

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



IBI Group (Florida) Inc.
 1100 Park Central Boulevard S. Suite 3500
 Pompano Beach, FL 33064
 tel 954 974 2200
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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.

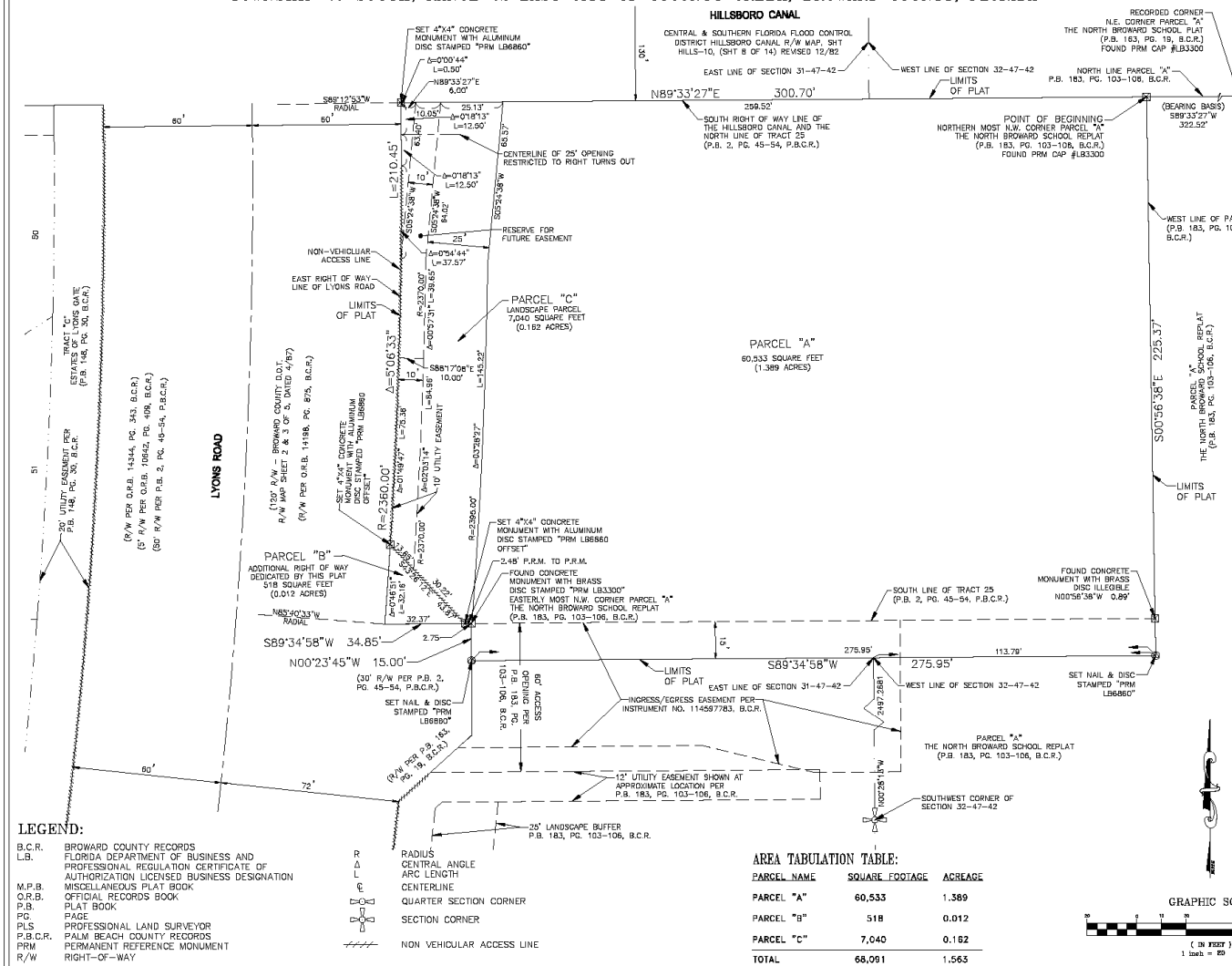
IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXX XX, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL 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.



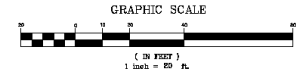
LEGEND:

