

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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/SWIRTS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Lyons Community Center Location Map

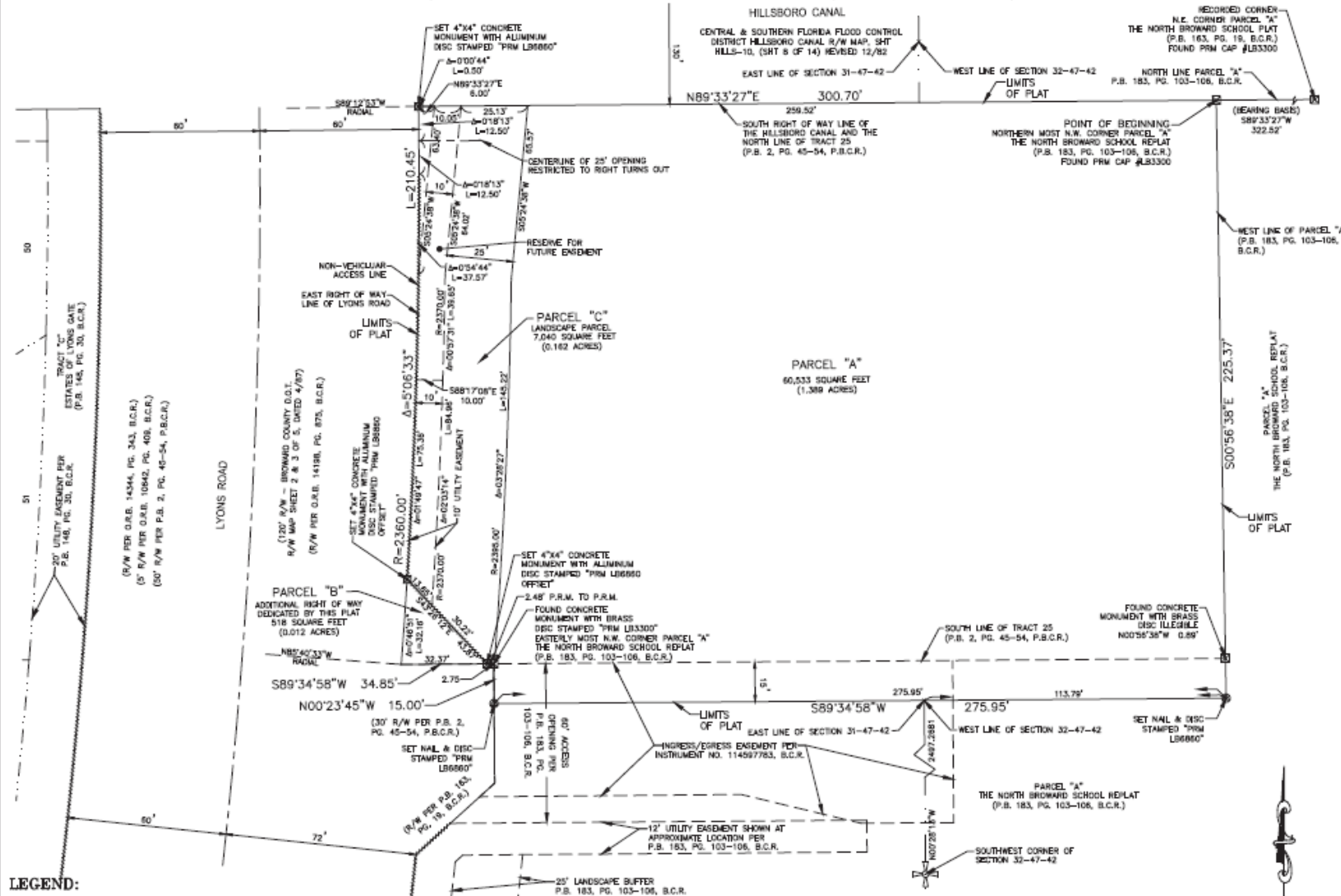


Scale: 1" = 200'
Date: 8/27/2018

LYONS COMMUNITY CENTER

PLAT BOOK PAGE
SHEET 2 OF 2

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:

② INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. L86860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 89°33'29" 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 177.001, 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 WOODS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXXX 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 XXXXX 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 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

THIS PLAT IS RESTRICTED TO 16,000 SQUARE FEET OF CHURCH USE AND 4,000 SQUARE FEET OF DAYCARE.

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.

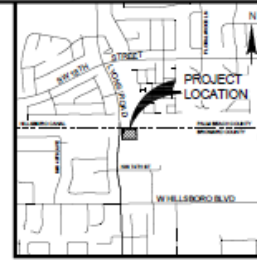
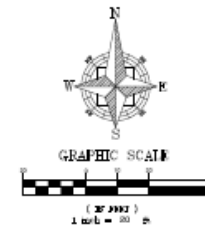
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1. DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO AIR NAVIGATION.

PREPARED BY:

KEITH
consulting engineers

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038-MP-17



LOCATION MAP
(N.T.S.)

DATE	3/7/2018
BY	IBI GROUP
CHECKED	IBI GROUP
APPROVED	IBI GROUP
SCALE	1" = 20'
SHEET	C3.0

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LYONS COMMUNITY CENTER
7650 LYONS, COCONUT CREEK, FL.

SITE PLAN

NOT FOR CONSTRUCTION

DRAWN	CMP	SCALE	1" = 20'
DESIGNED	CMP	PROJECT	138111
CHECKED	RFE	SHEET	C3.0
DATE	3/7/2018		

SITE DATA:

PARCEL ID#	47-033010010
TOTAL ACREAGE	1.486 ACRES (63,952 SF)
EXISTING IMPERVIOUS AREA:	
• BUILDINGS	0.113 ACRES (4,913 SF) 7.85%
• ASPHALT/PAVEMENT/CONCRETE	0.071 ACRES (3,074 SF) 4.81%
EXISTING PERVIOUS AREA:	
• OPEN SPACE	1.254 ACRES (55,365 SF) 87.51%
PROPOSED IMPERVIOUS AREA:	
• BUILDING FIRST FLOOR	0.150 ACRES (6,540 SF)
• BUILDING SECOND FLOOR	0.150 ACRES (6,540 SF)
• BUILDING FOOTPRINT	0.150 ACRES (6,540 SF) 10.23%
• PAVEMENT	0.075 ACRES (3,261 SF) 4.82%
• SIDEWALK/CONCRETE	0.006 ACRES (2,741 SF) 0.85%
PROPOSED PERVIOUS AREA:	
• PLAY AREA	0.026 ACRES (1,120 SF) 4.01%
• OPEN SPACE	0.494 ACRES (21,526 SF) 33.85%
EXISTING LAND USE DESIGNATION	E1 (RESIDENTIAL ESTATE - 1 DUAC)
PROPOSED LAND USE DESIGNATION	E1 (RESIDENTIAL ESTATE - 1 DUAC)
EXISTING ZONING DESIGNATION	A-1 (AGRICULTURAL DISTRICT)
PROPOSED ZONING DESIGNATION	CP (COMMUNITY FACILITY)
MAXIMUM BUILDING HEIGHT	30'-0"
HIGHEST BUILDING HEIGHT	42'-0"

PARKING REQUIREMENTS FOR CP ZONING PER §13-402:

- CHURCH ATTENDANCE: 150
- REQUIRED PARKING: 86 SPACES
- 1 SPACE FOR EACH THREE (3) SEATS = 86 SPACES
- CHILD DAYCARE/ATTEendance: 100
- REQUIRED PARKING: 66 SPACES
- 1 SPACE FOR EACH 200 SF OF GFA = 66 SPACES
- PROVIDED PARKING: 86 SPACES
- ACCESSIBLE PARKING SPACES: 3 SPACES
- REQUIRED FOR P+R SPACES = 3 SPACES
- ACCESSIBLE SPACES PROVIDED: 3 SPACES

OUTSIDE PLAY AREA REQUIREMENT FOR DAYCARE:

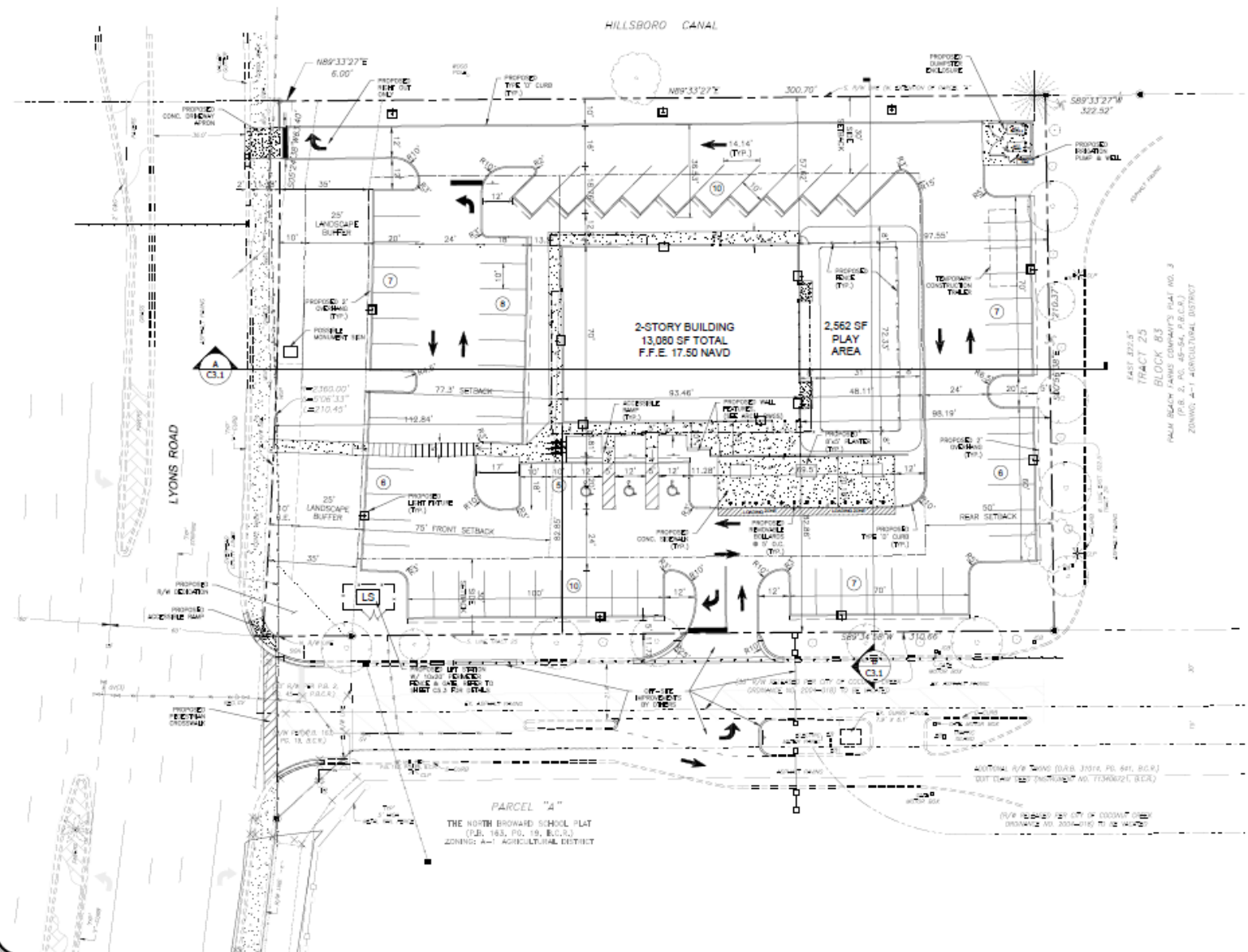
- 45 SF OF PLAY AREA FOR EACH CHILD
- 50 CHILDREN/AT ANY ONE TIME = 45 SF = 2,250 SF REQUIRED
- PLAY AREA PROVIDED: 2,562 SF

SCHEDULE OF USE:

- WEEKDAY SCHEDULE FOR DAYCARE
- 7AM - 6PM
- WEEKEND SCHEDULE FOR BIBLE STUDY
- 7PM - 11PM
- WEEKEND CHURCH SERVICES
- 8AM - 2PM (SUNDAY ONLY)



DISCLAIMER: This plan is an instrument of service, the property of the Engineer and may not be reproduced without the permission and under the supervision of the Engineer. All design and other information shown on this drawing are for the use of the project only and shall not be used otherwise without written permission of the Engineer. Within dimensions shall mean perpendicular over-sight dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Engineer shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Engineer for approval before proceeding with fabrication.





Site Plan

RLC Architects



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Lyons Community Center, Coconut Creek

17015.00



North Elevation

RLC Architects



South Elevation

RLC Architects



East Elevation

RLC Architects



West Elevation

RLC Architects

Thank You!