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35
years

CAULFIELD & WHEELER, INC.

Consulting Engineers • Surveyors & Mappers

Engineering EB0003591
Surveying LB0003591
Landscape Architecture LC0000318

December 23, 2019

Liz Aguiar, Principal Planner
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

**Subject: UNDERGROUND UTILITY WAIVER
Utility Undergrounding Cost Estimate**

**Lyons Exchange Center
Coconut Creek, FL
City PZ # No. 18080003 – Application Type - U UW
CWI Project # 8281**

Dear Ms. Aguiar,

As requested, our office has reviewed the existing overhead utilities along Lyons Road adjacent to the proposed Lyons Exchange project. We have identified FPL; AT & T; Comcast; and lighting lines on the existing poles.

Based on approximately 375 Lineal Feet of frontage along Lyons Road, for the Lyons Exchange project; we are estimating an approximate cost of \$ 86,62500 for undergrounding the existing Lyons Road overhead utility lines adjacent to the Lyons Exchange Center project.

Please schedule the approval of the Underground Utility Waiver at the next available City meeting.

Please don't hesitate to contact me if you need any additional information on this matter.

Sincerely,
Caulfield & Wheeler, Inc.



John F. Wheeler, P.E.
President

P:\08281-00-00-00\engdocs\permits\City of Coconut Creek 12.23.19 -Under Util Waiv

CAULFIELD & WHEELER, INC.

7900 Glades Road, Suite 100 Boca Raton, Florida 33434 * (561) 392-1991 * FAX (561) 750-1452

Permit No.
Control No.:

Instrument No.:
Surety Amount:
Lender:

Job No.: 8281
Prepared by: JFW

Lyons Exchange Center
Coconut Creek, FL

Engineer's Opinion of Cost

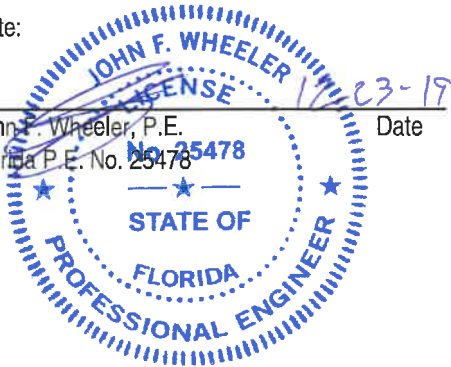
Original Cost Estimate					Work Completed-to-Date			Work Remaining		
DESCRIPTION	QNTY.	UNIT	ORIGINAL UNIT PRICE	TOTAL	QNTY.	UNIT	TOTAL	QNTY.	CURRENT UNIT PRICE	COST

SUMMARY

<p>I. Lyons Road - Utility Undergrounding Cost Estimate</p>	\$86,625.00									\$86,625.00
TOTAL				\$86,625.00						\$86,625.00

Note:

