

# LYONS COMMUNITY CENTER COCONUT CREEK



# **Consultants**

**7600 Lyons LLC - Owner**

**IBI GROUP – Civil Engineering and  
Landscape Architecture**

**RLC Architects – Architecture**

**Keith and Associates – Survey and Plat**



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## Lyons Community Center Location Map



Scale: 1" = 200'  
 Date: 8/27/2018

# LYONS COMMUNITY CENTER

A REPLAT OF THE WEST 330 FEET OF TRACT 25, BLOCK 83, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, TOGETHER WITH A PORTION OF PARCEL "A", NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 103, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PLAT NOTES:**

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)  
4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB8660 (UNLESS NOTED OTHERWISE)

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 89°33'00" WEST ALONG NORTH LINE OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 103, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES; PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

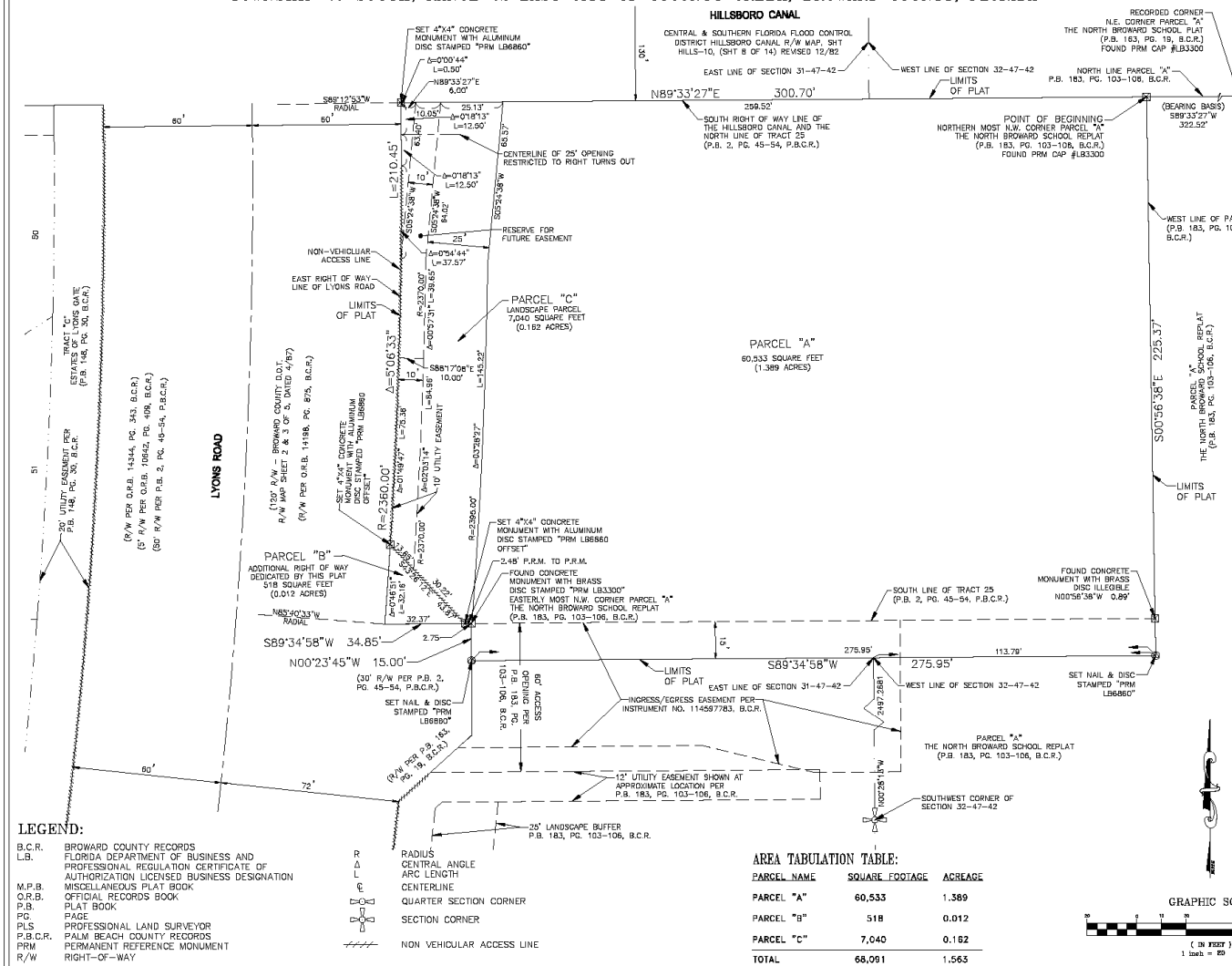
IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXX XX, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY XXXX XX, 2023, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

THIS PLAT IS RESTRICTED TO 16,000 SQUARE FEET OF CHURCH USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO AIR NAVIGATION.



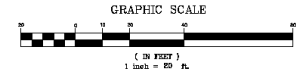
**LEGEND:**

- B.C.R. BROWARD COUNTY RECORDS
- F.L.D. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- M.F.B. MISCELLANEOUS PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PLS. PROFESSIONAL LAND SURVEYOR
- P.L.C.R. PALM BEACH COUNTY RECORDS
- P.R.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY

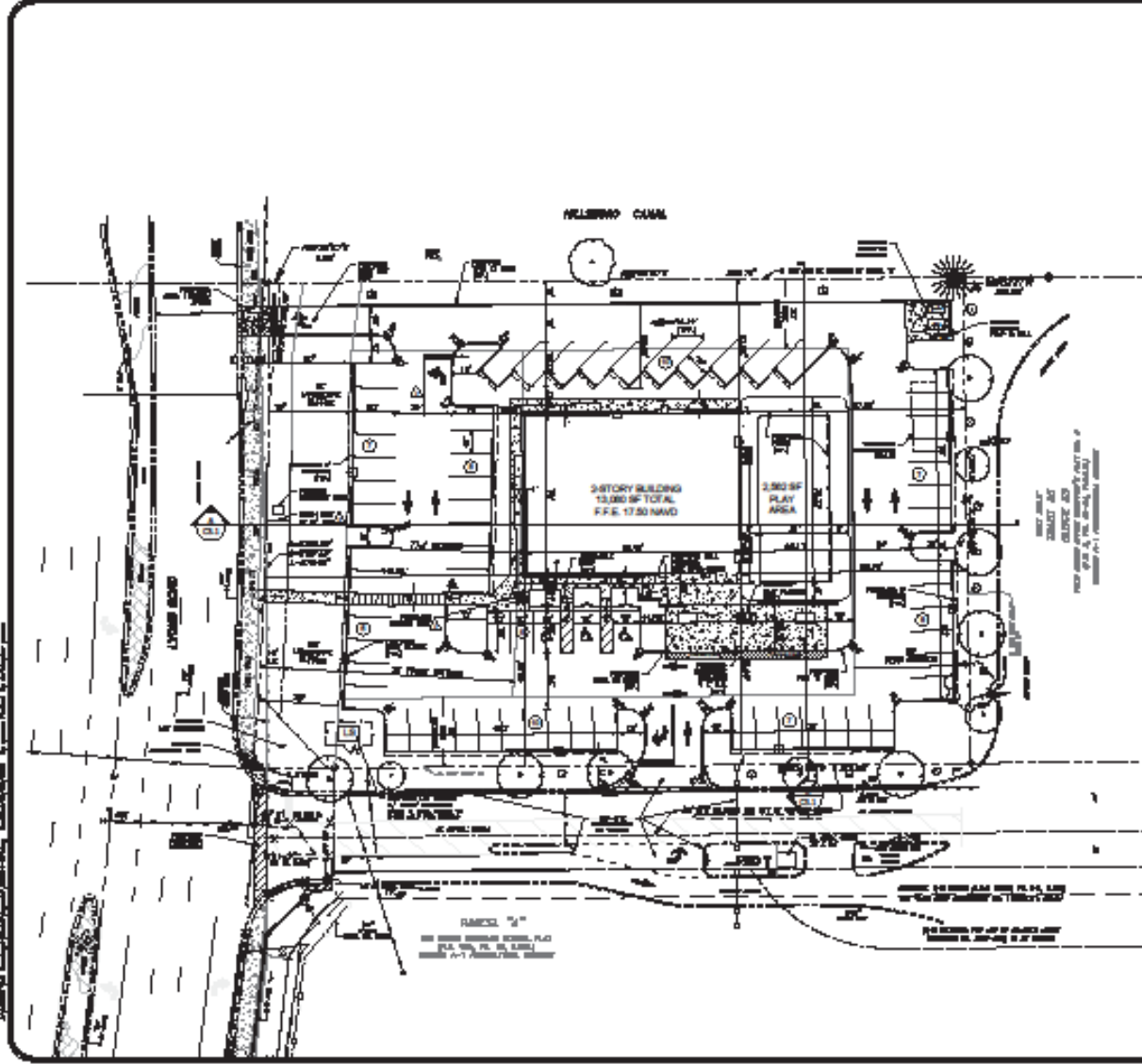
- R RADIUS
- Δ Δ CENTRAL ANGLE
- L L ARC LENGTH
- ℄ CENTERLINE
- ⊕ QUARTER SECTION CORNER
- ⊙ SECTION CORNER
- NON VEHICULAR ACCESS LINE

**AREA TABULATION TABLE:**

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	60,533	1.389
PARCEL "B"	518	0.012
PARCEL "C"	7,640	0.172
<b>TOTAL</b>	<b>68,691</b>	<b>1.563</b>



PREPARED BY:  
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**038-MP-17**



**SITE DATA:**

- 1. TOTAL AREA: 10,000 SQ. FT.
- 2. BUILDING FOOTPRINT: 13,000 SQ. FT.
- 3. PLAY AREA: 3,500 SQ. FT.
- 4. PARKING: 100 SPACES
- 5. LANDSCAPING: 10,000 SQ. FT.
- 6. UTILITY: 10,000 SQ. FT.
- 7. TOTAL: 10,000 SQ. FT.

**PARKING REQUIREMENTS FOR 100 SPACES PER \$13,400:**

- 1. TOTAL: 100 SPACES
- 2. TYPE: 100 SPACES
- 3. LOCATION: 100 SPACES
- 4. REQUIREMENTS: 100 SPACES
- 5. TOTAL: 100 SPACES

**OUTSIDE PLAY AREA REQUIREMENT:**

- 1. 10,000 SQ. FT. PER 100 CHILDREN
- 2. 10,000 SQ. FT. PER 100 CHILDREN
- 3. 10,000 SQ. FT. PER 100 CHILDREN

**SCHEDULE OF USE:**

- 1. 10,000 SQ. FT. PER 100 CHILDREN
- 2. 10,000 SQ. FT. PER 100 CHILDREN
- 3. 10,000 SQ. FT. PER 100 CHILDREN



NOT FOR CONSTRUCTION

<p><b>181</b></p>	<p>LYONS COMMUNITY CENTER 7850 LYONS, COCONUT CREEK, FL</p>
<p>SITE PLAN</p>	
<p>NOT FOR CONSTRUCTION</p>	
<p>DATE: 10/15/2010 SCALE: 1/8" = 1'-0"</p>	<p>DATE: 10/15/2010 SCALE: 1/8" = 1'-0"</p>
<p>DATE: 10/15/2010 SCALE: 1/8" = 1'-0"</p>	



Site Plan



**South-West Perspective**

**RLC ARCHITECTS**



**North Elevation**





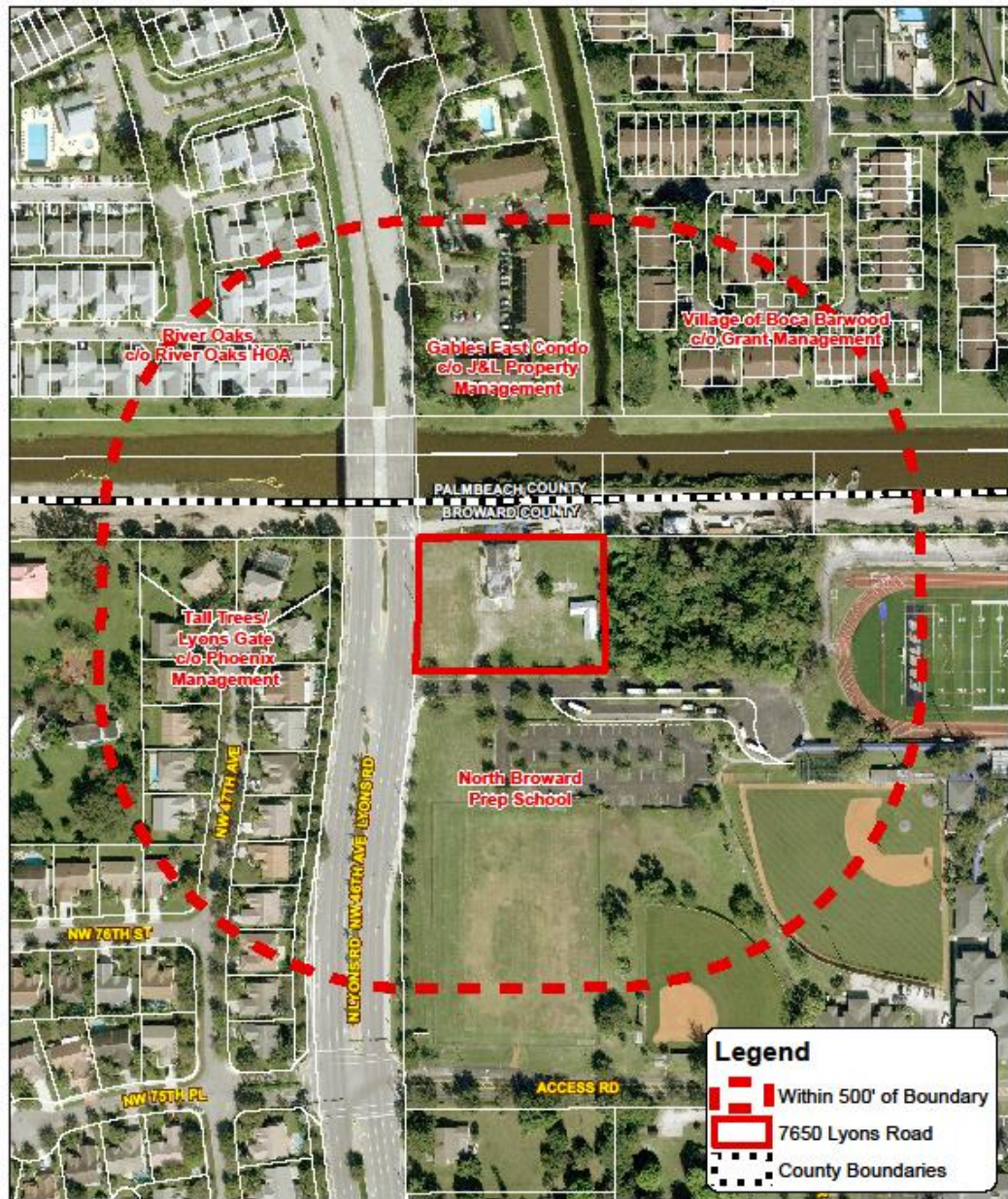
East Elevation



**South Elevation**



**West Elevation**



**Legend**

-  Within 500' of Boundary
-  7650 Lyons Road
-  County Boundaries



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**7650 Lyons Road**  
 Property Owners Within 500' of Boundary Lines

City of Coconut Creek	Broward County	Florida
Scale: 1"=200'	By: cmp	Job#: 109511
		Date: 2018/07/18

**Thank You!**