- 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

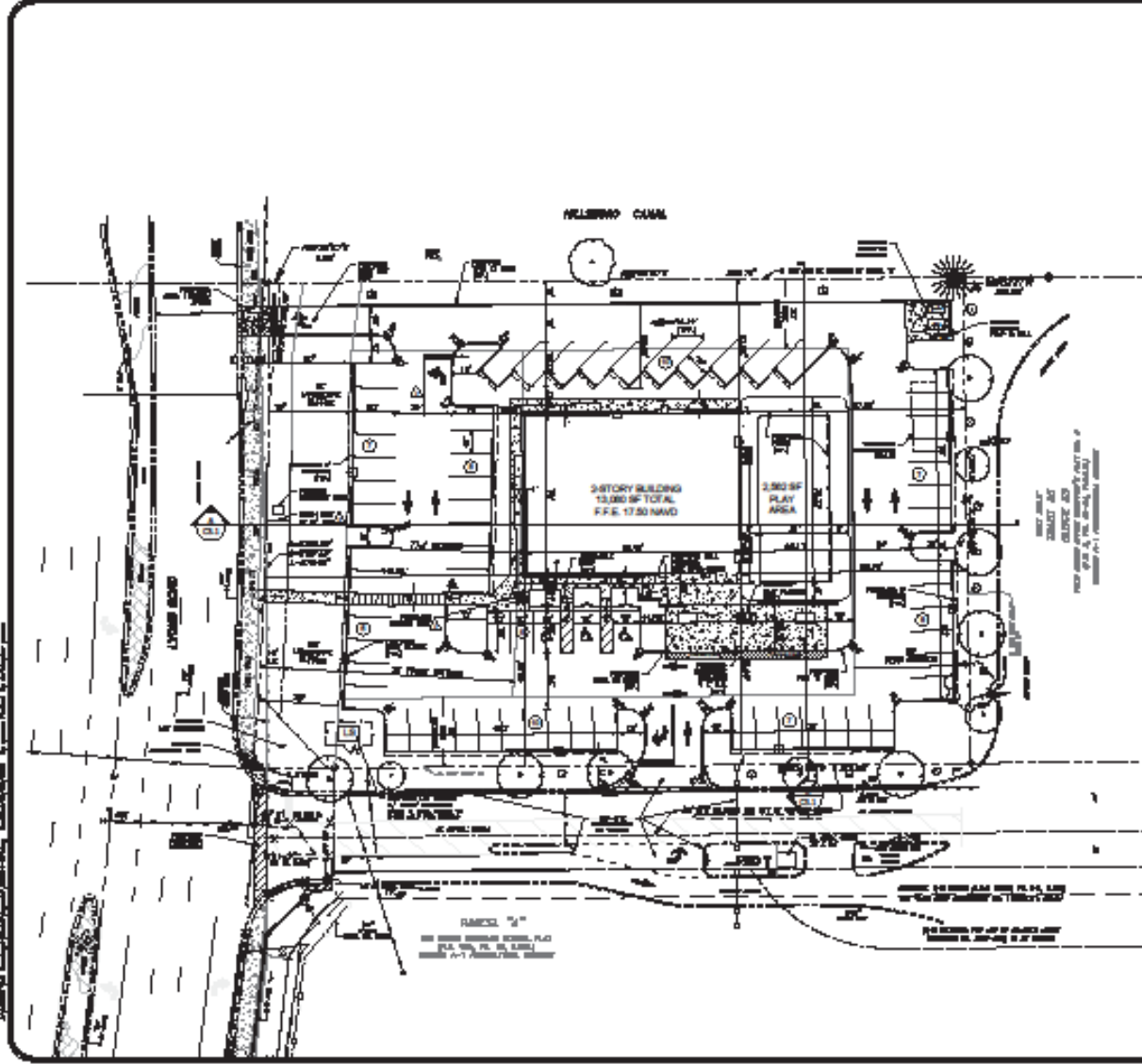
- R RADIUS
- Δ Δ CENTRAL ANGLE
- L L ARC LENGTH
- ℄ CENTERLINE
- ⊕ QUARTER SECTION CORNER
- ⊙ SECTION CORNER
- NON VEHICULAR ACCESS LINE

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	60,533	1.389
PARCEL "B"	518	0.012
PARCEL "C"	7,640	0.162
TOTAL	68,691	1.563



PREPARED BY:
KEITH
consulting engineers
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POMPAH BEACH, FLORIDA 33069-8843
(954) 788-3400 FAX (954) 788-3300
EMAIL: MKE@KEITH-ASSOCIATES.COM LB NO. 6989
038-MP-17



SITE DATA:

- 1. TOTAL AREA: 10,000 SQ. FT.
- 2. BUILDING AREA: 13,000 SQ. FT.
- 3. PLAY AREA: 3,500 SQ. FT.
- 4. PARKING: 100 SPACES
- 5. LANDSCAPING: 10,000 SQ. FT.
- 6. TOTAL F.F.E.: 17,500
- 7. TOTAL NABED: 17,500
- 8. TOTAL F.F.E. PER 1,000 SQ. FT. OF PLAY AREA: 5.0
- 9. TOTAL F.F.E. PER 1,000 SQ. FT. OF BUILDING AREA: 1.3
- 10. TOTAL F.F.E. PER 1,000 SQ. FT. OF TOTAL AREA: 1.75

PARKING REQUIREMENTS FOR OF ZONING PER §13-422:

- 1. MINIMUM REQUIREMENTS: 100 SPACES
- 2. MAXIMUM REQUIREMENTS: 100 SPACES
- 3. TOTAL REQUIREMENTS: 100 SPACES
- 4. TOTAL REQUIREMENTS: 100 SPACES
- 5. TOTAL REQUIREMENTS: 100 SPACES
- 6. TOTAL REQUIREMENTS: 100 SPACES

OUTSIDE PLAY AREA REQUIREMENT:

- 1. MINIMUM REQUIREMENTS: 3,500 SQ. FT.
- 2. MAXIMUM REQUIREMENTS: 3,500 SQ. FT.
- 3. TOTAL REQUIREMENTS: 3,500 SQ. FT.

SCHEDULE OF USE:

- 1. COMMUNITY CENTER
- 2. PLAY AREA
- 3. PARKING
- 4. LANDSCAPING



NOT FOR CONSTRUCTION

18000 P. FLORIDA INC. 1500 W. COCONUT CREEK BLVD. - SUITE 100 COCONUT CREEK, FL 33063 USA TEL: (305) 486-1100 FAX: (305) 486-1101 WWW: WWW.18000P.COM	
LYONS COMMUNITY CENTER 7850 LYONS, COCONUT CREEK, FL SITE PLAN	
DATE: 10/15/2010 TIME: 10:00 AM DRAWN BY: J. SMITH CHECKED BY: M. JONES APPROVED BY: K. BROWN	SCALE: AS SHOWN SHEET NO.: CS-0



Site Plan



South-West Perspective

RLC ARCHITECTS



North Elevation



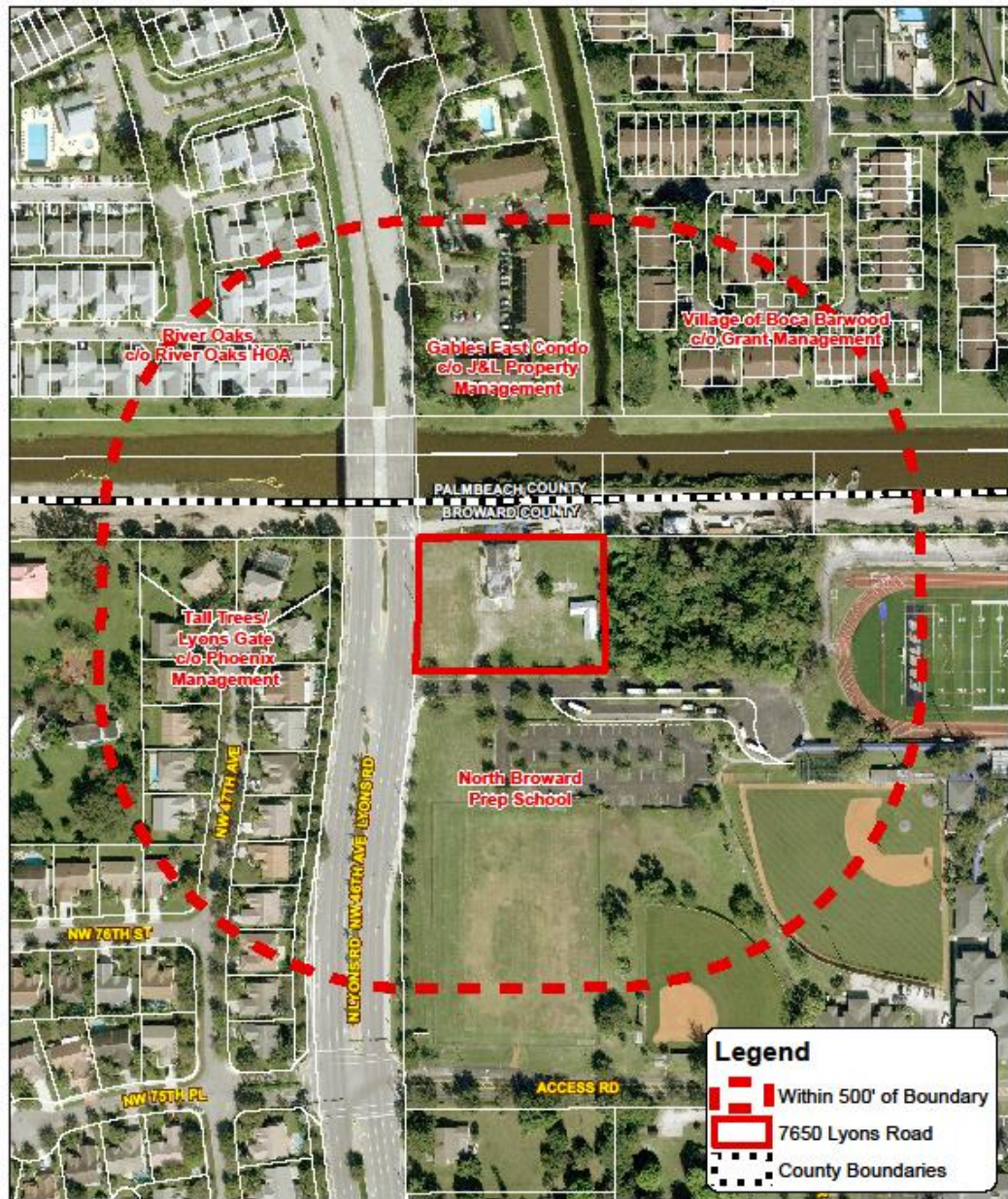
East Elevation



South Elevation



West Elevation



Legend

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



IBI Group (Florida) Inc.
 2200 Park Central Boulevard N. Suite 100
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 Tel: 954 974 2200
 Fax: 954 973 2888

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!

RLC Architects