John F. Wheeler, P.E. Date 11/23-19
Florida P.E. No. 25478



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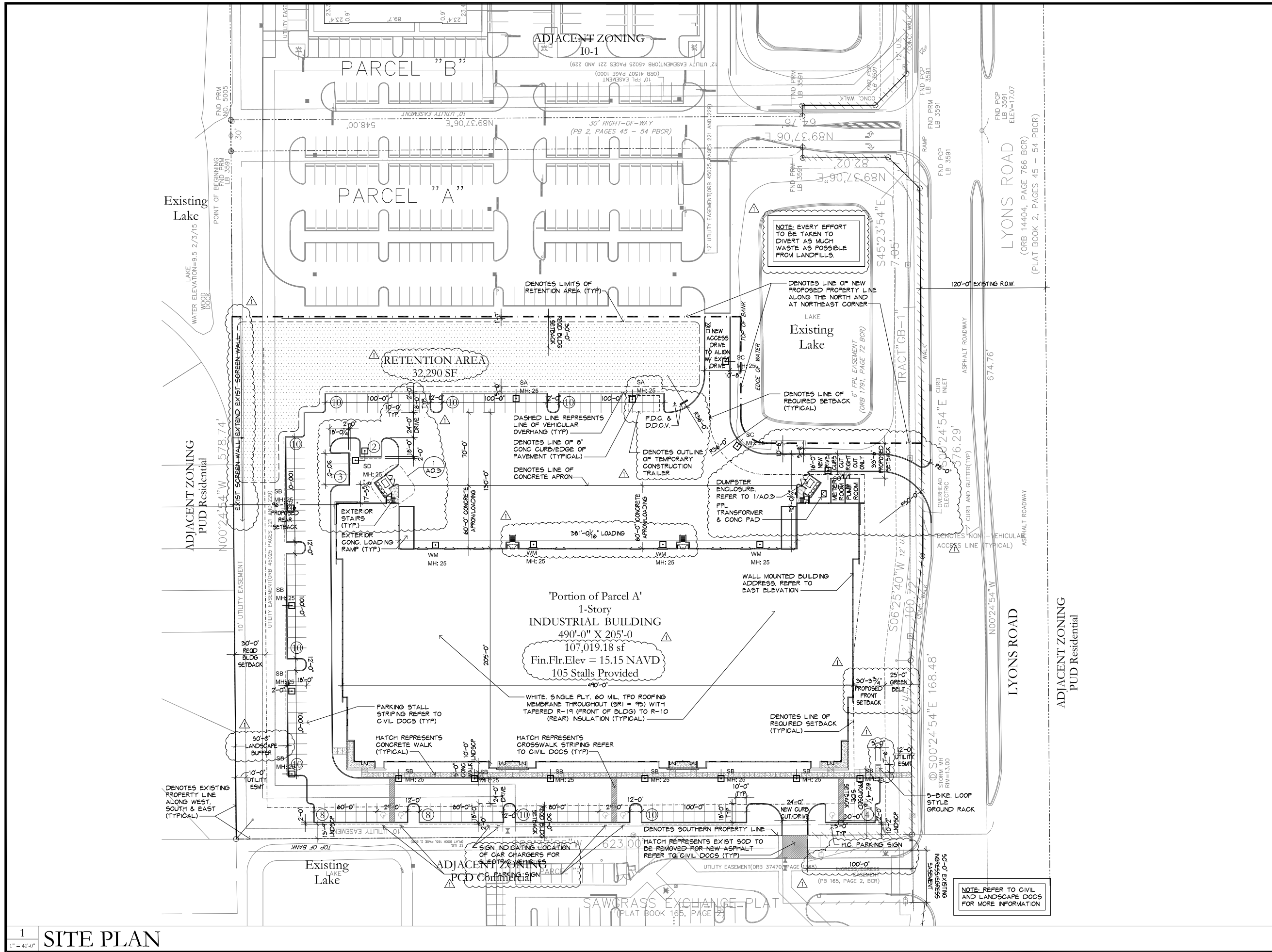
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**Lyons Exchange Center
Coconut Creek, FL**

Engineer's Opinion of Cost

Original Cost Estimate					Work Completed-to-Date			Work Remaining		
DESCRIPTION	QNTY.	UNIT	ORIGINAL UNIT PRICE	TOTAL	QNTY.	UNIT	TOTAL	QNTY.	CURRENT UNIT PRICE	COST
I. Lyons Road - Utility Undergrounding Cost Estimate										
Florida Power & Light Co.	375	LF	\$124.00	\$46,500.00				375	\$124.00	\$46,500.00
A.T. & T.	375	LF	\$28.00	\$10,500.00				375	\$28.00	\$10,500.00
Comcast	375	LF	\$19.00	\$7,125.00				375	\$19.00	\$7,125.00
Misc. Conduits	375	LF	\$60.00	\$22,500.00				375	\$60.00	\$22,500.00
				\$86,625.00						\$86,625.00



Lyons Exchange Center

SPECULATIVE INDUSTRIAL BUILDING

6401 Lyons Road
 Coconut Creek, Florida

2018-10-01	DKC COMMENTS-1
NO.	DATE
REVISION	

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM/HER. REVISIONS TO THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE SHALL BE MADE WITH THE ARCHITECT'S WRITTEN PERMISSION.

