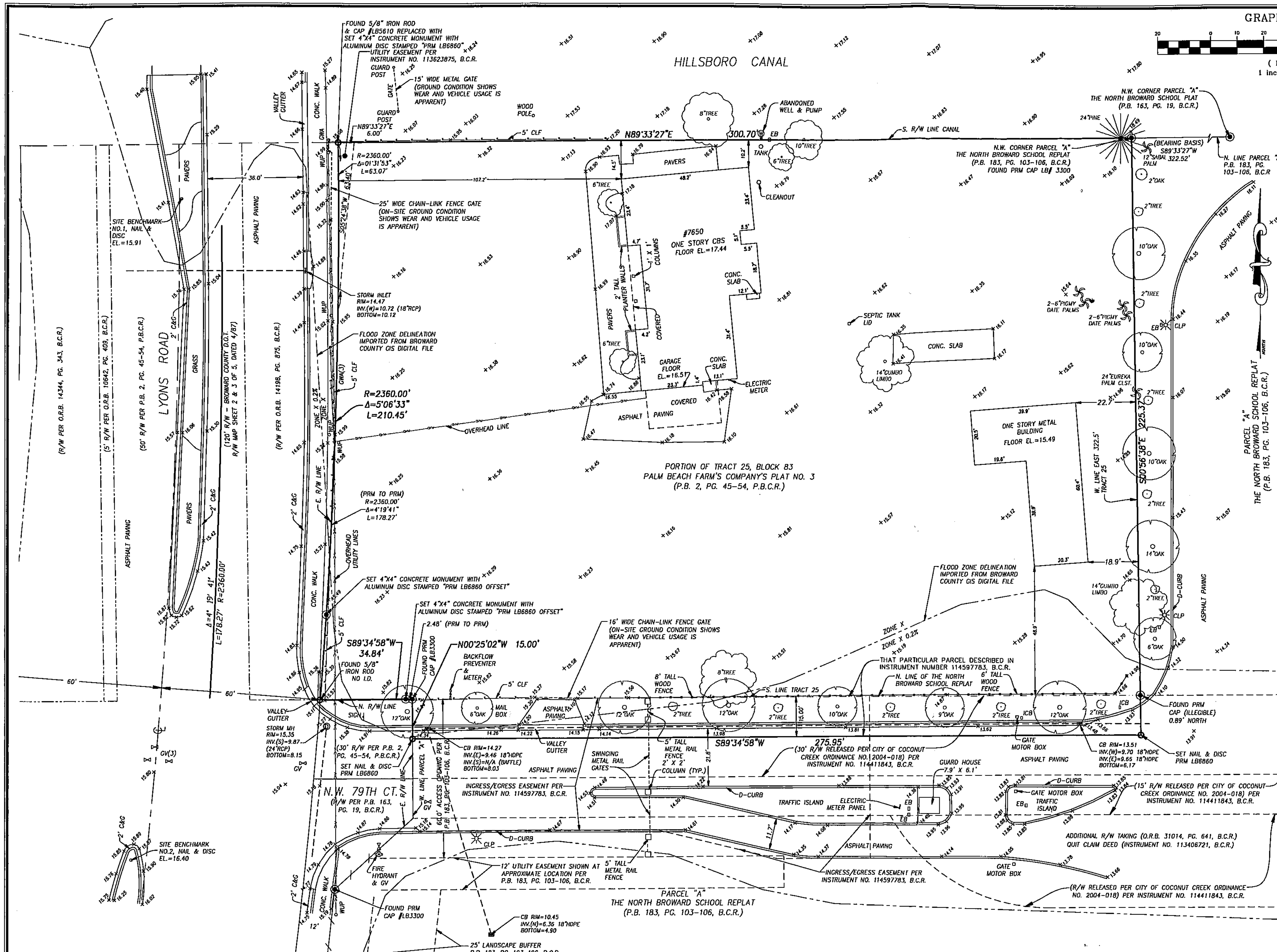
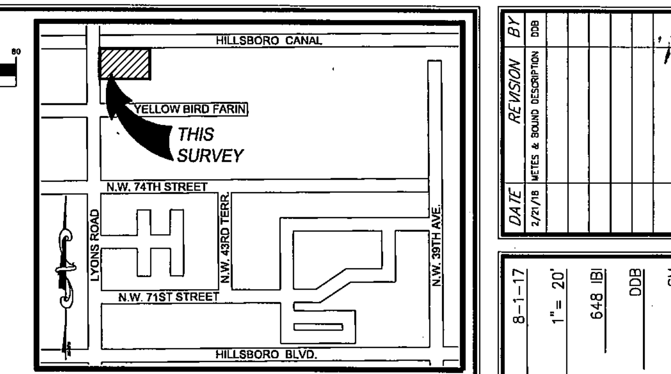




LOCATION SKETCH

NOT TO SCALE

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
4. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD PER ATTORNEYS' TITLE FUND SERVICES, LLC FUND FILE NUMBER: 483935, EFFECTIVE DATE AUGUST 08, 2017
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "A", NORTH BROWARD SCHOOL REPLAT, AS RECORDED IN PLAT BOOK 183, PAGE 103-106, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. HAVING A REFERENCE BEARING OF SOUTH 89°33'27" WEST.
6. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
7. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). ELEVATIONS SHOWN HEREON REFER TO NGS (NATIONAL GEODETIC SURVEY) BENCHMARK IDENTIFICATION NO. AD8517, STATION NAME "PILING" ELEVATION = 15.105.
9. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
10. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
12. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"=20' OR SMALLER.
13. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
14. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0158H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE X, BASE FLOOD ELEVATION (NONE), ZONE X 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.

LEGAL DESCRIPTION:

TRACT 25, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THRU 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF HILLSBORO CANAL, LESS THE EAST 322.5 FEET THEREOF. ALSO LESS AND EXCEPT THAT PORTION DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 14198, PAGE 875, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PARTICULAR PORTION OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 PAGES 103 THRU 106 AS DESCRIBED IN INSTRUMENT NUMBER 114597783, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A PORTION OF TRACT 25, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 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 BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST, NORTHWEST CORNER OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 PAGES 103 THRU 106 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°56'38" EAST, ALONG THE WEST LINE OF SAID PARCEL "A" AND IT'S SOUTHERLY EXTENSION, 225.37 FEET TO A POINT ON A LINE LYING 15.00 FOOT SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 25; THENCE SOUTH 89°34'58" WEST ALONG SAID PARALLEL LINE, 275.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A", THENCE NORTH 00°23'45" WEST ALONG SAID WEST LINE, 15.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE, 34.85 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVED TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE LEFT, ALSO BEING THE EAST RIGHT OF WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 14198, PAGE 875 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIAL BEARING OF NORTH 85°40'33" WEST FROM SAID POINT, A RADIUS OF 2360.00 FEET, A CENTRAL ANGLE OF 05°06'33", AN ARC DISTANCE OF 210.45 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 25, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF THE HILLSBORO CANAL, AS SHOWN ON THE CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT HILLSBORO CANAL RIGHT OF WAY MAP, SHEET 8 OF 14, LAST REVISED 12/82; THENCE NORTH 89°33'27" EAST, ALONG SAID NORTH LINE, 300.70 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA, AND CONTAINING 68,091 SQUARE FEET (1.563 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON AUGUST 01, 2017 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

LEE POWERS LICENSE NUMBER No. 6805 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Lee Powers
Date: 2018.08.10 14:47:55 -04'00'

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
CB = CATCH BASIN
CBS = CONCRETE BLOCK STRUCTURE
C&G = CURB AND GUTTER
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CLST. = CLUSTER
CO = CLEANOUT
CONC. = CONCRETE
CPP = CONCRETE POWER POLE
D-CURB = 8" CONCRETE CURB
-D- = UNDERGROUND DRAINAGE LINE
D.O.T. = DEPARTMENT OF TRANSPORTATION
EB = ELECTRIC BOX
EL. = ELEVATION
FP&L = FLORIDA POWER AND LIGHT COMPANY
FH = FIRE HYDRANT
GV = GATE VALVE
GWA = GUY WIRE ANCHOR
HDPE = HIGH DENSITY POLY ETHYLENE
I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
INV. = INVERT
LB - LICENSED BUSINESS
LS = LICENSED SURVEYOR
MH = MANHOLE
NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
N&D = NAIL & DISC
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.B. = PLAT BOOK
PG. = PAGE
PVC = POLY VINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
SAN. = SANITARY SEWER
OHW = OVERHEAD WIRES
O.R.B. = OFFICIAL RECORDS BOOK
WUP = WOOD UTILITY POLE
WM = WATER METER
℄ = CENTERLINE
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
Ⓓ = STORM DRAINAGE MANHOLE
—o— = SIGN
◉ = PERMANENT REFERENCE MONUMENT (P.R.M.)
-/-/-/- = NON-VEHICULAR ACCESS LINE
x 13.52 = ELEVATION

TITLE COMMITMENT EXCEPTIONS ATTORNEYS' TITLE FUND SERVICES, LLC
FUND FILE NUMBER: 483935
EFFECTIVE DATE AUGUST 08, 2017 @ 8:00 A.M. SCHEDULE B-II

ENCUMBRANCE NUMBER	DESCRIPTION	AFFECTS		PLOTTED ON SURVEY		COMMENT
		YES	NO	YES	NO	
1	ALL MATTERS CONTAINED ON PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.	X		X		
2	RESERVATIONS AS CONTAINED IN DEED FROM BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT, DATED JULY 5, 1943, IN DEED BOOK 773, PAGE 249, PUBLIC RECORDS OF PALM BEACH..	X			X	NO PLOTABLE MATTERS
3	SUBJECT TO SMALL LATERAL DITCHES IN FAVOR OF THE OTHER TRACTS, AS RECORDED IN DEED BOOK 34, PAGE 470, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.					UNKNOWN NO DOCUMENT PROVIDED
4	EASEMENTS TO FP&L AND SBT, IN O.R. BOOK 503, PAGE 346, AND IN O.R. BOOK 583, PAGE 702 , PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA		X		X	IN ANOTHER TOWNSHIP
5	SUBJECT TO GRANT OF EASEMENTS, O.R. BOOK 2013, PAGE 1271, O.R. BOOK 2197, PAGE 1480, O.R. BOOK 2502, PAGE 759, O.R. BOOK 2708, PAGE 1655, O.R. BOOK 4630, PAGE 1656, PUBLIC...		X		X	IN ANOTHER TOWNSHIP
6	SUBJECT TO UNRECORDED PLAT OF TROPICAL COUNTRY ESTATES SUBDIVISION OF TRACTS 29, 30, 41, 42, 43, 44, 55 AND 56, BLOCK 27, PALM BEACH COMPANY, PLAT NO. 3, PREPARED...		X		X	IN ANOTHER TOWNSHIP
7	WATER AND WASTEWATER AGREEMENT RECORDED IN INSTRUMENT NUMBER 113103626, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	X		X	X	NO PLOTABLE MATTERS
8	UTILITY EASEMENT RECORDED IN INSTRUMENT NUMBER 113623875, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	X		X		EASEMENT SHOWN
9	ORDINANCE NO. 2004-018 RECORDED IN INSTRUMENT NUMBER 114411843, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	X		X		RIGHT OF WAY VACATED SHOWN

DATE	REVISION	BY
2/21/18	METES & BOUND DESCRIPTION	DDB

DATE 8-1-17
SCALE 1" = 20'
FIELD BOOK 648 IBI
DRAWN BY DDB
CHECKED BY SM

KEITH ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF TRACT 25, BLOCK 83
PALM BEACH FARM'S COMPANY'S PLAT NO. 3
PLAT BOOK 2, PAGES 45 TO 54, P.B.C.R.
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

SHEET 1 OF 1
PROJECT NUMBER
07733.00

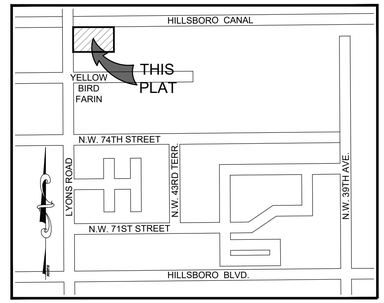
H:\07\07733.00 Surveying Services - (B)\Survey\DWG\Boundary and Topographic Surveying

LYONS COMMUNITY CENTER

PLAT BOOK _____ PAGE _____

SHEET 1 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



LOCATION SKETCH

NOT TO SCALE

DESCRIPTION:

TRACT 25, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THRU 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF HILLSBORO CANAL, LESS THE EAST 322.5 FEET THEREOF. ALSO LESS AND EXCEPT THAT PORTION DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 14198, PAGE 875, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PARTICULAR PORTION OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 PAGES 103 THRU 106 AS DESCRIBED IN INSTRUMENT NUMBER 114597783, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

ALSO DESCRIBED AS:

A PORTION OF TRACT 25, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 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 BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST, NORTHWEST CORNER OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 PAGES 103 THRU 106 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°56'38" EAST, ALONG THE WEST LINE OF SAID PARCEL "A" AND IT'S SOUTHERLY EXTENSION, 225.37 FEET TO A POINT ON A LINE LYING 15.00 FOOT SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 25; THENCE SOUTH 89°34'58" WEST ALONG SAID PARALLEL LINE, 275.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A", THENCE NORTH 00°23'45" WEST ALONG SAID WEST LINE, 15.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE, 34.85 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVED TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE LEFT, ALSO BEING THE EAST RIGHT OF WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 14198, PAGE 875 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIAL BEARING OF NORTH 85°40'33" WEST FROM SAID POINT, A RADIUS OF 2360.00 FEET, A CENTRAL ANGLE OF 05°06'33", AN ARC DISTANCE OF 210.45 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 25, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF THE HILLSBORO CANAL, AS SHOWN ON THE CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT HILLSBORO CANAL RIGHT OF WAY MAP, SHEET 8 OF 14, LAST REVISED 12/82; THENCE NORTH 89°33'27" EAST, ALONG SAID NORTH LINE, 300.70 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA, AND CONTAINING 68,091 SQUARE FEET (1.563 ACRES) MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED GERALDO STAZIAKI, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LYONS 7600 LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 201_.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC:

_____
PRINT NAME:

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT LYONS 7600 LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS LYONS COMMUNITY CENTER, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B", AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC ROAD PURPOSES.

PARCEL "C", AS SHOWN HEREON, IS RESERVED FOR THE PROPERTY OWNER, ITS SUCCESSOR AND ASSIGNS, AS LANDSCAPE BUFFERS WITH THE OBLIGATION OF PERPETUAL MAINTENANCE OF SAID PARCEL.

THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, TREES, SHRUBS, HEDGES, PLANTS AND LANDSCAPING, EXCEPT THAT UTILITIES, PUBLIC IMPROVEMENTS AND SOD ARE ALLOWED.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS_____ DAY OF_____, 201_.

WITNESS:_____
PRINT NAME:

WITNESS:_____
PRINT NAME

LYONS 7600 LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY:_____
GERALDO STAZIAKI
(MANAGING MEMBER)

CITY OF COCONUT CREEK APPROVALS:

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, THIS _____ DAY OF_____ A.D., 201_.

BY: _____
PLANNING AND ZONING BOARD CHAIR

CITY OF COCONUT CREEK CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO._____, ADOPTED THIS____DAY OF_____ ,A.D., 201__, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.
NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____
CITY CLERK
LESLIE WALLACE MAY

CITY OF COCONUT CREEK ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS____ DAY OF_____ A.D., 201_.

BY:_____
CITY ENGINEER
OSAMA ELSHAMI
FLORIDA P.E. NO. 74098

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS_____DAY OF _____ , A.D., 201_.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ , A.D., 201_.

BY:_____ DATE:_____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS____DAY OF_____,201_.

_____
DEPUTY

_____
MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY:_____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER,
REGISTRATION NO. 40263

DATE:_____

BY:_____
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. 4030

DATE:_____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

_____
DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON MAY 4, 2016.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE:_____ FOR THE FIRM BY:_____
A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4105
STATE OF FLORIDA

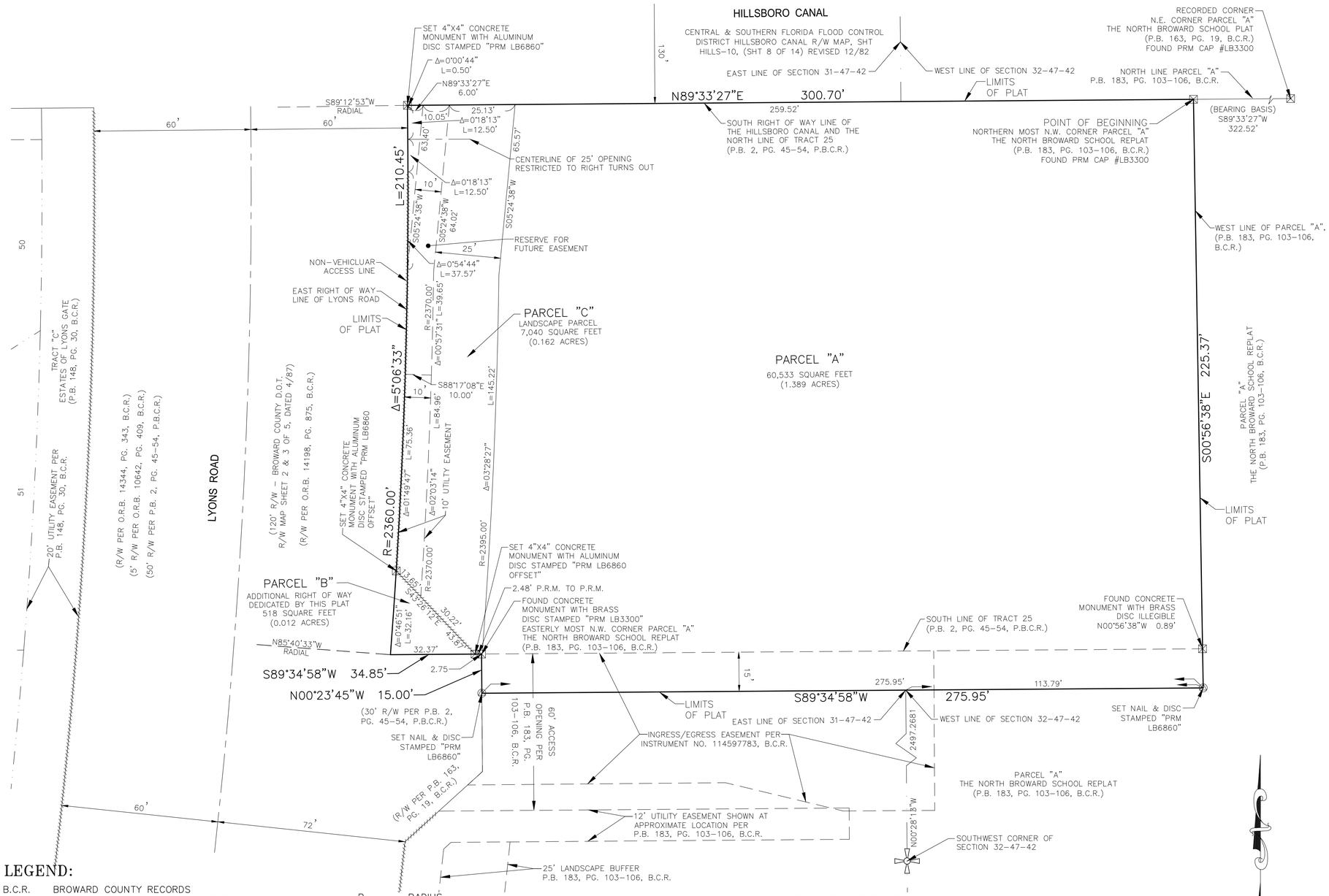
CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR

PREPARED BY:
KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX(954) 788-3500
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

038-MP-17

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"X24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (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 177.091, 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 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 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.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO AIR NAVIGATION.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
L.B.	FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
M.P.B.	MISCELLANEOUS PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
P.B.C.R.	PALM BEACH COUNTY RECORDS
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
R	RADIUS
Δ	CENTRAL ANGLE
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"	7,040	0.162
TOTAL	68,091	1.563

GRAPHIC SCALE

20 0 10 20 40 80

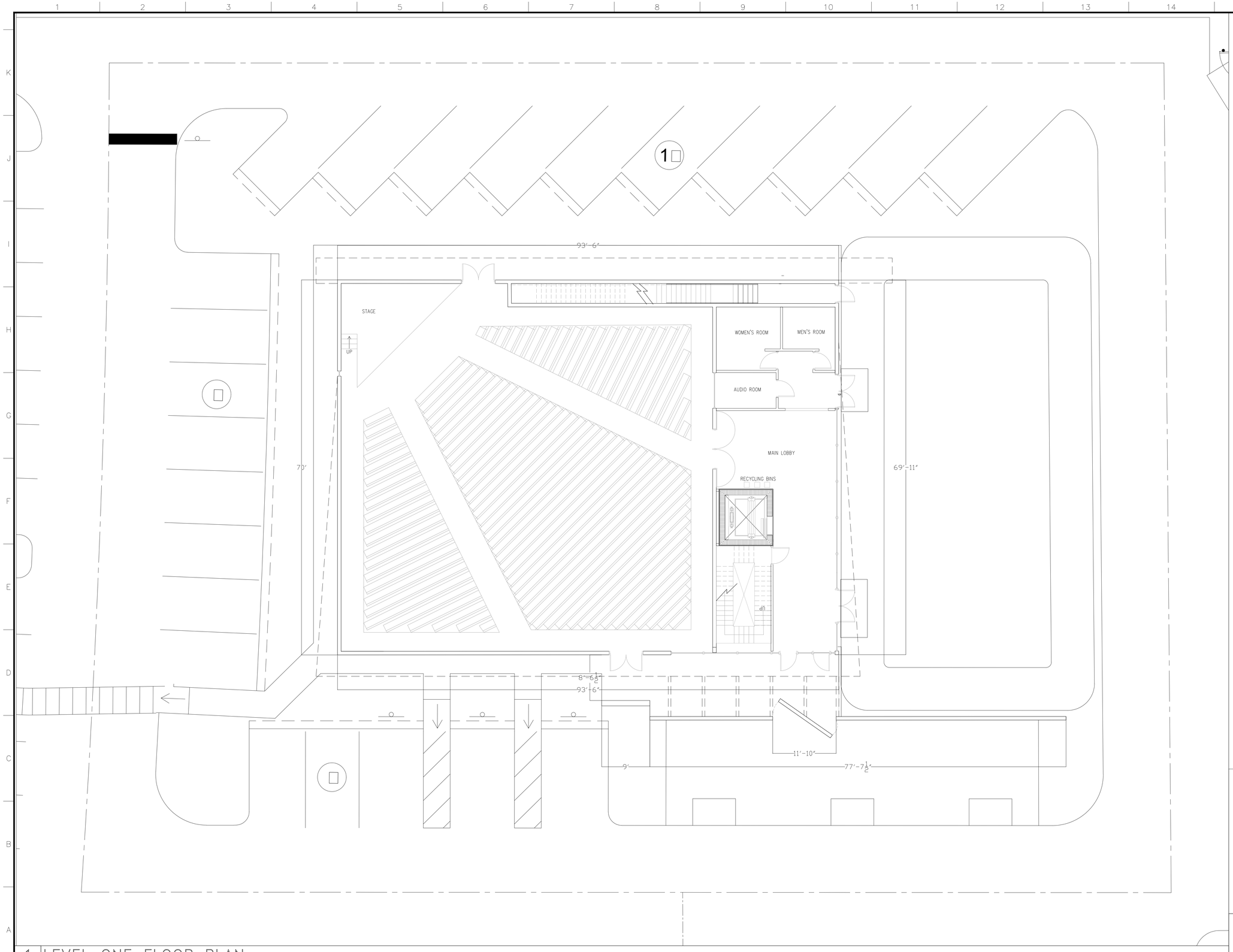
(IN FEET)
1 inch = 20 ft.

PREPARED BY:

KEITH & ASSOCIATES, INC.
consulting engineers

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX(954) 788-3500
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

038-MP-17



1 LEVEL ONE FLOOR PLAN

A1.00 SCALE: 1/8" = 1'-0"

05/24/2018

RLC Architects

14 SE 4 st Boca Raton, FL 33432
T: 561.368.1276 F: 561.368.1277
W: www.rlcarchitects.com

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STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
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JCC

Lyons Community Center

7650 Lyons Road
Coconut Creek, Florida

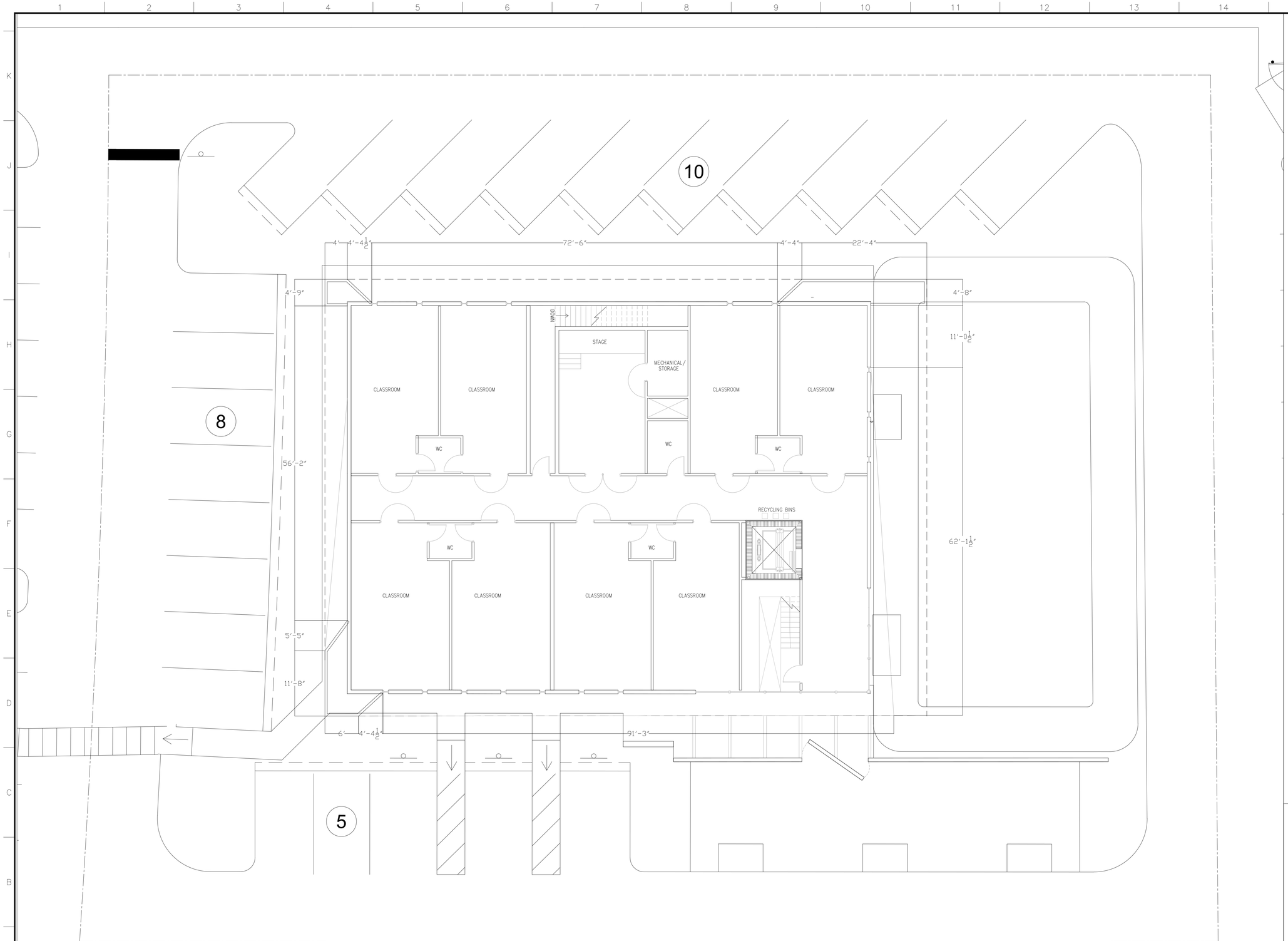
REVISIONS
1 2 3 4 5 6 7 8 9

LEVEL ONE
FLOOR PLAN

Scale 1/8" = 1'-0"
Project No. 17015.00
Date 05/24/2018

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by: APD
Checked by:

Sheet No.
A1.00



1 LEVEL TWO FLOOR PLAN

A1.10 SCALE: 1/8" = 1'-0"

05/24/2018

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561.395.0225 Fax 561.395.0007
Web www.rlcarchitects.com

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JCC

Lyons Community Center

7650 Lyons Road
Coconut Creek, Florida

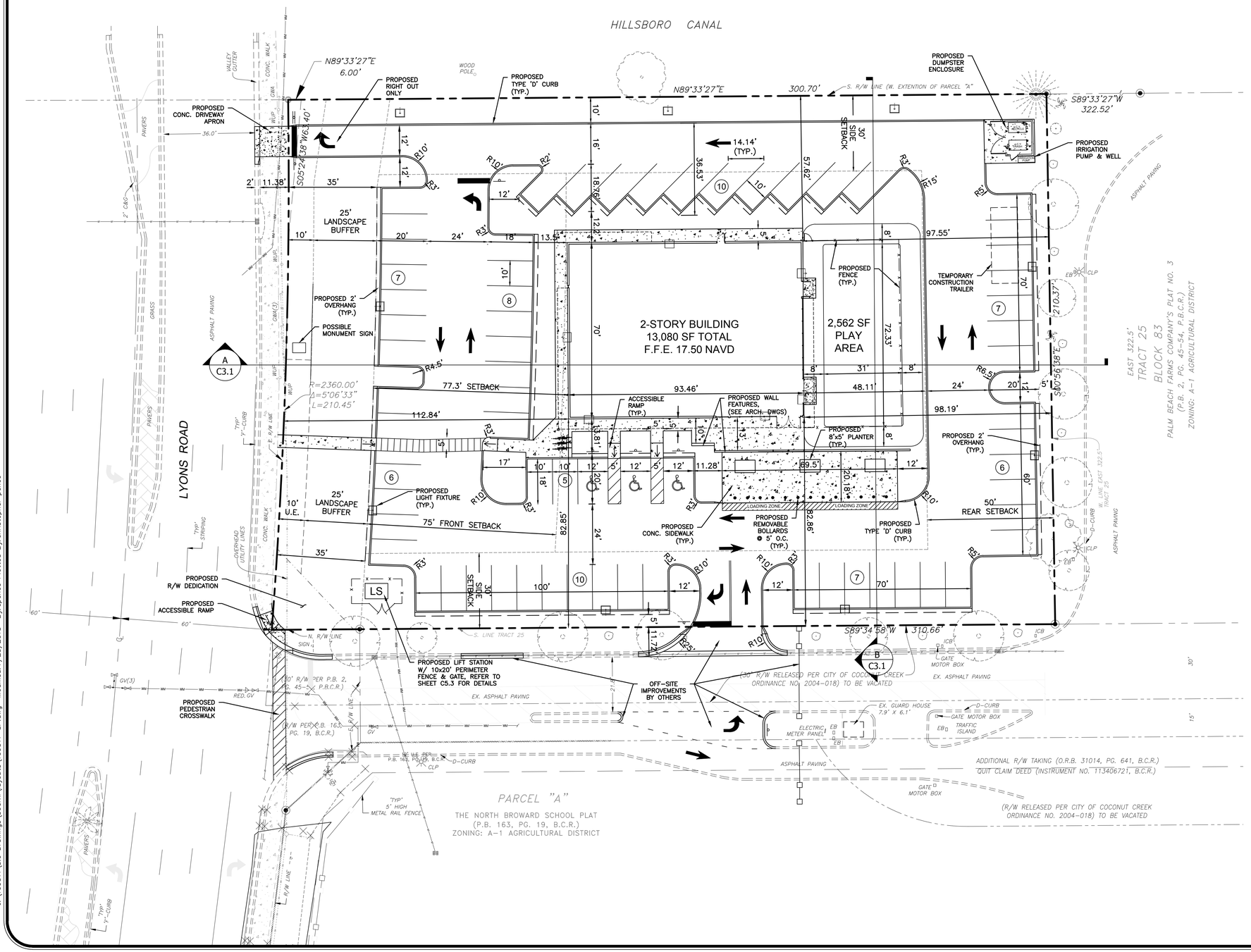
REVISIONS
1 2 3 4 5 6 7 8 9

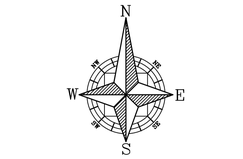
LEVEL TWO
FLOOR PLAN

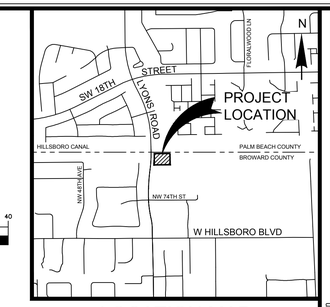
Scale 1/8" = 1'-0"
Project No. 17015.00
Date 05/24/2018

Principal: JCC
Project Director: XXX
Project Manager: XXX
Drafted by: APD
Checked by:

Sheet No.
A1.10







LOCATION MAP
(N.T.S.)

SITE DATA:

PARCEL ID#	474232010010
TOTAL ACREAGE	1.468 ACRES (63,952 SF)
EXISTING IMPERVIOUS AREA:	
• BUILDINGS	0.113 ACRES (4,913 SF) 7.68%
• ASPHALT/PAVERS/CONCRETE	0.071 ACRES (3,074 SF) 4.81%
EXISTING PERVIOUS AREA:	
• OPEN SPACE	1.284 ACRES (55,965 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	0.679 ACRES (29,581 SF) 46.26%
• SIDEWALK/CONCRETE	0.086 ACRES (3,741 SF) 5.85%
PROPOSED PERVIOUS AREA:	
• PLAY AREA	0.059 ACRES (2,562 SF) 4.01%
• OPEN SPACE	0.494 ACRES (21,526 SF) 33.65%
EXISTING LAND USE DESIGNATION	E1 (RESIDENTIAL ESTATE - 1 DU/AC)
PROPOSED LAND USE DESIGNATION	E1 (RESIDENTIAL ESTATE - 1 DU/AC)
EXISTING ZONING DESIGNATION	A-1 (AGRICULTURAL DISTRICT)
PROPOSED ZONING DESIGNATION	CF (COMMUNITY FACILITY)
MAXIMUM BUILDING HEIGHT	50'-0"
HIGHEST BUILDING HEIGHT	42'-6"

PARKING REQUIREMENTS FOR CF ZONING PER §13-402:

• CHURCH ATTENDANCE:	198
• REQUIRED PARKING:	
• 1 SPACE FOR EACH THREE (3) SEATS =	66 SPACES
• CHILD DAYCARE/AFTERCARE ATTENDANCE:	100
• REQUIRED PARKING:	
• 1 SPACE FOR EACH 200 SF OF GFA =	65 SPACES
• PROVIDED PARKING:	66 SPACES
• ACCESSIBLE PARKING SPACES:	
• REQUIRED FOR 51-75 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) x 45 SF =	2,250 SF REQUIRED
• PLAY AREA PROVIDED:	2,562 SF

SCHEDULE OF USE:

WEEKDAY SCHEDULE FOR DAYCARE
7AM - 6PM
PICK-UP TIMES - 12PM, 2PM, 4PM, 6PM

WEEKDAY SCHEDULE FOR BIBLE STUDY
7PM - 11PM

WEEKEND CHURCH SERVICES
8AM - 2PM (SUNDAY ONLY)

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

DISCLAIMER
This drawing, as an instrument of service, is the property of the Engineer and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Engineer. Written dimensions shall have precedence over scaled 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.

Revision / Submission

No.	Date	Comment	By
1	07/23/18	REVISED PER DRC COMMENTS	PFR

IBI GROUP (FLORIDA) INC
2200 Park Central Boulevard North – Suite 100
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
LANDSCAPE LC #26000270
ENGINEER'S CERT. OF AUTH. #2966

LYONS COMMUNITY CENTER
7650 LYONS, COCONUT CREEK, FL.

SITE PLAN

NOT FOR CONSTRUCTION
NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #52798 FOR THE FIRM.

DRAWN: CMP	SCALE: 1" = 20'
DESIGNED: CMP	PROJECT: 109511
CHECKED: PFR	SHEET: C3.0
DATE: 3/7/2018	

J:\109511\5.9 Drawings\59civil\layouts\109511-SP.dwg Modified:7/23/2018 By:cpence Plotted By:christopher pence

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #***2***
06-20-18

PROJECT NAME:	Lyons Community Center Plat
PROJECT NUMBER:	17100005
LOCATION:	East of Lyons Road in front of NBPS
APPLICANT/AGENT:	Shane Laakso
REVIEW/APPLICATION	Plat

DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENT COMMENTS

BUILDING

APPROVED

This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

ENGINEERING

APPROVED

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

APPROVED

PLANNING AND ZONING

HOLD

General Comments

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.

1. Additional comments may be provided upon review of any revised plans or documents.

   Response: Noted.

2. Any DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.

   Response: Noted.

3. Pending receipt of signed and sealed plat and survey.

   Response: The Applicant submitted a signed and sealed survey with the October submittal. For convenience, the Applicant resubmitted the survey with this resubmittal package. The Applicant will provide the signed plat mylar upon plat approval by the City Commission, for City Commissioner signatures. Then the Applicant will submit the signed plat mylar to the County to continue the approval and recordation process.

4. Pending receipt of Broward County staff report for review.

   Response: The Application submitted the Broward County staff report with this resubmittal.

5. Pending receipt of final cost recovery for professional landscape plan review services.

   Response: Noted. The Applicant has paid the fee.

6. Pending receipt of documentation demonstrating plat recordation prior to building permit issuance.

   Response: Noted. Applicant will provide recorded plat prior to building permit issuance.

Plat

7. Applicant has stated that ownership was granted to the Lyons Commerce Center owners for the parcel directly adjacent on the south side of property. Provide copies of documents.

   Response: The Applicant provided a document titled "Recorded Amended and Restated Access Easement Agreement," which provides all supporting information about ownership of the easement.

8. Applicant is requesting relief or cash out equivalent value to the Park Land Dedication. A formal request shall be submitted to the Sustainable Development Department for consideration.

Response: The Applicant provided a formal request for the relief to the Park Land Dedication with this resubmittal.

POLICE

APPROVED

Prepared by and Return to:
Gary S. Dunay, Esq.
Dunay, Miskel and Backman, LLP
14 S.E. 4th Street, #36
Boca Raton, FL 33432

AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT

THIS AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT (the "Agreement") is made and entered into this 31st day of August, 2017 by Lyons 7600, LLC, a Florida limited liability company ("Lyons"), whose mailing address is 12740 Yardley Drive, Boca Raton, FL 33428 and BMOC-MIA (FL) LLC, a Delaware limited liability company, whose mailing address is 1420 Rocky Ridge Drive, Suite 100, Roseville, CA 95661 ("North Broward Prep").

RECITALS

A. Lyons is the owner of that certain real property situated in the City of Coconut Creek, County of Broward, State of Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("Lyons Property").

B. North Broward Prep is the owner of that certain real property situated in the City of Coconut Creek, County of Broward, State of Florida, more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference ("North Broward Prep Property").

C. On or about August 8, 2002, the predecessors in interest to Lyons and North Broward Prep entered into an unrecorded Non-Exclusive Joint Access Easement Agreement ("Old Easement") to provide for ingress and egress for both pedestrian and vehicular use over portions of the Lyons Property and the North Broward Prep Property and including NW 79th Court ("NW 79th") in order to provide access to and from such properties to Lyons Road, a publicly dedicated road right of way. NW 79th was abandoned by the City of Coconut Creek on June 24, 2004 via Ordinance No. 2004-018. Lyons and North Broward Prep desire to terminate the Old Easement and replace the Old

Easement with an easement containing rights of ingress and egress for pedestrian and vehicular use from Lyons Road to and from the Lyons Property and North Broward Prep Property as more particularly described on Exhibit "C" attached hereto ("Shared Access Easement Property").

D. Contemporaneously with the execution of this Agreement, Lyons and North Broward Prep shall execute that certain plat North Broward School Replat ("Plat") and once the Plat is recorded in the public record of Broward County, Florida, the Plat will effectively terminate and abandon NW 79th Court containing approximately thirty (30) feet in width and resulting in approximately fifteen (15) feet of NW 79th Court being added to the Lyons Property ("Lyons Share") and fifteen (15) feet of width being added to the North Broward Prep Property ("North Broward Prep Share"). Once the Plat is recorded thereby confirming the vacation of NW 79th Court, by the operation of law, the Lyons Share will automatically be added to the Lyons Property and the North Broward Prep Share will automatically be added to the North Broward Prep Property and (i) North Broward Prep shall execute a Quit Claim Deed in favor of Lyons conveying to Lyons any and all right, title and interest of North Broward Prep in the Lyons Share, and (ii) Lyons shall execute a Quit Claim Deed in favor of North Broward Prep conveying any and all right, title and interest of Lyons in the North Broward Prep Share.

E. Simultaneously with the recording of the Quit Claim Deeds referenced in "D" above, Lyons and North Broward Prep desire to impose a non-exclusive perpetual easement over the Shared Access Easement Property ("Access Easement") and to establish certain covenants, conditions and restrictions with respect to the Access Easement for the mutual and reciprocal benefit and complement of the Lyons Property and the North Broward Prep Property, and the present and future owners, tenants, licensees, guests, invitees, customers and occupants thereof (collectively, the "Permitted Parties") on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and of the covenants herein contained, North Broward Prep and Lyons hereby terminate the Old Easement and declare, covenant and agree that the North Broward Prep Property and Lyons Property and all present and future owners of the North Broward Prep Property and Lyons

Property shall be and hereby are subject to the terms, covenants, easements, restrictions and conditions hereinafter set forth in this Agreement, so that such properties shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

AGREEMENTS

1. Definitions. For purposes hereof:

   (a) The term "Owner" or "Owners" shall mean Lyons and North Broward Prep and any and all successors or assigns of Owner as to all or any portion of the real property covered hereby; whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

   (b) The term "Permittees" shall mean the tenant(s) or occupant(s) of the Lyons Property or the North Broward Prep Property, as the case may be, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of such Parcel, and/or (ii) such tenant(s) or occupant(s).

   (c) The term "Driveway Improvement Plan" shall mean the driveway improvement plan attached hereto as Exhibit "D" and by reference made a part hereof. Except as may be otherwise provided in this Agreement, the Driveway Improvement Plan is for identification purposes only.

2. Easement.

   2.1 Grant of Reciprocal Easements. Subject to any express conditions, limitations or reservations contained herein, Lyons and North Broward Prep hereby declare, grant, establish, covenant and agree that the Lyons Property and the North Broward Prep Property and the Owners thereof, their respective successors, assigns and Permittees, shall be benefitted and burdened by the Shared Access Easement for reasonable access, ingress and egress over the Shared Access Easement Property in order to provide vehicular and pedestrian ingress and

egress to and from the Lyons Property and the North Broward Prep Property to and from Lyons Road.

2.1.1 Grant of Additional Easement and Restriction. Lyon is the owner of that certain strip of land located east of the (i) Shared Access Easement Property and (ii) the gate on the North Broward Prep Property as more particularly described on Exhibit "E" attached hereto ("Additional Access Property"). Lyons hereby grants to North Broward Prep and its Permitees an exclusive access easement for pedestrian and vehicular traffic ("Additional Access Easement") provided that such Additional Access Property shall be maintained solely by North Broward Prep in the same manner and degree as the North Broward Prep Property. In additional Lyons recognizes and agrees that since the Additional Access Property lies east of the entry/exist gate to North Broward Prep Property and that such gate may be closed at the sole discretion of North Broward Prep, Lyons shall not be entitled to have access to the Additional Access Property.

2.2 Indemnification. Lyons and North Broward Prep having rights with respect to the Shared Access Easement granted hereunder shall indemnify and hold the Owner whose parcel is subject to the Shared Access Easement (and North Broward Prep shall indemnify Lyons from the use by North Broward Prep of the Additional Access Property) harmless from and against all claims liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of Lyons or North Broward Prep, as the case may be, their contractors, employees, agents, or others acting on behalf of such Owner with respect to the Shared Access Easement Property or the Additional Access Property.

2.3 Access Opening and Improvements for Shared Access Easement Property. The parties hereto acknowledge that the current road and access opening shall remain until the items (i)-(iii) below are obtained by Lyons and Lyons issues its Notice to Proceed to North Broward Prep. Upon receipt of such Notice to Proceed, the new access opening to the Shared Access Easement Property for the benefit

of the Lyons Property will be as shown on the Driveway Improvements Plan attached hereto as Exhibit "D" in substantially the location to be constructed ("Access Opening").

Once Lyons obtains the following with regard to the Lyons Property: (i) Driveway Improvement Plan approval for its intended improvements; (ii) building permits for the intended improvements and (iii) site work has commenced, Lyons shall notify North Broward Prep in writing to all parties listed in the notice section hereof("Notice to Proceed"). Upon receipt of the Notice to Proceed, North Broward Prep shall be required to make, at its sole cost and expense, the improvements and alterations to the Shared Access Easement Property as more particularly described on Exhibit "D" attached hereto ("Driveway Improvements"). North Broward Prep shall diligently pursue the construction of the Driveway Improvements to completion. North Broward Prep shall not be required to make any improvements on the Lyons Property other than the creation of the level grade transition required for the Access Opening on the Lyons Property. After completion of the Driveway Improvements, North Broward Prep shall maintain all improvements constructed, including landscaping, within the Shared Access Easement Property in good condition and repair and consistent with other roadways located within the North Broward Prep Property, free from pot holes and debris. The maintenance obligations shall include the repair and replacement of the road improvements and landscaping.

2.4 <u>Reasonable Use of Easement</u>.

(a) The Shared Access Easement granted shall be used and enjoyed by each Owner and its Permittees in such a manner so as not to interfere with, obstruct or delay the conduct and operations of the business of any other Owner or its Permittees at any time conducted on the properties benefitted by the Shared Access Easement, including, without limitation, public access to and from such properties. It is acknowledged that North Broward Prep currently has an access gate("Gate")that is located west of the Access Opening. If the Gate is

closed in its current location and not moved east of the Access Opening shown on the Driveway Improvements plan, then ingress and egress to and from the Lyons Property over the Shared Access Easement Property will be impaired. Accordingly, once North Broward Prep receives the Notice to Proceed, North Broward Prep shall either (i) keep the Gate open; or (ii) relocate the Gate so that the Gate is east of the Access Opening, in which case the Gate may be closed or utilized solely at the discretion of North Broward Prep. Nothing contained herein shall prevent either party hereto from granting utility easements within the Shared Access Easement provided that the party requesting the installation of the utilities shall (i) give the other party prior written notice of the type of utilities, the start date of construction, the length of time construction is to occur and the expected completion date; (ii) notwithstanding any other terms contained herein, pay for all costs of repairing the Shared Access Easement to the condition that existed prior to the installation of the utilities; (iii) once construction is commenced, it shall be diligently and continuously prosecuted to completion and shall be performed in such a way to minimize any impact to the ongoing operations of each property; and (iv) the use by the Lyons Property of the Shared Access Easement during the Lyons Property's peak hours of operation shall be adjusted so that such hours will not conflict with the peak use hours of North Broward Prep.

(b) Once commenced, any construction undertaken in reliance upon the Shard Access Easement shall be diligently prosecuted to completion, so as to minimize any interference with the business of any other Owner and its Permittees.

2.5 Termination of Old Easement. Lyons and North Broward Prep hereby agree that the Old Easement is hereby terminated and shall be of no further force or effect.

2.6 Quit Claim Deeds and Plat. Simultaneously with the

execution of this Agreement, North Broward Prep and Lyons shall execute Quit Claim Deeds in the forms attached hereto as Exhibits "E" and "F". In addition, North Broward Prep and Lyons shall execute and/or join in the Plat for the purpose of, among other reasons, subjecting their respective share of the NW 79th accreting to such Owner resulting from the abandonment of the NW 79th upon the recordation of the Plat.

3. Insurance. Throughout the term of this Agreement, Lyons and North Broward Prep shall procure and maintain general and/or comprehensive public liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnity contained in paragraph 2.2 above), death, or property damage occurring upon such Owner's parcel, with single limit coverage of not less than an aggregate of One Million Dollars ($1,000,000.00) including umbrella coverage, if any, and naming the other Owner (provided the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change thereof) as additional insureds.

4. Taxes and Assessments. Each owner shall pay all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its property.

5. No Implied Easements. No easement, except the easement expressly set forth in paragraph 2, shall be implied by this Agreement; in that regard, and without limiting the foregoing, no easements for parking, signage, drainage or utilities are granted or implied.

6. Remedies and Enforcement.

6.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms, covenants or conditions hereof, the other Owner shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

6.2 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner to cure a breach of this Agreement within thirty (30) days following written notice thereof by an Owner (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting Owner commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), any Owner shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof together with interest at the prime rate as published in the Wall Street Journal from time to time, plus five percent (5%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) blockage or material impairment of the easement rights, an owner may immediately cure the same and be reimbursed by the other Owner upon demand for the reasonable cost thereof together with interest at the prime rate, plus five percent (5%), as above described.

6.3 No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any owner of such parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

7. Term. The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Clerk of Courts for Broward County and shall remain in full force and effect thereafter in perpetuity, unless this Agreement is modified, amended, canceled or terminated by the written consent of all then record owners of property burdened by the easement created herein.

8. Miscellaneous.

8.1 Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

8.2 Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record owners, evidenced by a document that has been fully executed and acknowledged by all such record Owners, and recorded in the official records of the Clerk of Courts for Broward County, Florida.

8.3 Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld, delayed or conditioned (unless such conditions are provided for herein). Any request for consent or approval shall(a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing within forty-five (45) days of receipt by the party for whom the consent is sought. If no reply is given within such period, then the consent shall be deemed to have been given, provided that notice has been sent to all parties listed in the notice section hereof (as such parties may be amended from time to time upon written notice to the other party) for the party whose approval is sought.

8.4 No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

8.5 No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

8.6 Covenants to Run with Land. It is intended that the easements and covenants set forth herein shall run with the respective properties set forth herein and create equitable servitudes in favor of the real property benefitted thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

8.7 Grantee's Acceptance. The grantee of any parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner of such parcel, shall accept such deed or contract upon and subject to the Access Easement contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

8.8 Separability. Each provision of this Agreement and the application thereof are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared. Ownership of more than one parcel by the same person or entity shall not terminate this Agreement nor in any manner affect or impair the validity or enforceability of this Agreement.

8.9 Time of Essence. Time is of the essence of this Agreement.

8.10 Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are

superseded hereby.

8.11 Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery to the then owner(s) of any affected parcel(s). Notice shall be deemed given upon receipt or refusal to accept delivery. Any party may change from time to time their respective address for notice hereunder by like notice to the other parcel owners. The parties to whom notices shall be sent currently are as follows:

Lyons:

7600 Lyons, LLC
12740 Yardley Drive
Boca Raton, FL 33428
Attn: Geraldo Staziaki

with a copy to:

Stephen V. Hoffman, Esq.
Hackleman, Olive & Judd, P.A.
2426 East Las Olas boulevard
Fort Lauderdale, FL 33301

North Broward:

1420 Rocky Ridge Drive
Suite 100
Roseville, CA 95661
Attn: John Lehman

with a copy to:

Scott Backman, Esq./Gary Dunay, Esq.
Dunay, Miskel & Backman, LLP
14 Southeast 4th Street
Suite 36
Boca Raton, FL 33432

Each party shall notify the other party in writing of any change to the foregoing notices.

8.12 Governing Law; Venue. The laws of the State of Florida shall govern the interpretation, validity, performance and enforcement of this Agreement. Venue for any litigation arising out of the terms of this Agreement shall be Broward County, Florida.

8.13 Conflict. In the event of any conflict between this Agreement and any other access agreement or any other encumbrance affecting the Lyons Property and the North Broward Prep Property, this Agreement shall prevail.

8.14 Further Assurance. Each Party shall duly execute and deliver, or cause to be duly executed and delivered, such further instruments and do and cause to be done such further acts and things as may be necessary or as the other Party may reasonably request in connection with this Agreement or to carry out more effectively the provisions and purposes as may be contemplated herein.

IN WITNESS WHEREOF, North Broward Prep and Lyons have executed this Agreement as of the date first written above.

{continued on next page}

Signed, Sealed and Delivered in
The Presence of:

Signature

Steve Hoffman
Printed Name

Signature

Samantha Rodriguez
Printed Name

LYONS:

Lyons 7600, LLC

By: _____
Name: Geraldo Staziaki
Title: MGR

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 14 day of ~~May~~ August, 2017 by Geraldo Staziaki as Manager of Lyons 7600, LLC, a Florida limited liability company. He is personally known to me or produced a driver's license as identification.

Notary Public

STEPHEN V. HOFFMAN
Notary Public - State of Florida
Commission # FF 964484
My Comm. Expires Apr 15, 2020
Bonded through National Notary Assn.

(continued on next page)

In Witness Of:

Witness #1 Signature

Gillian Peshong

Witness #1 Printed Name

Witness #2 Signature

Cristal M Garcia

Witness #2 Printed Name

BMOC-MIA (FL) LLC, a Delaware limited liability company

By:

Name: Tripp Bailey

Title: Vice President of W.P. Carey Inc., the sole member of WPC Holdco LLC, the sole member of BMOC-MIA (FL) LLC

STATE OF ~~FLORIDA~~ New York

COUNTY OF New York

The foregoing instrument was acknowledged before me this 18 day of July, 2017 by Tripp Bailey, as VP of the sole member of the sole member of BMOC-MIA (FL) LLC, a Delaware limited liability company, who is personally known to me or who produced a driver's license as identification.

Notary Public

LEAH SPECKHARD
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SP6272781
Qualified in Queens County
Certificate Filed in New York County
My Commission Expires November 26, 2020

EXHIBIT "A"

LYONS PROPERTY

All that part of the West 337.5 feet of Tract 25 in Block 83, of PALM BEACH FARMS, lying South of Hillsboro Canal, according to the Palm Beach Farms Company's Plat No. 3, recorded in Plat Book 2, at Pages 45 to 54 inclusive, of the Public Records of Palm Beach County, Florida. Less the West 15 feet thereof; said land situated, lying and being in Broward County, Florida.

EXHIBIT "B"

NORTH BROWARD PREP PROPERTY

PARCEL 'A', NORTH BROWARD SCHOOL PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH:

A PORTION OF TRACTS 25, 28, 29, 30, 34, 37 AND 38, OF BLOCK 83, AND A PORTION OF ADJACENT RIGHT-OF-WAY , PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE N00°53'39"W, ALONG THE WEST LIMITS OF SAID PARCEL "A", 318.04 FEET; THENCE N05°57'18"E, 100.62 FEET; THENCE N00°53'39"W, 67.22 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL LINE TO SAID POINT BEARS N82°55'58"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2228.00 FEET AND A CENTRAL ANGLE OF 01°08'19", A DISTANCE OF 44.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE TO SAID POINT BEARS S81°47'39"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2372.00 FEET AND A CENTRAL ANGLE OF 02°10'03", A DISTANCE OF 89.73 FEET; THENCE N47°48'38"E, 39.97 FEET (THE PRECEDING SIX COURSES AND DISTANCE BEING COINCIDENT WITH THE WESTERLY LIMITS OF SAID PARCEL "A"); THENCE N00°25'02"W, 45.00 FEET; THENCE N89°34'58"E, ALONG THE SOUTH LINE OF SAID TRACT 25, A DISTANCE OF 275.81 FEET; THENCE N00°56'38"W, 210.37 FEET TO THE WESTERLY EXTENSION OF SAID PARCEL 'A'; THENCE N89°33'27"E, ALONG THE SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID PARCEL 'A', ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL ACCORDING TO THE CENTRAL & SOUTH FLORIDA FLOOD CONTROL DISTRICT HILLSBORO CANAL RIGHT-OF-WAY MAP, SHEET 8 OF 14, REVISED 12/82, A DISTANCE OF 806.37 FEET; THENCE N89°37'32"E, ALONG THE SAID NORTH LINE OF PARCEL 'A', SAID SOUTH RIGHT-OF-WAY LINE OF HILLSBORO CANAL AND THE NORTH LINE OF SAID TRACT 28, BLOCK 83, A DISTANCE OF 1291.80 FEET; THENCE S02°00'24"E, ALONG THE EAST LINE OF THE WEST HALF OF SAID TRACTS 28 & 29, BLOCK 83, A DISTANCE OF 900.95 FEET; THENCE S89°37'09"W, ALONG THE SOUTH LINE OF SAID TRACT 29, BLOCK 83, A DISTANCE OF 472.20 FEET; THENCE S00°53'39"E, ALONG THE EAST LINE OF SAID TRACT 38, BLOCK 83, A DISTANCE OF 660.63 FEET; THENCE S89°35'56"W, ALONG THE

SOUTH LINE OF SAID TRACTS 37 AND 38, BLOCK 83, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF N.W. 74TH STREET, 610.41 FEET; THENCE N00°53'39"W, ALONG THE WEST LINE OF SAID TRACT 37, BLOCK 83, A DISTANCE OF 15.00 FEET; THENCE S89°36'39"W, ALONG A SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 50.00 FEET; THENCE N00°53'39"W, ALONG A WEST LINE OF SAID PARCEL 'A', A DISTANCE OF 645.70 FEET; THENCE S89°36'39"W, ALONG A SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 660.11 FEET; THENCE S00°53'39"E, ALONG THE EAST LINE OF SAID TRACT 34, BLOCK 83, A DISTANCE OF 256.01 FEET; THENCE S89°36'39"W, ALONG THE SOUTH LINE OF THE NORTH 256 FEET OF SAID TRACT 34, BLOCK 83, A DISTANCE OF 330.04 FEET; THENCE N00°53'39"W, ALONG THE WEST LINE OF SAID TRACT 34, BLOCK 83, A DISTANCE OF 256.01 FEET; THENCE S89°36'39"W, ALONG A SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

THE RIGHT-OF-WAY OF NW 79TH COURT, BEING DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID THE NORTH BROWARD SCHOOL PLAT, THENCE N00°53'39"W, ALONG THE WEST LIMITS OF SAID PARCEL "A", 318.04 FEET; THENCE N05°57'18"E, 100.62 FEET; THENCE N00°53'39"W, 67.22 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL LINE TO SAID POINT BEARS N82°55'58"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2228.00 FEET AND A CENTRAL ANGLE OF 01°08'19", A DISTANCE OF 44.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2372.00 FEET AND A CENTRAL ANGLE OF 02°10'03", A DISTANCE OF 89.73 FEET; THENCE N47°48'38"E, 39.97 FEET TO THE POINT OF BEGINNING (THE PRECEDING SIX COURSES AND DISTANCE BEING COINCIDENT WITH THE WESTERLY LIMITS OF SAID PARCEL "A"); THENCE N00°25'02"W, 45.00 FEET TO THE NORTH LINE OF SAID 30 FOOT RIGHT-OF-WAY LYING SOUTH OF TRACT 25, BLOCK 83 OF SAID THE PALM BEACH FARMS CO. PLAT NO. 3; THENCE N89°34'58"E, ALONG SAID NORTH LINE, 598.33 FEET TO A WEST LINE OF PARCEL "A" OF SAID THE NORTH BROWARD SCHOOL PLAT; THENCE S00°56'38"E, ALONG SAID WEST LINE, 30.00 FEET; THENCE S89°34'58"W, ALONG THE SOUTH LINE OF SAID 30 FOOT RIGHT-OF-WAY AND ALONG A NORTH LINE OF SAID PARCEL "A", 38.32 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE, CONCAVE TO THE WEST (A RADIAL LINE TO SAID POINT BEARS N00°50'04"W); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 188.50 FEET (THE PRECEDING THREE COURSES AND DISTANCES BEING COINCIDENT WITH THE

BOUNDARY OF SAID PARCEL "A"); THENCE S89°09'56"W, ALONG THE SOUTHERLY LIMITS OF SAID ADDITIONAL RIGHT-OF-WAY TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 31014, PAGE 641 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 31.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 83°24'05", A DISTANCE OF 87.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 82°59'02", A DISTANCE OF 28.97 FEET; THENCE S89°34'58"W, 209.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 69.00 FEET AND A CENTRAL ANGLE OF 60°28'42", A DISTANCE OF 72.83 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL "A" (THE PRECEDING FIVE COURSES AND DISTANCES BEING COINCIDENT WITH THE SOUTHERLY LIMITS OF SAID ADDITIONAL RIGHT-OF-WAY TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 31014, PAGE 641 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE S89°34'58"W, ALONG THE NORTH LINE OF SAID PARCEL "A", 180.61 FEET TO THE POINT OF BEGINNING.

Said lands lying in the City of Coconut Creek, Broward County, Florida.

EXHIBIT "C"

SHARED ACCESS EASEMENT PROPERTY

Attach a sketch and description

SKETCH AND DESCRIPTION

INGRESS / EGRESS EASEMENT

A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Sections 31 & 32, Township 47 South, Range 42 East also being a portion of of PALM BEACH FARMS Co. PLAT NO. 3, as recorded in Plat Book 2, Page 45–54, according to the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Parcel "A", THE NORTH BROWARD SCHOOL PLAT, according to the Plat thereof as recorded in Plat Book 163, Page 19, of the Public Records of Broward County, Florida; thence S89°33'27"W, along the south right–of–way line of the Hillsboro Canal, 322.52 feet; thence S00°56'38"E, 210.37 feet; thence S89°34'58"W, 102.83 feet to the POINT OF BEGINNING; thence S00°21'09"E, 61.12 feet; thence S89°38'51"W, 35.00 feet; thence N76°29'11"W, 46.30 feet; thence S89°29'44"W, 98.67 feet to a point on the east right–of–way line of Lyons Road; thence N47°48'38"E, along said east right–of–way line, 7.64 feet; thence N00°25'02"W, along said east right–of–way line, 45.00 feet; thence N89°34'58"E. a distance of 172.98 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 9,298 square feet, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the south right–of–way line of Hillsboro Canal having a bearing of S89°33'27"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/W = Right–of–Way; sq.ft. = Square Feet.

CERTFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J–17.050 through 5J–17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 6/14/2017

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

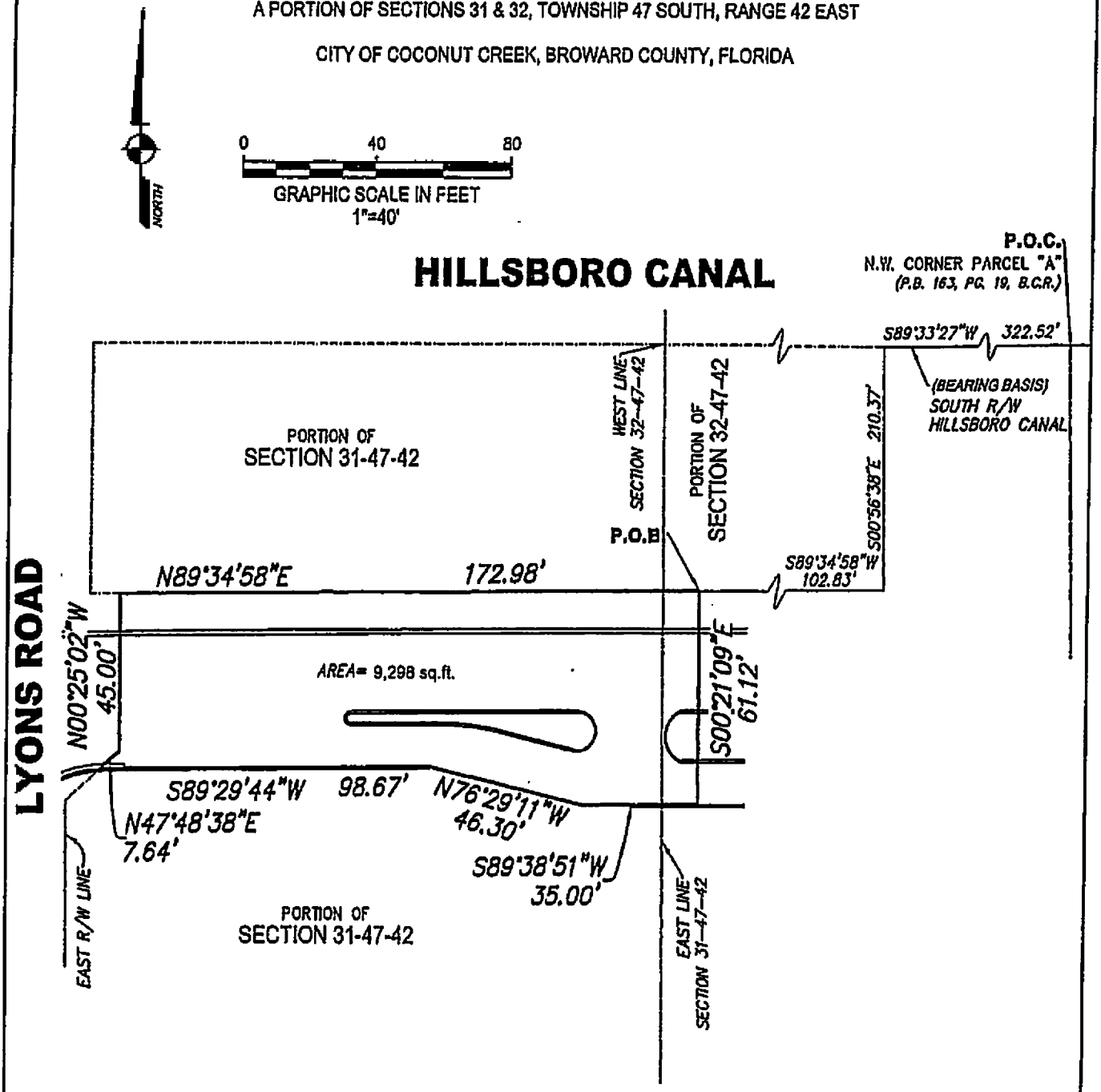
REVISIONS		
REVISED 06-14-17 KSB	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com ©2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	JOB #: 5729-85 SCALE: 1" = 40' DATE: 05/16/2017 BY: KSB CHECKED: J.T.D. F.B. — PG. — SHEET: 1 OF 2

SKETCH AND DESCRIPTION

INGRESS / EGRESS EASEMENT

A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



REVISIONS		
REVISED 06-14-17 KSB	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #: 5729-86
		SCALE: 1" = 40'
		DATE: 05/16/2017
		BY: KSB
		CHECKED: J.T.D.
		F.B. – PG. –
		SHEET: 2 OF 2

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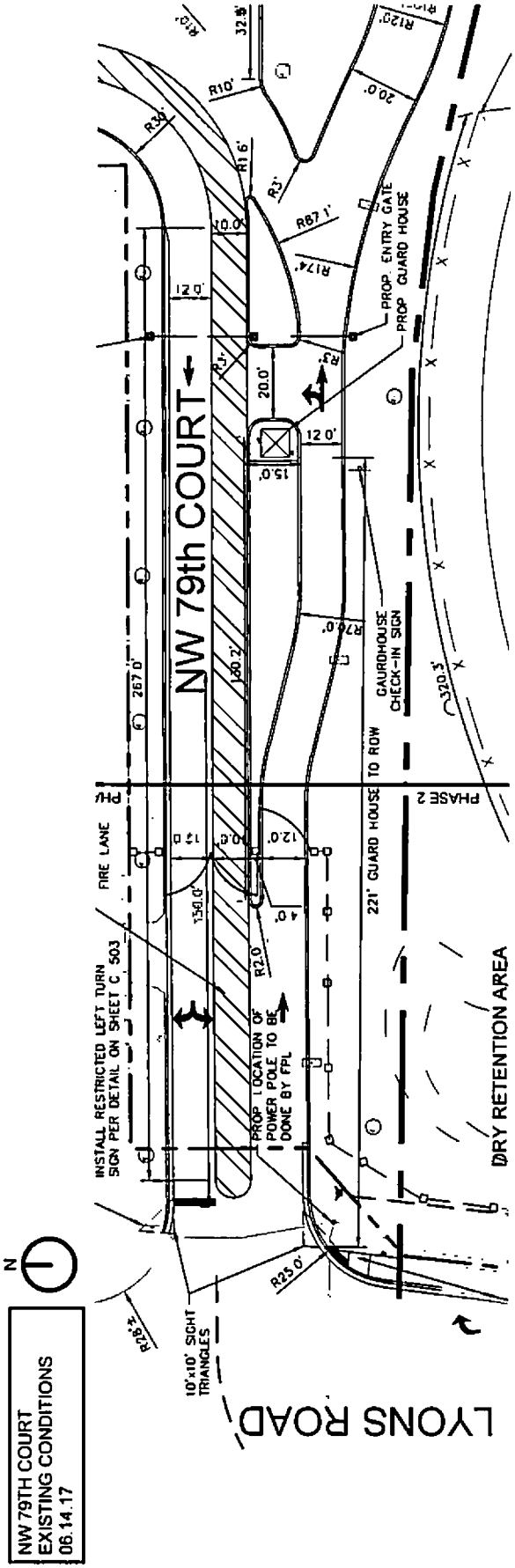
EXHIBIT "D"

DRIVEWAY IMPROVEMENTS PLAN


NW 79TH COURT
EXISTING CONDITIONS
06.14.17
N
LYONS ROAD
NW 79th COURT
FIRE LANE
INSTALL RESTRICTED LEFT TURN SIGN PER DETAIL ON SHEET C 503
PROP LOCATION OF POWER POLE TO BE DONE BY FPL
10'x10' SIGHT TRIANGLES
221' GUARD HOUSE TO ROW
PHASE 2
GAURDHOUSE CHECK-IN SIGN
PROP ENTRY GATE
PROP GUARD HOUSE
DRY RETENTION AREA
267.0'
150.0'
120.2'
320.5'
R25.0'
R70.0'
R87.1'
R174'
R120'
R10'
R30'
R16'
R3'
R2.0'
20.0'
12.0'
15.0'
10.0'
4.0'
32.8'

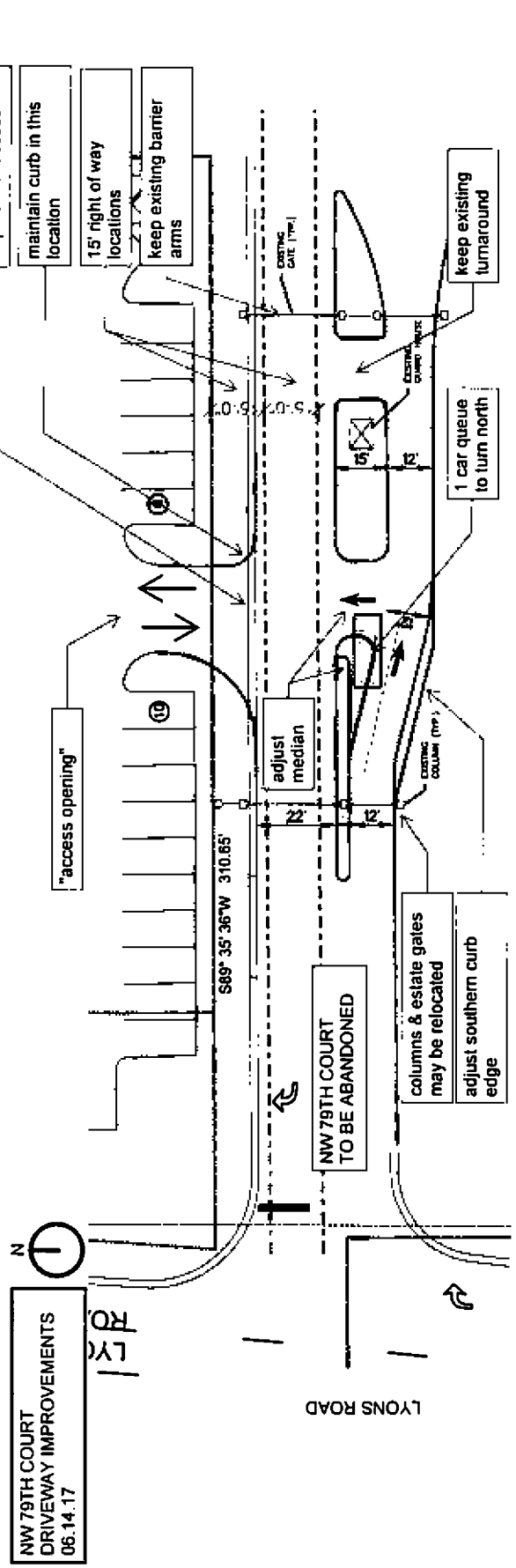

NW 79TH COURT
DRIVEWAY IMPROVEMENTS
06.14.17
N
LYONS ROAD
existing trees in this area to be relocated, as required for access
maintain curb in this location
15' right of way locations
keep existing barrier arms
keep existing turnaround
1 car queue to turn north
"access opening"
adjust median
NW 79TH COURT TO BE ABANDONED
columns & estate gates may be relocated
adjust southern curb edge
S89° 35' 36"W 310.65'
EXISTING GATE (TYP.)
EXISTING GUARD HOUSE
EXISTING COLUMN (TYP.)
15'
12'
22'
5.0'

EXHIBIT "E"

QUIT CLAIM DEED FROM NORTH BROWARD PREP

RECORD AND RETURN TO:
Gary S. Dunay, Esq.
Dunay, Miskel and Backman, LLP
14 SE 4th Street, #36
Boca Raton, FL 33432

Folio No.

THIS QUIT CLAIM DEED executed this 14 day of August, 2017 by Lyons 7600, LLC, a Florida limited liability company, whose post office address is 12740 Yardley Drive, Boca Raton, FL 33428, hereinafter called the Grantor and BMOC-MIA (FL) LLC, a Delaware limited liability company, whose mailing address is 1420 Rocky Ridge Drive, Suite 100, Roseville, CA 95661, hereinafter called the Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of $10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

See Exhibit "A" Attached Hereto

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above written.

(continued on next page)

In Witness Of:

Witness #1 Signature

Steve Hoffman

Witness #1 Printed Name

Witness #2 Signature

Samantha Rodriguez

Witness #2 Printed Name

Lyons 7600 LLC, a Florida limited liability company

By: _____

Name: Gerardo Staziaki

Title: MGR

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 14 day of August, 2017 by Gerardo Staziaki as Manager of Lyons 7600, LLC, a Florida limited liability company, who is personally known to me or who produced a driver's license as identification.

Notary Public

STEPHEN V. HOFFMAN
Notary Public - State of Florida
Commission # FF 964484
My Comm. Expires Apr 15, 2020
Bonded through National Notary Assn.

EXHIBIT "A"

SKETCH AND DESCRIPTION

SOUTH 15' OF FORMER NW 79TH COURT

A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Sections 31 & 32, Township 47 South, Range 42 East, also being a portion of of PALM BEACH FARMS Co. PLAT NO. 3, as recorded in Plat Book 2, Page 45–54, according to the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Parcel "A", THE NORTH BROWARD SCHOOL PLAT, according to the Plat thereof as recorded in Plat Book 163, Page 19, of the Public Records of Broward County, Florida; thence S89°33'27"W, along the south right–of–way line of the Hillsboro Canal, 322.52 feet; thence S00°56'38"E, 225.37 feet to the POINT OF BEGINNING; thence continue S00°56'38"E, 15.00 feet; thence S89°34'58"W, 276.08 feet; thence N00°25'02"W, along the east right–of–way line of Lyons Road, 15.00 feet; thence N89°34'58"E, a distance of 275.94 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 4,140 square feet, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the south right–of–way line of the Hillsboro Canal having a bearing of S89°33'27"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/W = Right–of–Way; SQ.FT. = Square Feet.

CERTFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J–17.050 through 5J–17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 5/19/2017

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS		
REVISED 05/19/17 KSB	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #: 5729-85B
		SCALE: 1" = 50'
		DATE: 05/16/2017
		BY: KSB
		CHECKED: J.T.D.
		F.B. — PG. –
		SHEET: 1 OF 2

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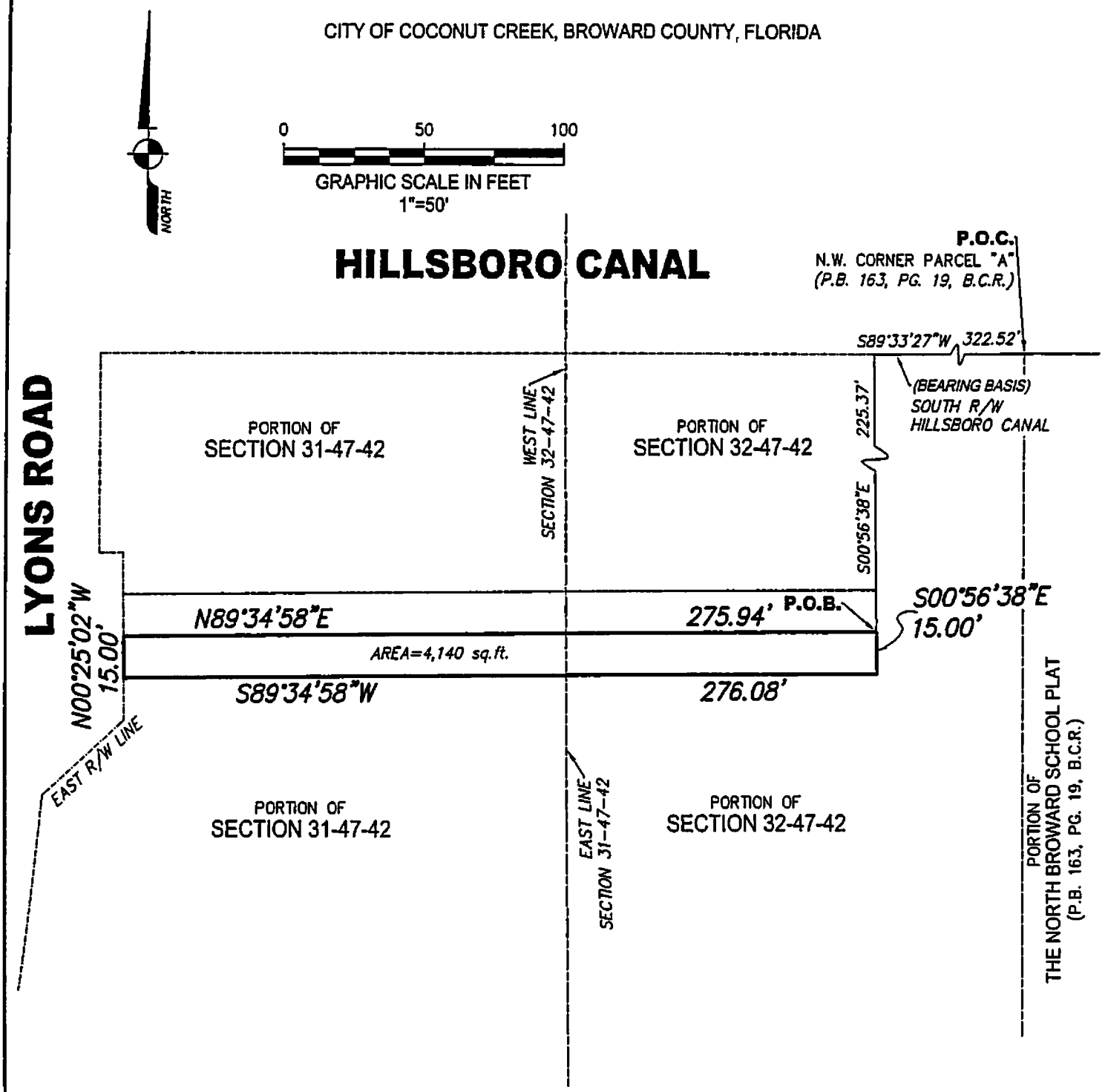
SKETCH AND DESCRIPTION

SOUTH 15' OF FORMER NW 79TH COURT

A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



REVISIONS			
REVISED 05/19/17 KSB	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #:	5729-85A
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		F.B. —	PG. —
		SHEET:	2 OF 2

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EXHIBIT "F"

QUIT CLAIM DEED FROM LYONS

RECORD AND RETURN TO:
Gary S. Dunay, Esq.
Dunay, Miskel and Backman, LLP
14 SE 4th Street, #36
Boca Raton, FL 33432

Folio No.

THIS QUIT CLAIM DEED executed this 22 day of June, 2017 by BMOC-MIA (FL) LLC, a Delaware limited liability company, whose mailing address is W.P. Carey Inc., 50 Rockefeller Plaza, 2nd Floor, New York, New York 10020, hereinafter called the Grantor and Lyons 7600, LLC, a Florida limited liability company, whose post office address is 12740 Yardley Drive, Boca Raton, FL 33428, hereinafter called the Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of $10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

See Exhibit "A" Attached Hereto

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above written.

{continued on next page}

In Witness Of:

Witness #1 Signature

JESSICA MARTIN
Witness #1 Printed Name

Witness #2 Signature

GILLIAN DESHANG
Witness #2 Printed Name

BMOC-MIA (FL) LLC, a Delaware limited liability company

By: WPC HOLDCO LLC, a Maryland limited liability company, its sole member

By: W. P. CAREY INC., a Maryland corporation, its sole member

By: _____
Name: Nicolas Isham
Title: Director

STATE OF NEW YORK)

) ACKNOWLEDGMENT

COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 22 day of June _____, 2017, by Nicolas Isham, as Director of W. P. Carey Inc., a Maryland corporation, and the sole member of WPC HOLDCO LLC, a Maryland limited liability company, and the sole member of BMOC-MIA (FL) LLC, a Delaware limited liability company, on behalf of the company.

_____ (NOTARY SEAL)

Notary Public for State of New York

My commission expires: November 26, 2020

LEAH SPECKHARD
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SP6272781
Qualified in Queens County
Certificate Filed in New York County
My Commission Expires November 26, 2020

EXHIBIT "A"

SKETCH AND DESCRIPTION

NORTH 15' OF FORMER NW 79th COURT

A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Sections 31 & 32, Township 47 South, Range 42 East, also being a portion of of PALM BEACH FARMS Co. PLAT NO. 3, as recorded in Plat Book 2, Page 45–54, according to the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Parcel "A", THE NORTH BROWARD SCHOOL PLAT, according to the Plat thereof as recorded in Plat Book 163, Page 19, of the Public Records of Broward County, Florida; thence S89°33'27"W, along the south right–of–way line of the Hillsboro Canal, 322.52 feet; thence S00°56'38"E, 210.37 feet to the POINT OF BEGINNING; thence continue S00°56'38"E, 15.00 feet; thence S89°34'58"W, 275.94 feet; thence N00°25'02"W, along the east right–of–way line of Lyons Road, 15.00 feet; thence N89°34'58"E, a distance of 275.81 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 4,138 square feet, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
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CERTFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J–17.050 through 5J–17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

Date: 5/19/2017

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS			
REVISED 05/19/17 KSB	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #:	5729-85A
		SCALE:	1" = 50'
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		BY:	KSB
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		F.B. —	PG. –
		SHEET:	1 OF 2

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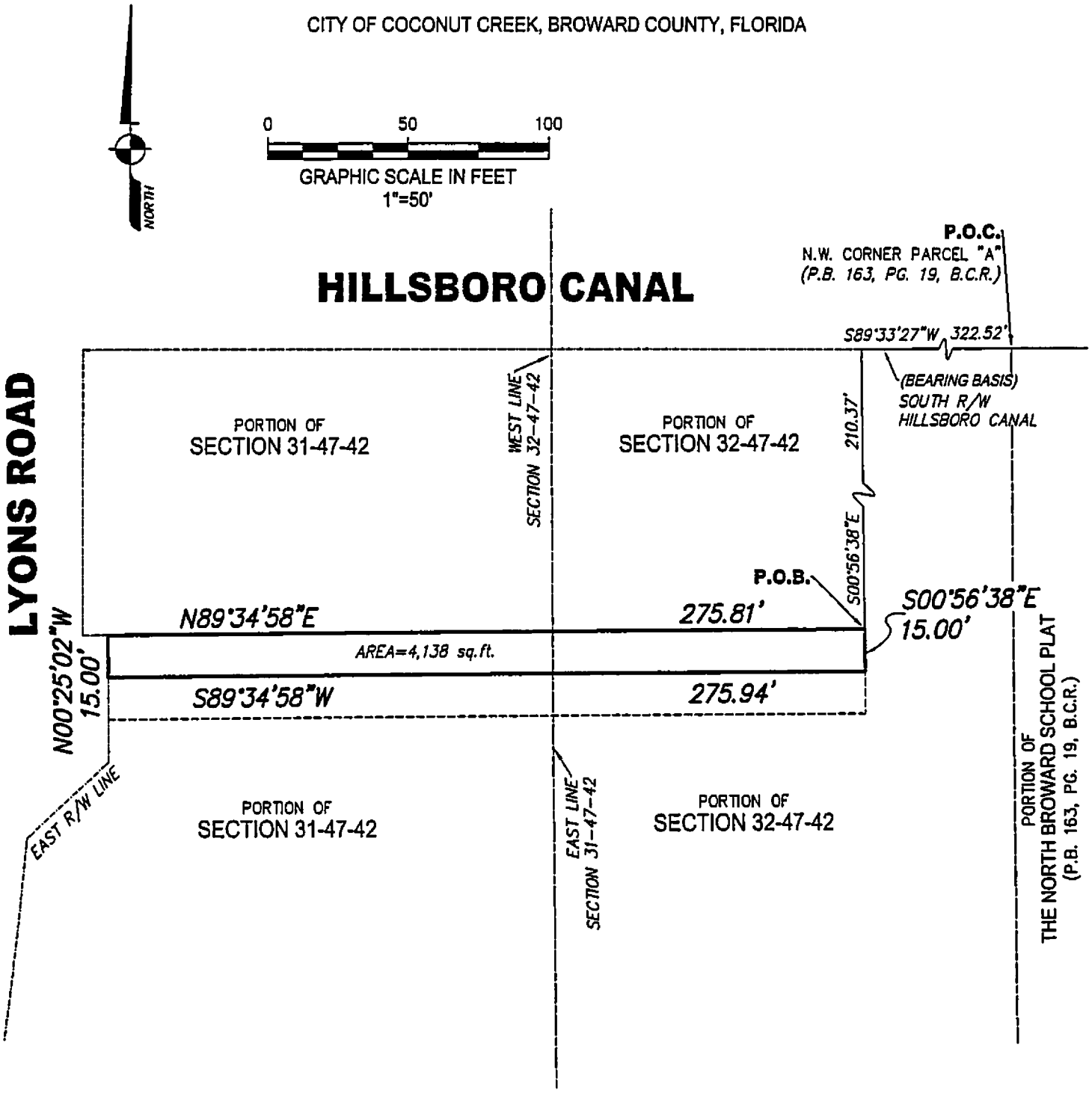
SKETCH AND DESCRIPTION

NORTH 15' OF FORMER NW 79th COURT

A PORTION OF SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



REVISIONS		
REVISED 05/19/17 KSB		

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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JOB #:	5729-85A
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BY:	KSB
CHECKED:	J.T.D.
F.B. —	PG. –
SHEET:	2 OF 2

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • TELEPHONE 954-357-6666 • FAX 954-357-6521

Mr. Shane Laakso, AICP
Keith and Associates, Inc.
301 E. Atlantic Boulevard
Pompano Beach, FL 33060

SUBJECT: Development Review Report & Notification of Readiness

PLAT NAME: Lyons Community Center

PLAT NO: 038-MP-17

TRANSMITTAL DATE: February 12, 2017

LETTER OF OBJECTIONS OR NO OBJECTIONS MUST BE RECEIVED BY: July 12, 2018

WRITTEN AUTHORIZATION MUST BE RECEIVED BY: December 12, 2018

TRAFFICWAYS EXPIRATION: January 22, 2019

Dear Mr. Laakso:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal**.

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Coconut Creek

Geraldo Staziaki
12740 Yardley Drive
Boca Raton, FL 33428

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	Lyons Community Center	Number:	038-MP-17
Applicant:	Geraldo Staziaki	Comm. Dist.:	2
Agent:	Keith and Associates, LLC	Sec/Twp/Rng:	31&32-47-42
Location:	East of Lyons Road, Between Hillsboro Canal and Northwest 75 Place	Platted Area:	1.47 Acres
City:	Coconut Creek	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	1 Single Family Residence	Effective Plan:	Coconut Creek
Proposed Use:	16,000 Sq. Ft. Church, 4,000 Sq. Ft. Daycare	Plan Designation:	Residential Estate 1DU/Ac. See attached comments from the Planning Council.

Adjacent Uses:		Adjacent Plan Designations:	
North:	Canal, Open space	North:	Estate (1) Residential (BCLUP)
South:	School	South:	Residential Estate 1 DU/Ac
East:	School	East:	Residential Estate 1 DU/Ac
West:	Single Family Residence	West:	Residential 3 DU/Ac

Existing Zoning: A-1 Proposed Zoning: CF

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.
DEFERRAL: Until a revised Adjacent Right-of-Way Report is submitted to the Highway Construction and Engineering Division. See Staff Recommendation No. 14.

Meeting Date:		Prepared:	HWC
Action Deadline:		Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	BCUD 4 (11/17)		Potable Water Plant:	Coconut Creek (04/17)	
Design Capacity:	95.0000	MGD	Design Capacity:	30.000	MGD
12-Mo. Avg. Flow:	64.0400	MGD	Peak Flow:	15.100	MGD
Est. Project Flow:	0.0011	MGD	Est. Project Flow:	0.002	MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: North Central	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	59	*	N/A
Total:	59	*	N/A

* See Staff Comment No. 3 and 4

See Finding No. 1

* See Staff Recommendation No. 20

30-DM-17B (Rev. 04/08)

LYONS COMMUNITY CENTER
038-MP-17

STAFF COMMENTS

1) Staff findings and recommendations pertaining to this plat are based on the use being 16,000 square feet of church use and 4,000 square feet of daycare. This property is being platted because the City of Coconut Creek determined that platting is required.

2) Trafficways review is scheduled for March 22, 2018. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.

4) At the time of plat application, one single family unit existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**

5) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

6) This plat is located in the City of Coconut Creek and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Cocomar Water Control District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

7) The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system.

8) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

9) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

10) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website: http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c

11) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Coconut Creek. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

12) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

13) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.

14) A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.

15) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

16) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the use of cranes or other high-lift equipment, must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: http://oeaaa.faa.gov/oeaaa/external/portal.jsp. For additional information, contact the Broward County Aviation Department at 954-359-6170.

17) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on known historical or archaeological paleontological sensitivity. The subject property is located adjacent to previously recorded site 8BD3229, the Hillsboro Canal. This resource has previously been determined to be ineligible for inclusion on the National Register of Historic Places and is not anticipated that the proposed project will have any adverse effect on the resource.

    The consulting archaeologist has no objections to this application; however, the subject property is located within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or rferrer@broward.org, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human

burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

18) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

19) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.

20) The attached comments have been received from the City of Coconut Creek with regards to the Development Review Comments of November 11, 2017.

21) See the attached comments from Florida Power & Light requesting additional utility easement for the proposed plat. For additional information, contact Akeem Bakare at 954-956-2010.

22) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

23) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

1) This plat is located within the North Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.

2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

3) This plat has been evaluated by staff of the Highway Construction and

Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

1) Along the ULTIMATE right-of-way for Lyons Road except at 25-foot opening with centerline located approximately 13 feet south of the north plat limits.

This opening is restricted to and physically channelized for right turns OUT only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

2) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Lyons Road and the south plat limits.

ACCESS REQUIREMENTS

3) Provide proof of legal access prior to plat recordation.

4) A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum egress radii of 50 feet.

SIDEWALK REQUIREMENTS (Secure and Construct)

5) Along Lyons Road adjacent to this plat

TRAFFICWAY IMPROVEMENTS (Secure and Construct)

6) The physical channelization of the driveway in the 25-foot opening on Lyons Road as specified under the non-vehicular access line requirements.

7) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

8) Construction of the required improvements shall include installation of signs

and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

9) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the Board of County Commissioners.

10) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to recordation of the non-vehicular access line (NVAL) Amendment Agreement and/or the commencement of construction. Security amounts shall be based upon the one of the following:

    A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.

    B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.

    C) All forms are available on the Highway Construction and Engineering Division's web page at: http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp.

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

11) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and

Engineering Division for review, and must be approved **prior to the commencement of construction**. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

12) SURVEY DATA

A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.

1. The right-of-way vacated by the document recorded in Instrument #114411843 appears to be within the boundary of the plat recorded in P.B. 183, PG. 103, B.C.R. That plat is not referenced in the description of this plat, nor is that parcel within the limits of this plat as depicted on the plat drawing.

2. Revise the description to quantify the south line of the Hillsboro Canal.

3. Revise the description to quantify the parcel described in the instrument recorded in O.R.B. 14198, PG. 875, B.C.R.

4. Revise the description and the plat drawing to identify the direction of concavity of the 2360.00 foot radius curve which is the west plat boundary line. Call out radial bearings in the description and show the radial bearings on the drawing.

5. Consider the use of a metes and bounds description to address comments 1 through 4 above.

6. Show labels on the plat drawing that correspond to the calls in the description.

B) Revise the survey, based on the above comments, as necessary.

C) Review the bearing shown on the Basis of Bearings reference line. The bearing shown appears to create an angle point on the south right-of-way line of the Hillsboro Canal at the northeast corner of this plat. Revise as necessary.

D) Verify the identification on the PRM on the east end of the Basis of

Bearings reference line. It appears to conflict with the identification on the monument as shown on recorded documents. Review and revise as necessary.

E) Indicate the location of the FOUND CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB3300" east of the southwest corner of this plat.

F) Indicate that the found monument 0.89' N. of the southeast corner of this plat is on the plat boundary line or show a tie from the monument to the boundary line.

G) Full dimensioning and square footage must be shown on all right-of-way dedicated by this plat, if applicable.

H) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show monumentation at both corners.

I) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website: http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx.

J) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

13) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.

B) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language. Remove the reference to PARCEL "A" in the Dedication language. Use a term similar to "THE LANDS" in its place.

C) Mortgagees must clearly join in the dedications on the plat, if applicable.

D) Depict the entire right-of-way width of Lyons Road adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.

E) The INGRESS/EGRESS EASEMENT created by the document recorded in Instrument #114411843, B.C.R. appears to have been affected or superseded by the document recorded in Instrument #114597783, B.C.R. Review and revise as necessary.

F) All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

14) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:

1) be based upon a legal description that matches the plat.

2) be based upon a search of the public records within forty-five (45) days of submittal.

3) contain the names of all owners of record.

4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.

5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.

6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:
http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx.

NOTE: The Adjacent Right-of-Way Report is incomplete. It does not document the full right-of-way adjacent to the plat. This report is to be a search of the adjacent right-of-way to determine its full width and the instruments that created it. Missing references include, but are not necessarily limited to: P.B. 2, PG. 45, P.B.C.R.; O.R.B. 10642, PG. 409, B.C.R.; O.R.B. 14344, PG. 343, B.C.R.; O.R.B. 14665, PG. 990, B.C.R. and P.B. 163, PG. 19, B.C.R.

Review and revise this report prior to submittal of the plat mylar.

B) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

C) All mortgagees must execute the plat with original signatures, seals and witnesses.

D) Acknowledgments and seals are required for each signature.

15) DRAFTING AND MISCELLANEOUS DATA

A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.

B) The print of the plat drawing provided with this submittal does not scale at the stated scale. Review and revise prior to mylar submittal.

C) Verify the TRACT and BLOCK numbers per P.B. 2, PG. 45, P.B.C.R. that this plat is within and revise the plat subtitles as necessary.

D) Show the name of the parcel on the west side of Lyons Road opposite this plat.

E) The Planning and Development Management Division file number 038-MP-17 must be shown inside the border on the lower, right hand corner of each page.

F) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.

G) The plat original must be drawn with black permanent drawing ink or non-adhered scaled print on a stable base film.

H) The sheet size must be 24 inches by 36 inches.

16) SIGNATURE BLOCKS

A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.

B) Space for the County Administrator is no longer required on plats in Broward County. Revise the Broward County Finance and Administrative Services Department, County Records Division – Minutes Section signature block as necessary.

C) Remove the Broward County Finance and Administrative Services Department, County Records Division – Recording Section signature block, based on the above comment.

D) The plat must include the proper dates for signatures.

E) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Dania Beach's conditions of plat approval, as included in an agenda report or Resolution.

17) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

A) Planning Council Executive Director Signature.

B) Completion of POSSE Inputs; Impact Fee and Security reports printed.

C) County Surveyor sign-off.

D) P.R.M.s verified.

E) Development Order, Planning and Development Management Director Signature.

F) Highway Construction and Engineering Director Signature.

G) City / District final sign-off:

Agency	Contact Person	Email	Phone

Coconut Creek	Osama El Shami	973-6786	osami@coconutcreek.net
	Raj Verma	956-1521	rverma@coconutcreek.net

NOTES:

(a) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593.

(b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

18) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.

19) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:

A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).

B) State of Florida Department of Transportation:

1) "Roadway and Traffic Design Standards."

2) "Standard Specifications."

3) "FDOT Transit Facilities Guidelines."

C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

20) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.

21) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been

paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.

22) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

23) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, **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

B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, **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.

24) Place a note on the face of the plat reading:

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 2B.1.f, Development

Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

25) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

HILLSBORO CANAL
LYONS RD
NW 75 PL
NW 74 PL
NW 74 ST
EAGLES
EAGLES
Commission District No. 2
Municipality: Coconut Creek
S/T/R: 31 & 32/47/42
BROWARD COUNTY FLORIDA
038-MP-17
Lyons Community Center
N
0 125 250 500 Feet
Prepared by: Planning and Development Management Division
Date Flown: January 2017

BROWARD COUNTY Planning Council

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director

RE: Lyons Community Center
(038-MP-17) City of Coconut Creek

DATE: January 23, 2018

The Future Land Use Element of the City of Coconut Creek Comprehensive Plan is the effective land use plan for the City of Coconut Creek. That plan designates the area covered by this plat for the uses permitted in the "Residential Estate 1 du/ac" land use category. This plat is located on the east side of Lyons Road, between Northwest 74 Street and the Hillsboro Canal.

The proposed place of worship and day care uses are in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Estate (1) Residential (Broward County Land Use Plan)
South: Residential Estate 1 du/ac
East: Residential Estate 1 du/ac
West: Residential 3 du/ac

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Mary C. Blasi, City Manager
City of Coconut Creek

Sheila Rose, AICP, Director, Department of Sustainable Development
City of Coconut Creek

BROWARD COUNTY, FLORIDA
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
COMMENTS FOR **PLAT REPORT**

TO: City Planner

DIVISION: City of Coconut Creek

PLAT NAME: Lyons Community Center **Plat No. 038-MP-17**

COMMENTS DUE DATE: January 29, 2018

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Thuy Turner at: PDMDInfo@broward.org or call 954-357-6623.

Your cooperation is greatly appreciated.

Thuy (twee) Turner, AICP
Planning Section Supervisor
Planning and Development Management Division

_____ NO OBJECTION TO THE PLAT AS SUBMITTED.

_____ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

__X__ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided please sign, print your name and phone number

Natacha Josiah
Authorized Signature

NATACHA JOSIAH
Print Name

954-973-6741
Telephone Number

COMMENTS:

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW ***#1***
11-2-17

PROJECT NAME:	Lyons Community Center Plat
PROJECT NUMBER:	17100005
LOCATION:	East of Lyons Road in front of NBPS
APPLICANT/AGENT:	Shane Laakso
REVIEW/APPLICATION	Plat

DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair	Liz Aguiar – Principal Planner	laguiar@coconutcreek.net	(954) 973-6756
Planning	Linda Whitman – Senior Planner	lwhitman@coconutcreek.net	(954) 973-6756
Planning	Natacha Josiah – Planner	NJosiah@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan - Chief Structural Inspector	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Engineer I	ecabrera@coconutcreek.net	(954) 973-6786
Engineering	Krishan Kandial – Engineer I	KKandial@coconutcreek.net	(954) 973-6786
Fire	Jeff Gary – Fire Marshall	jgary@coconutcreek.net	(954) 973-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Brandi Delvecchio - Police Department	bdelvecchio@coconutcreek.net	(954) 956-6721

DEPARTMENT COMMENTS

BUILDING

The Building Division approves this application.
This approval shall not imply full compliance with the Florida Building Code. Submittal of a building permit application and plans are required for review for a building permit.

ENGINEERING

APPROVED

FIRE

APPROVED

LANDSCAPE ARCHITECTURE

HOLD

1. Roadway Landscape Buffer has not been shown or delineated as separate parcel on the plat. Lyons Road (120' ROW) requires a 25' landscape buffer to be platted.

PLANNING AND ZONING

HOLD

General Comments

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.

1. Additional comments may be provided upon review of any revised documents.

2. Any DRC application continued or inactive for more than six (6) months may be considered null and void and treated as a new application with applicable fees.

3. Be advised that the Planning and Zoning Board and City Commission may place additional restrictions during the plat approval process.

4. Applicant is required to provide 12 sets of 11" x 17" plat sets and one digital set prior to Planning and Zoning Board meeting. Sets are required only after all revisions have been made and plans are in compliance with applicable code requirements. Applicant should also be prepared to present and discuss, as needed, the application at all related public meetings.

5. Plat and accompanying survey must be signed and sealed. This includes electronic submissions. Applicant may wait to the final DRC submittal for electronic signed and sealed copies.

6. In order for plat to proceed to public meetings, the plat must be submitted to Broward County and the County's Staff Report must be provided to City staff for review.

7. Section 13-80(b): Be advised, the City has retained professional services to conduct landscape review of all Development Review Applications. Consistent with of the City's Land Development Code, the cost for these landscape review services, should they be necessary, shall be billed to the applicant on a cost recovery basis. Please acknowledge.

8. Section 13-110 thru 13-117, Affordable Housing Program. Pursuant to Ordinance 2006-005, all non-residential development will be subject to an affordable housing linkage fee.

9. Section 13-142, