AGGREGATE CONCRETE



EXPOSED AGGREGATE CONCRETE



TABBY CONCRETE



2

SHELLROCK AGGREGATE CONCRETE



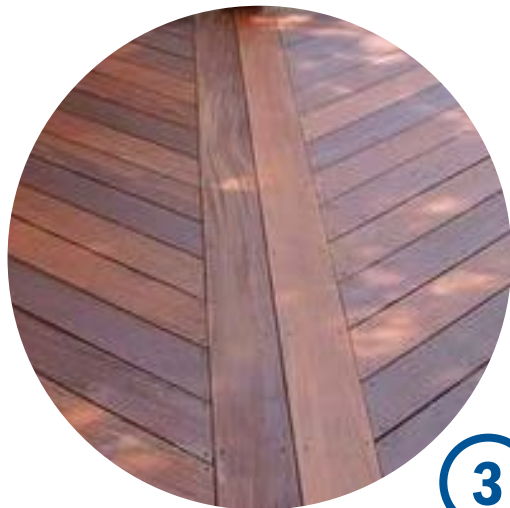
1

SALT ROCK FINISH CONCRETE



5

BOARDWALK



3

BOARDWALK



2

CRUSH SHELL TRAIL



13

MULTI-MODAL TRAIL

SITE FURNISHINGS



6

PICNIC TABLES



8

PICNIC TABLES



8

BENCHES



4

CAFE TABLES



14

BOARDWALK SEATING

= VOTES

LIGHTING



3

BOLLARD LIGHTS



8

OVERHEAD PEDESTRIAN LIGHTS



21

BOARDWALK LIGHTING

PLAYGROUND



6

NATURE PLAYGROUND BALANCE BEAMS



4

NATURE PLAYGROUND ART TABLES



7

PLAYGROUND TOWER WITH SLIDE



6

TOWER BRIDGE NETS



3

ANIMAL THEMED EQUIPMENT



5

ANIMAL THEMED EQUIPMENT



3

ANIMAL THEMED EQUIPMENT



5

SLIDES ON RAISED ELEVATION



2

NATURAL THEME STANDALONE STRUCTURE

WATER SPORTS



8

KAYAK LAUNCH WITH ADA ACCESS



3

KAYAK CONCESSIONS



3

KAYAK STORAGE

= VOTES

WAYFINDING



13

EDUCATIONAL SIGNAGE



5

INTERPRETIVE SIGNAGE



5

WAYFINDING



7

WAYFINDING



7

TRAIL MARKERS

PARK AMENITIES



7

OUTDOOR CLASSROOMS



7

INFORMAL GATHERING



11

PICNIC PAVILIONS



12

OPEN SPACE



9

COMMUNITY CENTER

HABITAT RESTORATION



4

ROCKLAND HAMMOCK



6

CYPRESS SWAMP FOREST



10

PINE ROCKLAND



5

PRAIRIE



11

WETLANDS

Sunset Park Phase I - Opinion of Probable Cost

Description	Quantity	Unit	Unit Cost	Total Cost
SITE PREPARATION/DEMOLITION				
GENERAL SITE WORK/DEMOLITION/ROOT PRUNING/CLEARING AND GRUBBING	1,975,590	SF	\$ 2.00	\$ 3,951,180.00
FILL RELOCATION	73,170	CY	\$ 10.00	\$ 731,700.00
NEW CLEAN FILL	22,865	CY	\$ 20.00	\$ 457,300.00
FABRIC LINER	1,148,242	SF	\$ 1.50	\$ 1,722,363.00
Site Preparation/Demolition Total:				\$ 6,862,543.00
TRAIL SYSTEM				
PAVED TRAIL SYSTEM	92,912	SF	\$ 12.00	\$ 1,114,944.00
BOARDWALKS	22,271	SF	\$ 60.00	\$ 1,336,260.00
INTERPERATIVE NATURAL TRAIL SYSTEM	19,104	SF	\$ 6.00	\$ 114,624.00
OUTDOOR CLASSROOM AREAS	4	EA	\$ 40,000.00	\$ 160,000.00
EDUCATIONAL SIGNAGE	8	EA	\$ 1,500.00	\$ 12,000.00
MEDITATION / YOGA PAVILION	1	EA	\$ 30,000.00	\$ 30,000.00
20' X 20' SHADE PAVILION	4	EA	\$ 3,000.00	\$ 12,000.00
BENCH	8	EA	\$ 1,600.00	\$ 12,800.00
EXERCISE STATION	5	EA	\$ 1,500.00	\$ 7,500.00
Trail System Total:				\$ 2,800,128.00
KAYAK LAUNCH AREA				
CONCESSIONS BUILDING	1,020	SF	\$ 400.00	\$ 408,000.00
KAYAK LAUNCH	1	LS	\$ 45,000.00	\$ 45,000.00
DECKING AREA	1,288	SF	\$ 90.00	\$ 115,920.00
Kayak Launch Area Total:				\$ 568,920.00
ENTRANCE ROAD				
CLEARING AND GRUBBING	44,268	SF	\$ 0.33	\$ 14,608.44
ROUGH GRADNG	44,268	SF	\$ 0.56	\$ 24,790.08
EARTH BRIDGE CROSSING	5,000	SF	\$ 12.00	\$ 60,000.00
ROADWAY ASPHALT, 8" SUBBASE	3,280	SY	\$ 65.00	\$ 213,200.00
TYPE D CURB	3,414	LF	\$ 25.00	\$ 85,350.00
LANDSCAPE AREA	7,893	SF	\$ 2.50	\$ 19,732.50
Entrance Road Total:				\$ 417,681.02
MISCELLANEOUS SITE IMPROVEMENTS				
SITE FENCING	5,600	LF	\$ 50.00	\$ 280,000.00
WAYFINDING	1	LS	\$ 250,000.00	\$ 250,000.00
OFF SITE STORMWATER PUMP SYSTEM	1	LS	\$ 500,000.00	\$ 500,000.00
OFF SITE STORMWATER INFRASTRUCTURE	1	LS	\$ 500,000.00	\$ 500,000.00
TEMPORARY UTILITIES	1	LS	\$ 18,600.00	\$ 18,600.00
UTILITIES AND INFRASTRUCTURE	1	LS	\$ 93,000.00	\$ 93,000.00
Miscellaneous Site Improvements Total:				\$ 1,641,600.00
LANDSCAPE				
LARGE TREES	328	EA	\$ 850.00	\$ 278,800.00
SMALL TREES	730	EA	\$ 600.00	\$ 438,000.00
REFORESTATION	3	AC	\$ 3,500.00	\$ 8,785.00
ROOKERY / LITTORAL SHELF	1	LS	\$ 90,000.00	\$ 90,000.00
COMMUNITY / BUTTERFLY GARDEN	0.50	AC	\$ 3,500.00	\$ 1,750.00
SHRUB AREA	1,150,000	SF	\$ 1.60	\$ 1,840,000.00
Landscape Total:				\$ 2,657,335.00
IRRIGATION				
IRRIGATION	1	LS	\$ 200,000.00	\$ 200,000.00
Irrigation Total:				\$ 200,000.00

Subtotal: \$ 15,148,207.02
Contingency (10%): \$ 1,514,820.70
Phase I Project Subtotal: \$ 16,663,027.72

General Conditions (10%): \$ 1,666,302.77
Mobilization (1%): \$ 166,630.28
Bonds + Insurance (1%): \$ 166,630.28
Contractor Fees (5%): \$ 630,584.00

Design + Permitting \$ 1,666,302.77

Phase I Project Total: \$ 20,959,477.82

Sunset Park Phase II - Opinion of Probable Cost

Description	Quantity	Unit	Unit Cost	Total Cost
SITE PREPARATION/DEMOLITION				
CLEARING AND GRUBBING	113,687	SF	\$ 0.33	\$ 37,516.71
GRADING	113,687	SF	\$ 0.56	\$ 63,664.72
Site Preparation/Demolition Total:				\$ 63,664.72
COMMUNITY EVENT AREA				
COMMUNITY CENTER BUILDING	3,500	SF	\$ 450.00	\$ 1,575,000.00
SITE FURNISHINGS	1	LS	\$ 80,000.00	\$ 80,000.00
PLAZA AREA	6,862	SF	\$ 12.00	\$ 82,344.00
DECKING AREA	7,435	SF	\$ 200.00	\$ 1,487,000.00
DROPOFF ROUNDABOUT	6,063	SF	\$ 12.00	\$ 72,756.00
SUBBASE, 8"	675	SY	\$ 37.00	\$ 24,975.00
TYPE D CURB	638	LF	\$ 25.00	\$ 15,950.00
LANDSCAPE AREA	7,893	SF	\$ 2.50	\$ 19,732.50
Community Event Area Total:				\$ 3,357,757.50
PARKING AREA				
ASPHALT, 8" SUBBASE	4,080	SY	\$ 65.00	\$ 265,200.00
TYPE D CURB	1,737	LF	\$ 25.00	\$ 43,425.00
LANDSCAPE AREA	7,361	SF	\$ 2.50	\$ 18,402.50
Parking Area Total:				\$ 327,027.50
PLAYGROUND				
PLAY SURFACE	14,713	SF	\$ 33.00	\$ 485,529.00
PLAY EQUIPMENT	1	LS	\$ 750,000.00	\$ 750,000.00
Playground Total:				\$ 1,235,529.00
MAINTENANCE AREA				
MAINTENANCE BUILDING	2,250	SF	\$ 200.00	\$ 450,000.00
ASPHALT, 8" SUBBASE	420	SY	\$ 65.00	\$ 27,300.00
TYPE D CURB	317	LF	\$ 25.00	\$ 7,925.00
Maintenance Area Total:				\$ 485,225.00
MISCELLANEOUS SITE IMPROVEMENTS				
TEMPORARY UTILITIES	1	LS	\$ 84,400.00	\$ 84,400.00
UTILITIES AND INFRASTRUCTURE	1	LS	\$ 422,000.00	\$ 422,000.00
SHADE STRUCTURES	4	EA	\$ 80,000.00	\$ 320,000.00
SITE FURNISHINGS	1	LS	\$ 300,000.00	\$ 300,000.00
SITE LIGHTING	400	EA	\$ 3,000.00	\$ 1,200,000.00
Landscape Total:				\$ 2,326,400.00
Subtotal:				\$ 7,731,939.00
Contingency (10%):				\$ 773,193.90
Phase II Project Subtotal:				\$ 8,505,132.90
General Conditions (10%):				\$ 850,513.29
Mobilization (1%):				\$ 85,051.33
Bonds + Insurance (1%):				\$ 85,051.33
Contractor Fees (5%):				\$ 630,584.00
Design + Permitting				\$ 850,513.29
Phase II Project Total:				\$ 11,006,846.14