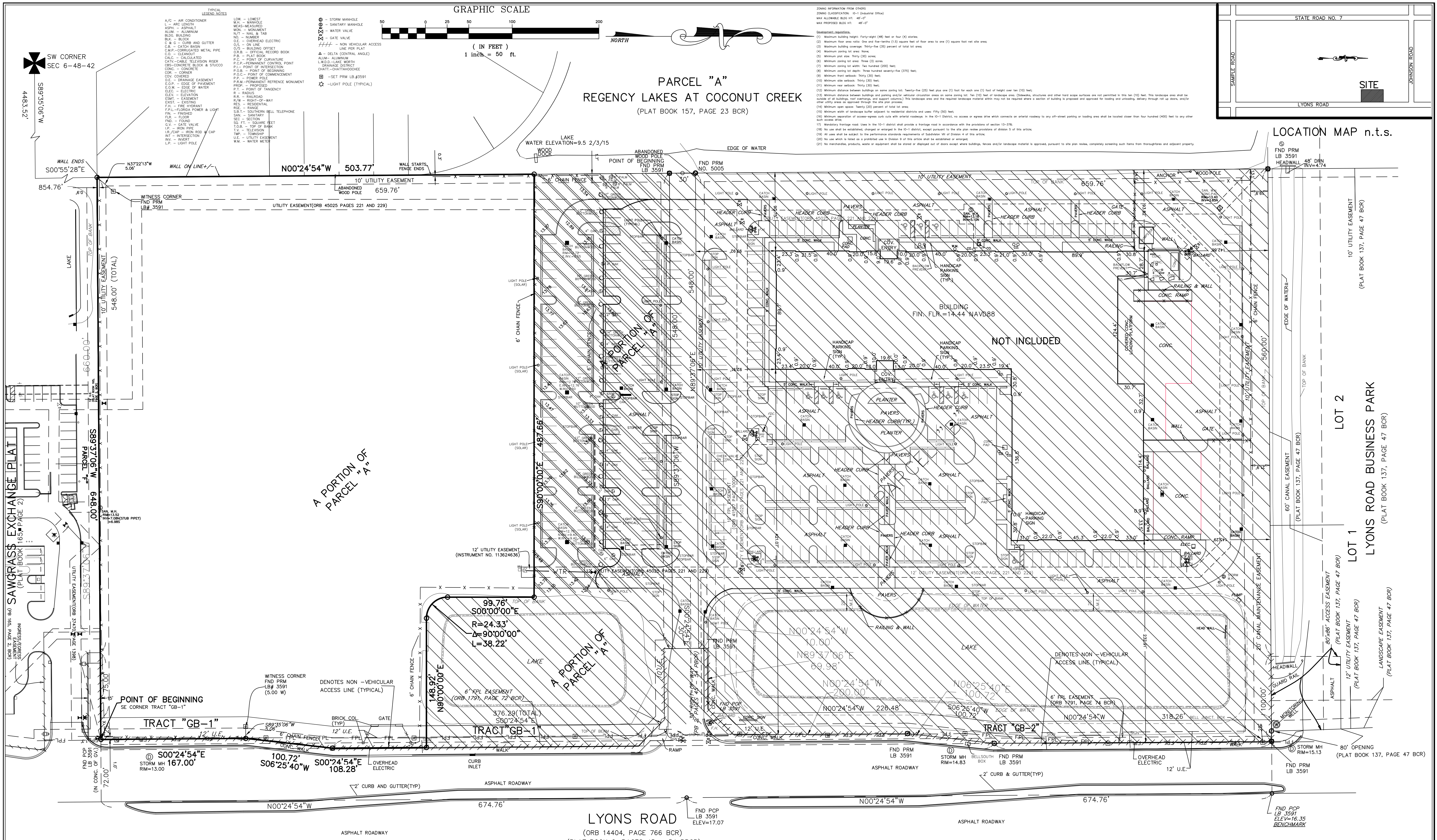
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



