



RLC Architects

KEITH and ASSOCIATES

RJ BEHAR

LYONS COMMUNITY
CENTER



SUBJECT PROPERTY

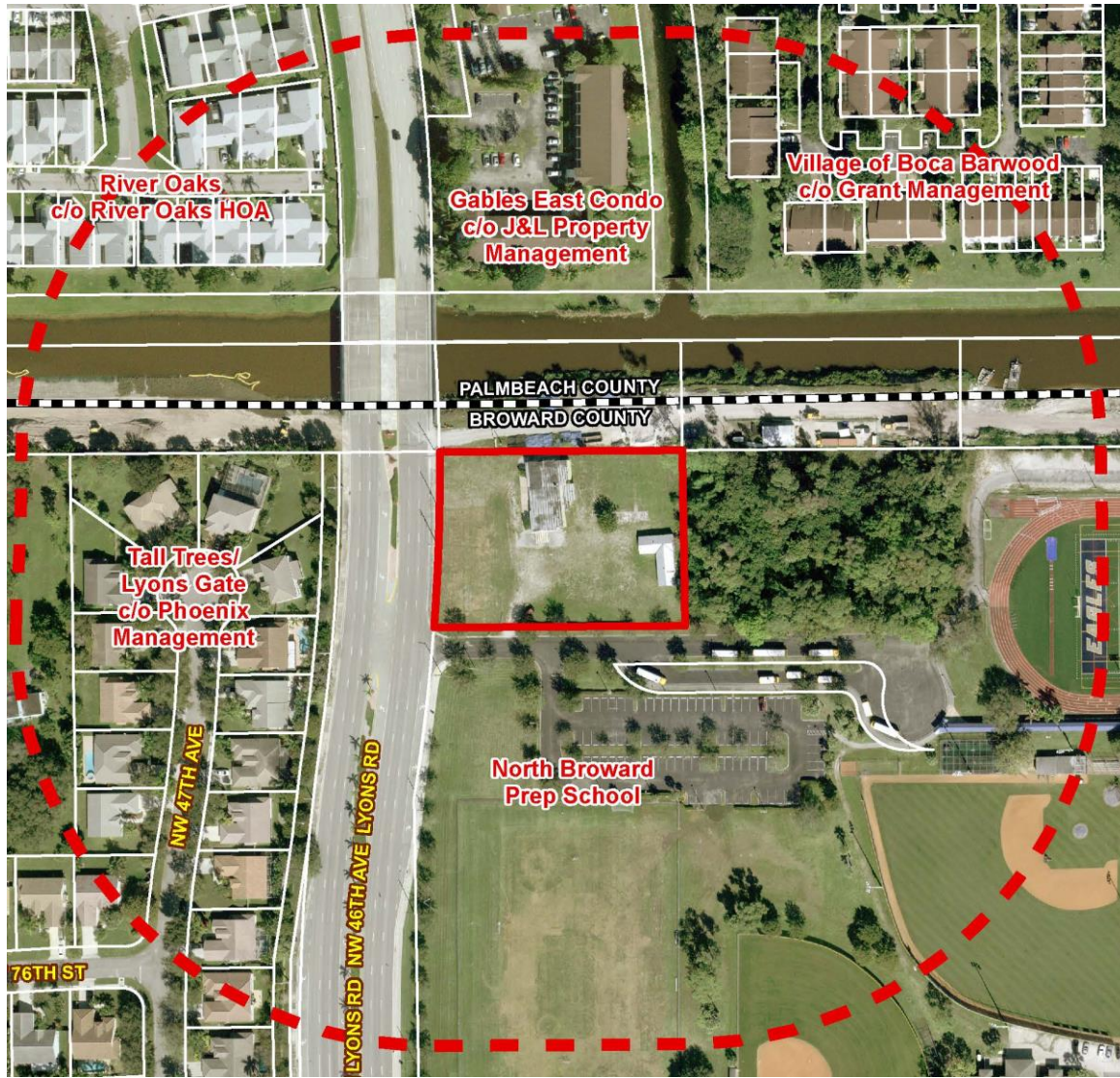


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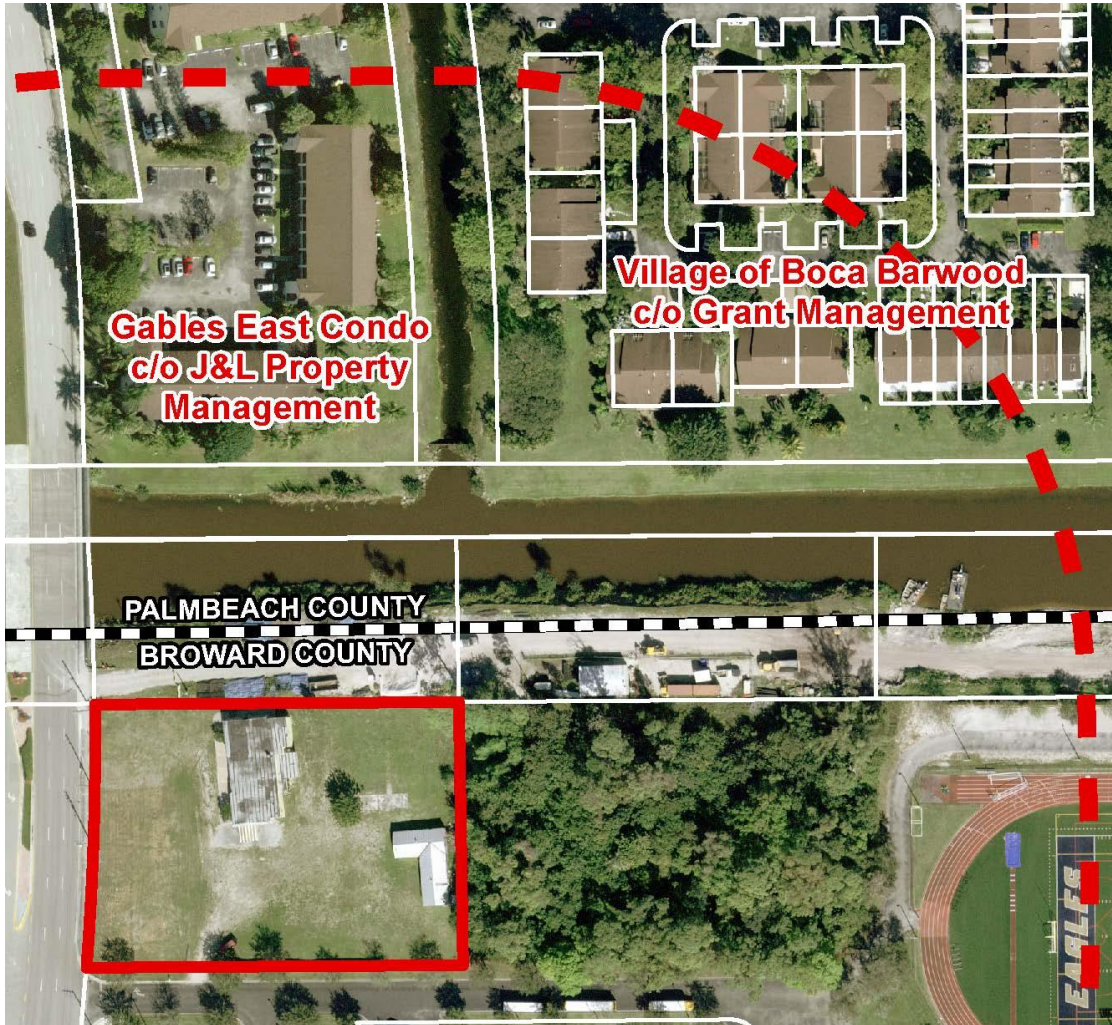
LOCATION MAP



Neighborhood Workshop Summary

Homeowners received advisory letters between June 12th and July 12th 2018

--- 500' Radius



Village of Boca Barwood

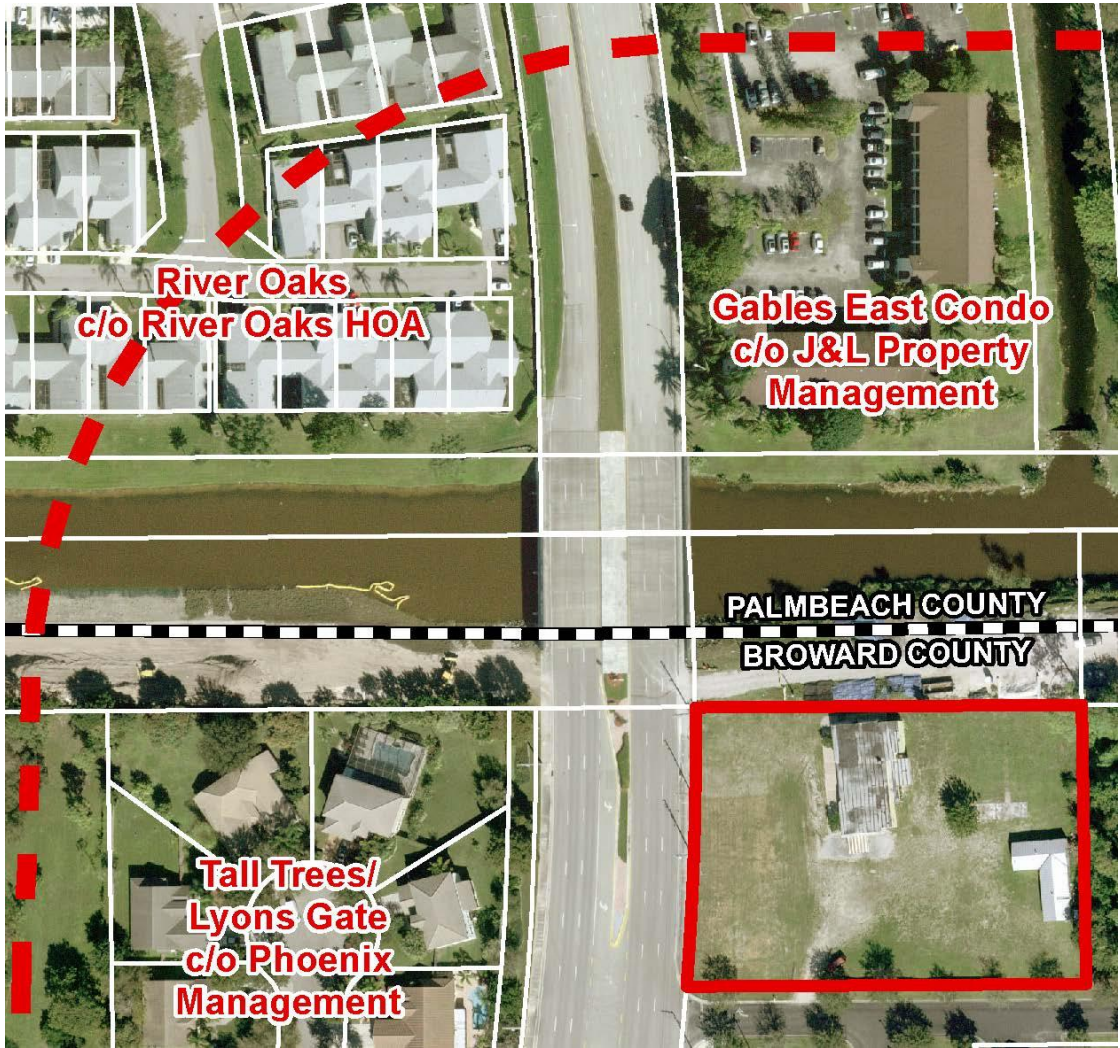
(c/o Grant Property Management):

- Hand delivered letter and office visit conducted 7/12/2018. No response received.

Gables East Condo-Sandalfoot Cove

(c/o J and L Property Management):

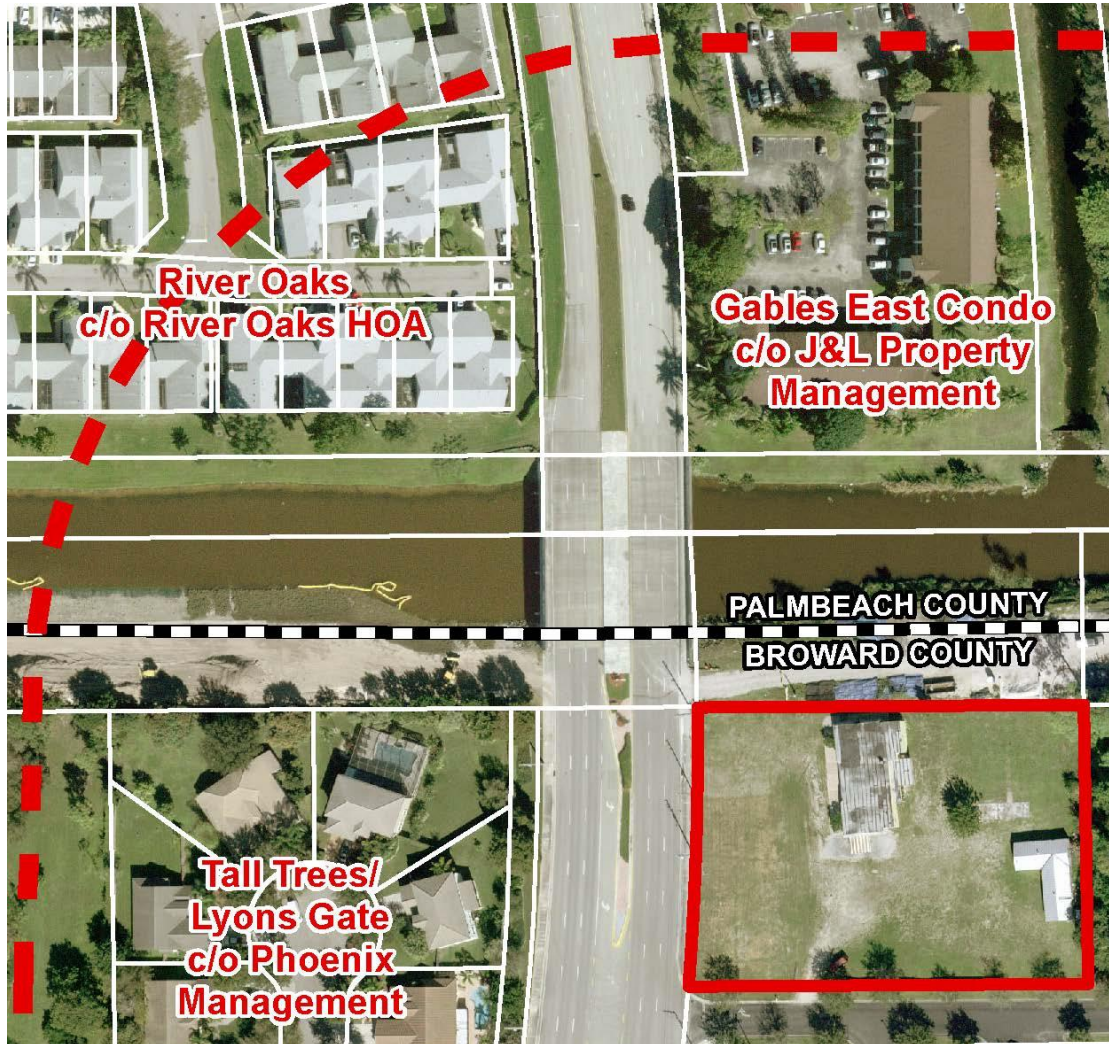
- Certified Letter sent 6/15/2018. No response received.
- Hand delivered letter and office visit conducted 7/12/2018. No response received.



River Oaks

(c/o River Oaks of Palm Beach County HOA):

- Hand delivered letter and office visit conducted 7/12/2018.
- HOA Board President, Richard Velez called 7/19/2018 and scheduled presentation of project for 8/23/2018 Board meeting.



Tall Trees/Lyon's Gate

(c/o Phoenix Management Services):

- Certified Letter sent 6/15/2018.
No response received.
- Hand delivered letter and office visit conducted 7/12/2018.
No response received.
- Spoke with Phoenix Management on 10/30/2018 and she was to coordinate meeting with HOA.
- Email sent 1/29/2019, to repeat request. Phoenix Management responded by email that she would resend request to HOA.
- Email sent 2/4/2019, to repeat request.
- Email sent 2/12/2019, to repeat request
- Meeting conducted 2/13/2019 with HOA President and Treasurer.



North Broward Preparatory School:

- Certified letter sent 6/20/2018.
No response received.
- Email sent to attorney (Christina Bilenki, Dunay, Miskel & Backman, LLP) on June 25, 2018.
- Email reminder sent to same attorney on July 11, 2018, to which attorney responded, requesting meeting after John Lehman, Managing Director, returns from vacation.
- On August 28, 2018, we met with school representatives.
- August 2017: Amended and Restated Access Easement Agreement executed, followed by Parking and Traffic Operational Plan for Shared Access Easement.

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 DESCRIPTION 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"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB8880 (UNLESS NOTED OTHERWISE)

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 89°32'52" 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.

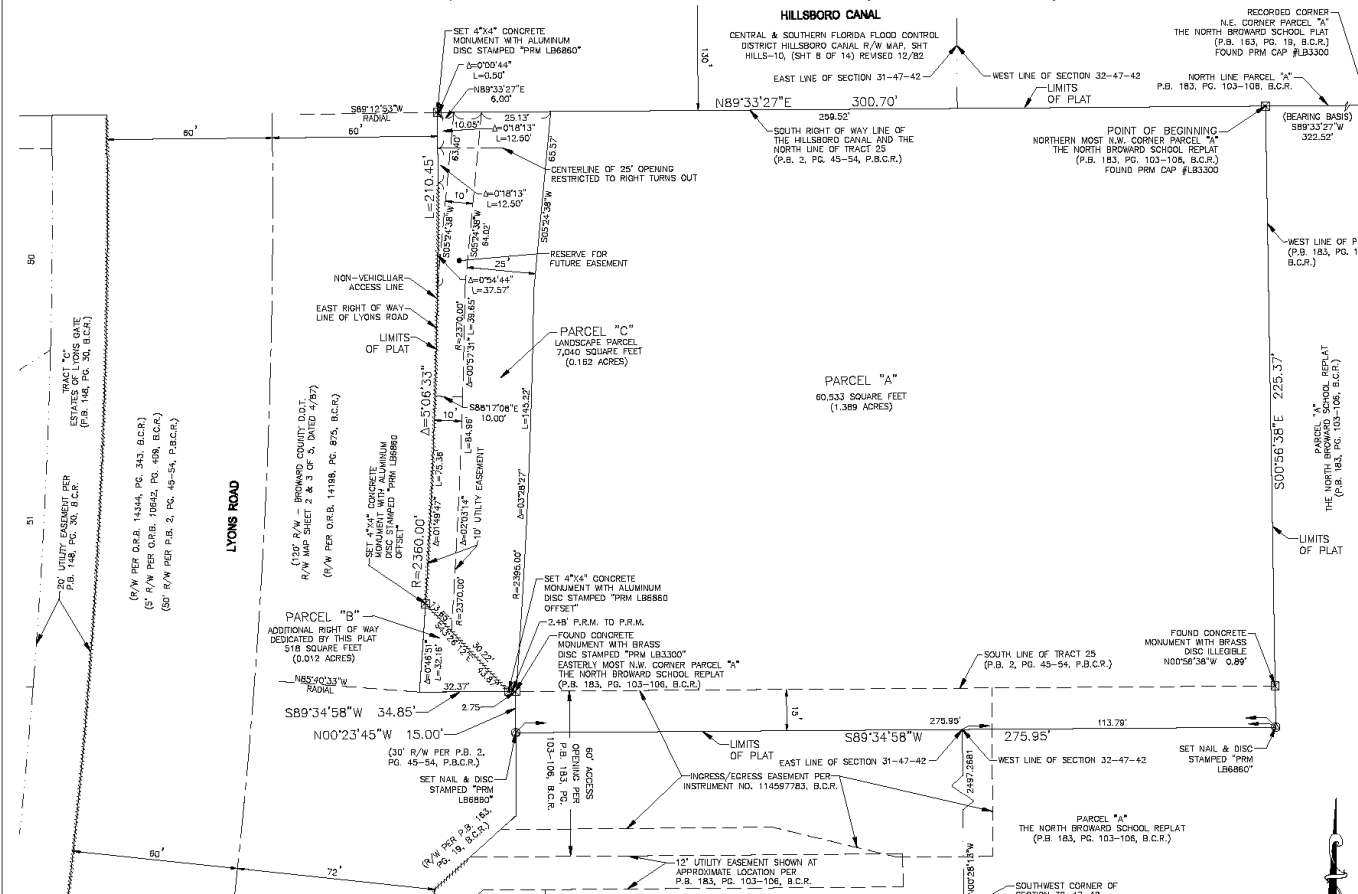
IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXXX XX, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY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

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 THEREON 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.F. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO AIR NAVIGATION.

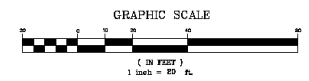


LEGEND:

- | | | | |
|----------|---|---|---------------------------|
| B.C.R. | BROWARD COUNTY RECORDS | R | RADIUS |
| L.B. | FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION | Δ | CENTRAL ANGLE |
| M.P.B. | MISCELLANEOUS PLAT BOOK | L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK | ○ | CENTERLINE |
| P.B. | PLAT BOOK | □ | QUARTER SECTION CORNER |
| PG. | PAGE | ○ | SECTION CORNER |
| P.L.S. | PROFESSIONAL LAND SURVEYOR | — | NON VEHICULAR ACCESS LINE |
| P.B.C.R. | PALM BEACH COUNTY RECORDS | | |
| PRM | PERMANENT REFERENCE MONUMENT | | |
| R/W | RIGHT-OF-WAY | | |

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	60,533	1.389
PARCEL "B"	518	0.012
PARCEL "C"	7,040	0.162
TOTAL	68,091	1.563

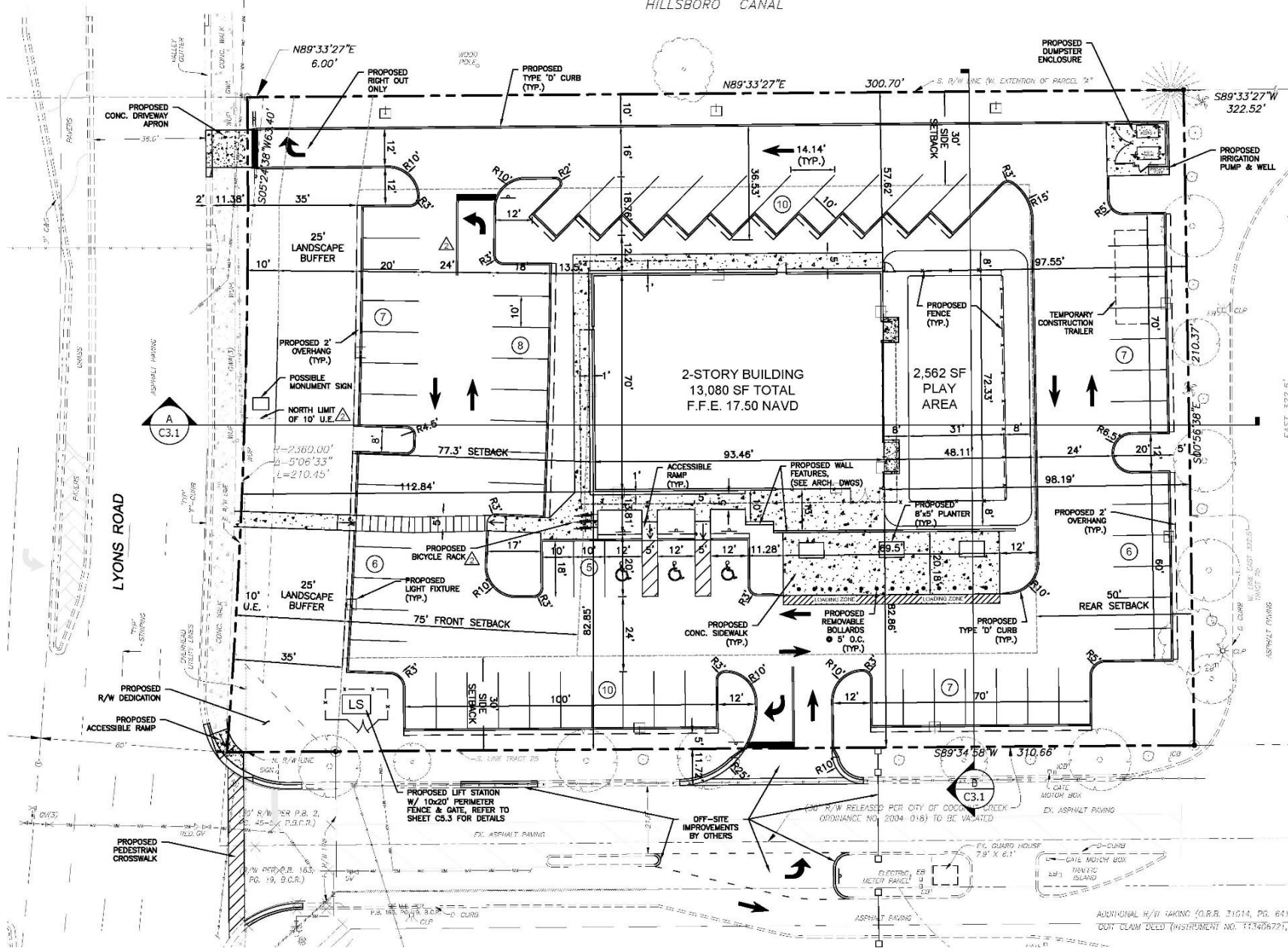


PREPARED BY:

KEITH
consulting engineers

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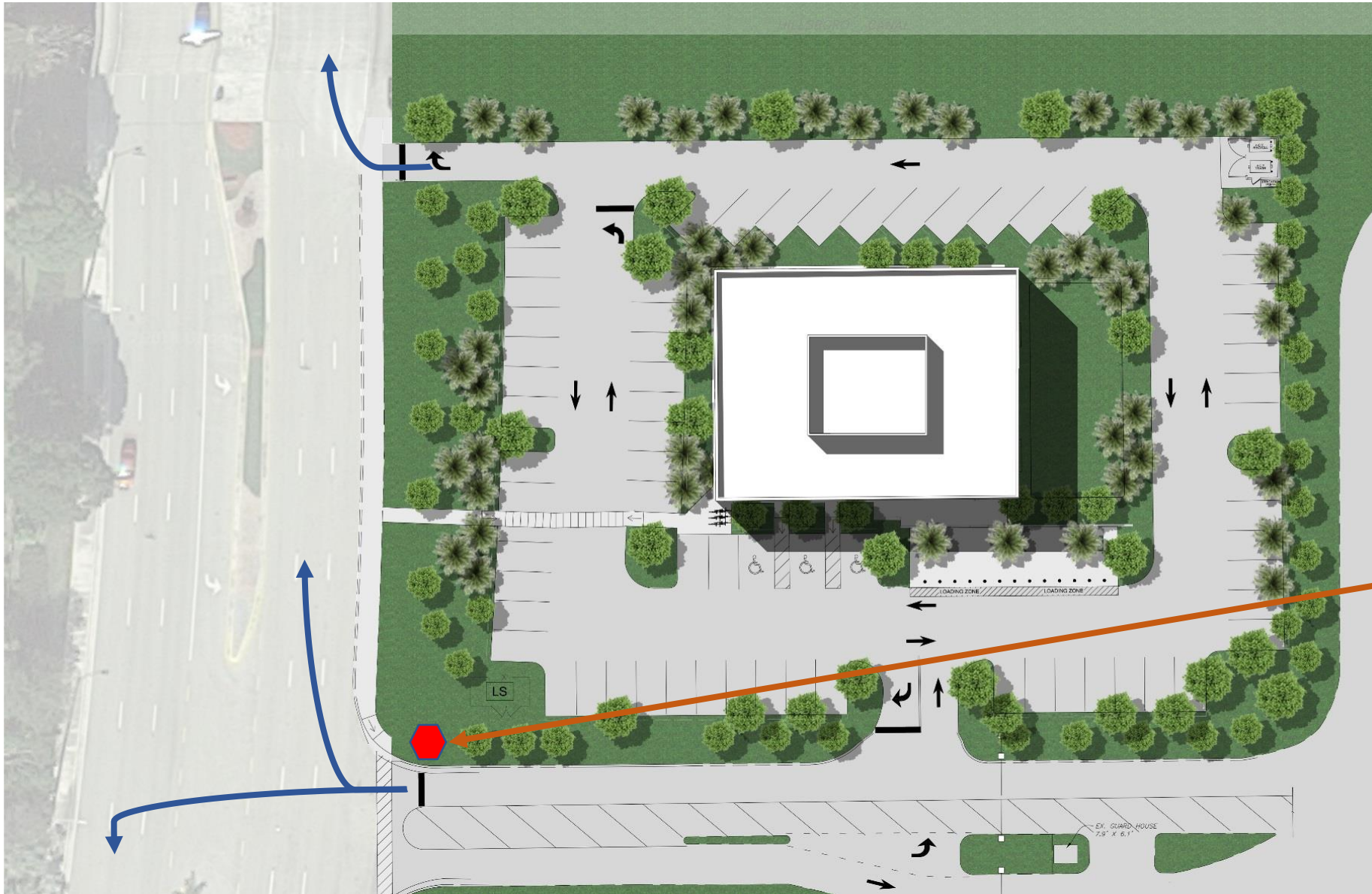
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ADDITIONAL R/W TAKING (O.R.B. 31014, PG. 641),
CITY CLAIM DEED (INSTRUMENT NO. 113426721)

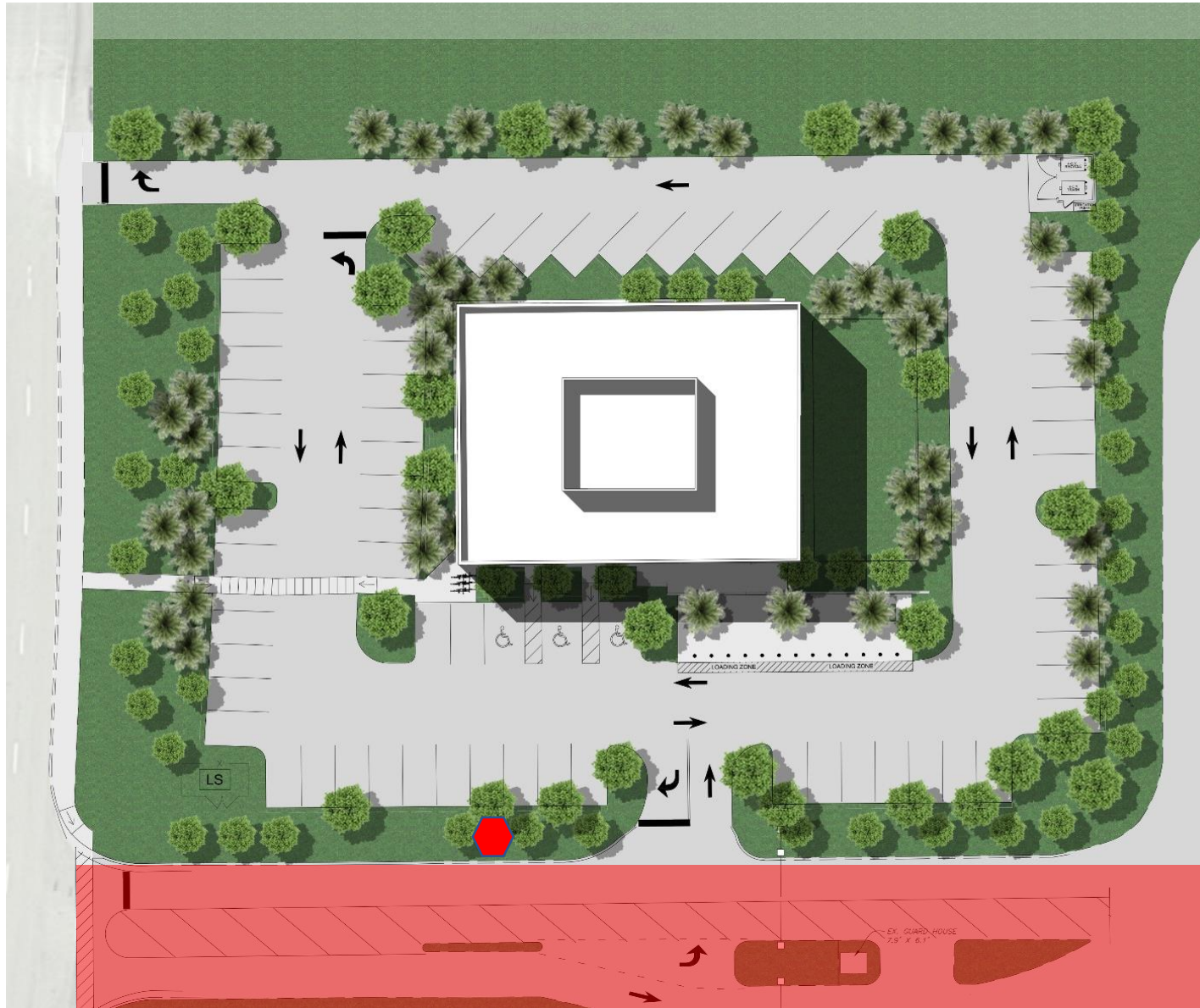






No left turn restrictions for weekend operations.





I9 Usage Schedule

Saturday:

- **I9 activities start at 9 am**
 - Baseball League (Winter and Spring)
 - Flag Football League (Winter and Spring)
 - Soccer League (Winter and Spring)
 - ZIP Lacrosse League (Winter)

Sunday:

- **Community Center usage 8 am - 2 pm**
 - Religious Gathering
- **I9 activities start at 1:30 pm**
 - Basketball League (Winter and Spring)

All club information taken from: Coconut Creek Youth Sports Program website



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RJ BEHAR

SOUTH ELEVATION



RLC Architects

KEITH and ASSOCIATES

RJ BEHAR

WEST ELEVATION



RLC Architects

KEITH and ASSOCIATES

RJ BEHAR

EAST ELEVATION



RLC Architects

KEITH and ASSOCIATES

RJ BEHAR

NORTH ELEVATION



RLC Architects

KEITH and ASSOCIATES

RJ BEHAR

SOUTH-WEST RENDERING



RLC Architects

KEITH and ASSOCIATES

RJ BEHAR

SOUTH-EAST RENDERING



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