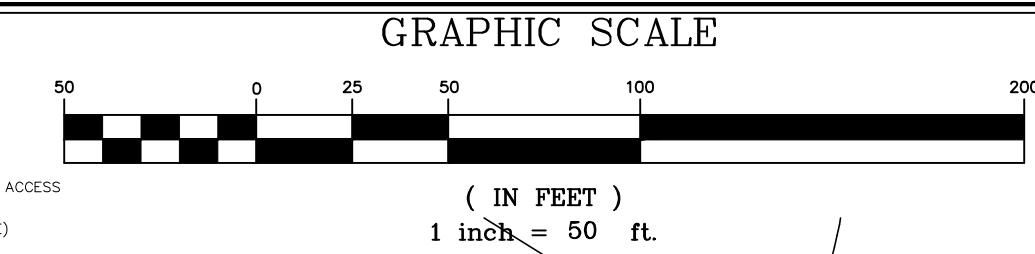
MICHAEL W. HANSON
 FLORIDA REGISTERED ARCHITECT REG. NUMBER: AR01270
 ELECTRONIC SIGNATURE SERIAL NUMBER:

FAST PROJECT NUMBER:	18-030	N
ISSUE DATE:	2018-10-01	
SCALE:	1" = 40'-0"	
TITLE:	SITE PLAN	

DRAWING NUMBER:
A-0.1

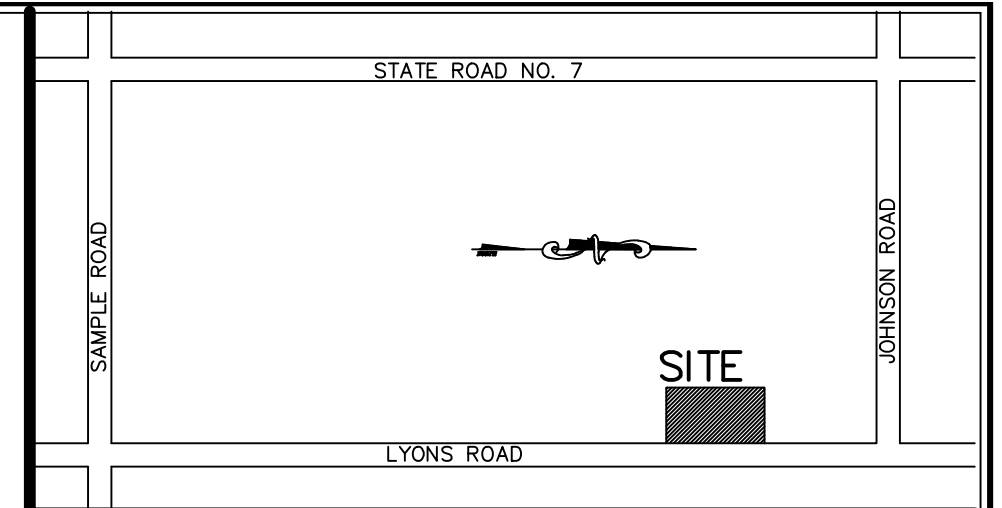


- TYPICAL LEGEND NOTES**
- A/C - AIR CONDITIONER
 - ARC - ARC LENGTH
 - ASPH - ASPHALT
 - BLDG - BUILDING
 - BLK - BLOCK
 - C & G - CURB AND GUTTER
 - C.B. - CATCH BASIN
 - CMP - CORRUGATED METAL PIPE
 - C.D. - CLANDID
 - CNC - CALCULATED
 - CNT - CONCRETE BLOCK & STUCCO
 - CON - CONCRETE
 - COV - COVERED
 - D.E. - DRAINAGE EASEMENT
 - E.D.W. - EDGE OF WATER
 - ELEC - ELECTRIC
 - ELEV - ELEVATION
 - ENR - EASEMENT
 - EX - EXISTING
 - F.H. - FIRE HYDRANT
 - F.L. - FLORIDA POWER & LIGHT
 - F.N. - FENCED
 - F.O. - FOUND
 - G.V. - GATE VALVE
 - I.P. - IRON PIPE
 - IS/CAP - IRON ROD & CAP
 - INT - INTERSECTION
 - INR - INSET
 - LP - LIGHT POLE
 - LOW - LOWEST
 - M&M - MANHOLE
 - MOL - MONUMENT
 - N/T - NAIL & TAG
 - NO - NUMBER
 - O.E. - OVERHEAD ELECTRIC
 - ON LINE - ON LINE
 - O/S - BUILDING OFFSET
 - OPT - OPTICAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - P.C.P. - PERMANENT CONTROL POINT
 - P.I. - POINT OF INTERSECTION
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.P. - POWER POLE
 - P.P.M. - PERMANENT REFERENCE MONUMENT
 - PRO - PROPOSED
 - P.T. - POINT OF TANGENCY
 - R - RADIUS
 - R.P. - ROADWAY
 - R/W - RIGHT-OF-WAY
 - RES - RESIDENTIAL
 - RNG - RANGE
 - S.B. - SOUTHERN BELL TELEPHONE
 - SAN - SANITARY
 - SEC - SECTION
 - S.F. - SQUARE FEET
 - S.I. - SQUARE INCH
 - T.V. - TELEVISION
 - TRF - TRUNKLINE
 - U.E. - UTILITY EASEMENT
 - WM - WATER METER
 - STORM MANHOLE
 - SANITARY MANHOLE
 - WATER VALVE
 - GATE VALVE
 - NON-VEHICULAR ACCESS LINE PER PLAT
 - DELTA (CENTRAL ANGLE)
 - ALUM - ALUMINUM
 - GRASSHOP DISTRICT
 - QUARTER/THIRDS/FOURTHS
 - SET FROM LB 4551
 - LIGHT POLE (TYPICAL)



PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
 (PLAT BOOK 157, PAGE 23 BCR)

- ZONING INFORMATION FROM OTHERS**
 ZONING CLASSIFICATION: G-1 (Industrial Office)
 MAX ALLOWABLE BLDG HT.: 48'-0"
 MAX PROPOSED BLDG INT.: 48'-0"
- DEVELOPMENT REGULATIONS**
- (1) Minimum building height: Forty-eight (48) feet or four (4) stories.
 - (2) Maximum floor area ratio: One and five tenths (1.5) square feet of floor area to one (1) square foot net site area.
 - (3) Maximum building coverage: Thirty-five (35) percent of total lot area.
 - (4) Maximum setbacks per side: None.
 - (5) Minimum lot area: Thirty (30) acres.
 - (6) Minimum zoning lot area: Three (3) acres.
 - (7) Minimum zoning lot depth: Two hundred seventy-five (275) feet.
 - (8) Minimum front setback: Thirty (30) feet.
 - (9) Minimum side setback: Thirty (30) feet.
 - (10) Minimum rear setback: Thirty (30) feet.
 - (11) Minimum distance between buildings on same zoning lot: Twenty-five (25) feet plus one (1) foot for each one (1) foot of height over ten (10) feet.
 - (12) Minimum distance between buildings on zoning lot: Two (2) feet of setback area (Setback structures and other hard scape surfaces are not permitted in this lot line. This setback area shall be the width of all buildings, roof overhangs, and support columns). This setback area and the required setbacks shall also not be required when a section of building is proposed and approved by the city and/or other city staff areas as approved through the site plan process.
 - (13) Minimum height marker: Twenty (20) percent of total lot area.
 - (14) Minimum width of landscape buffer adjacent to residential districts and uses: Fifty (50) feet.
 - (15) Minimum separation of structures with walls with shared walls in the G-1 District: No access or egress area which connects an internal roadway to any off-street parking or loading area and shall be located closer than four hundred (400) feet to any other such access area.
 - (16) Minimum separation of structures with walls with shared walls in the G-1 District: No access or egress area which connects an internal roadway to any off-street parking or loading area and shall be located closer than four hundred (400) feet to any other such access area.
 - (17) Minimum separation of structures with walls with shared walls in the G-1 District: No access or egress area which connects an internal roadway to any off-street parking or loading area and shall be located closer than four hundred (400) feet to any other such access area.
 - (18) No use shall be established, changed or enlarged in the G-1 District, except pursuant to the site plan review provisions of Division 5 of this article.
 - (19) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (20) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (21) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (22) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (23) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (24) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (25) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (26) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.
 - (27) No use shall be subject to the performance standards requirements of Subdivision 16 of Division 5 of this article.



- NOTES:**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
 2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
 3. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 7089288, DATED SEPTEMBER 4, 2018, 11:00 PM, REVISION 2.
 4. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON BROWARD COUNTY BENCHMARK #2430 ELEVATION = 13.445 SURVEY WAS TAKEN FROM THIS LOCATION IN JANUARY 1998, BENCHMARK HAS SINCE BEEN DESTROYED. THE CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IS +1.555.
 5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTH LINE OF PARCEL "A," BEARING S88°37'06"W.
 6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
 7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 8. 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.
 9. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 12011C0165H F; DATE: AUGUST 18, 2014.
 10. ALL EASEMENTS NOT REFERENCED BY AN OFFICIAL RECORD BOOK AND PAGE WERE CREATED BY PLAT BOOK 165, PAGE 7, BROWARD COUNTY RECORDS
 11. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SITE
 12. NO OBSERVED EVIDENCE OF ANY WETLANDS ON THE SITE MARKED BY OTHERS

DESCRIPTION:
 A PORTION OF PARCEL "A" AND TRACT "GB-1", SPRINGS-MCKENZIE PLAT, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER SAID TRACT "GB-1"; THENCE S89°37'06"W ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 648.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE N00°24'54"W ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 503.77 FEET; THENCE S90°00'00"E, A DISTANCE OF 487.66 FEET; THENCE S00°00'00"E, A DISTANCE OF 99.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.33 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 38.22 FEET; THENCE N90°00'00"E, A DISTANCE OF 148.92 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PLAT; THENCE S00°24'54"E ALONG SAID EAST LINE, A DISTANCE OF 108.28 FEET; THENCE S06°25'40"W ALONG THE EAST LINE OF SAID TRACT "GB-1"; A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. CONTAINING 307,113 SQUARE FEET OR 7.0503 ACRES, MORE OR LESS.

SCHEDULE B - SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
6	Plat Book 165, Page 7	Affects as shown
6	CRB 31203, Page 666	Affects not shown
6	CRB 36688, Page 207	Does not lie on property
6	CRB 40027, Page 121	Does not lie on property
6	CRB 45025, Page 221	Does not lie on property
7	Deed Book 97, Page 344	Affects not shown
7	CRB 30746, Page 0005	Affects not shown
8	CRB 18540, Page 235	Affects not shown
9	CRB 27195, Page 638	Affects not shown
9	CRB 27195, Page 638	Affects not shown
10	CRB 28207, Page 267	Affects not shown
11	CRB 31203, Page 465	Affects not shown
12	CRB 36688, Page 208	Affects not shown
13	CRB 41607, Page 1000	Intentionally deleted
14	CRB 45025, Page 229	Affects as shown
15	CRB 47689, Page 1270	Affects not shown
16	Plat No. 113624638	Affects as shown

CERTIFICATE:
 LLOYD GRANET, PA
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 BUTTERS ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6B, 8, 11, 13, 14, 16, 17, 18 and 20 \$1,000,000/P TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2018.

DATE OF PLAT OR MAP: 9-6-18

DATE	8/20/18
BY	dpl
REVISIONS	elect
FILE NAME	2828118.dwg

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-4452

SPRINGS-MCKENZIE PLAT
 A PORTION OF
 PARCEL "A" AND TRACT "GB-1"
 ALTA/NSPS LAND TITLE SURVEY

DATE	8/20/18
DRAWN BY	dpl
F.B./ P.C.	elect
SCALE	1"=50'

JOB #	8281
SHT. NO.	1
OF 1 SHEETS	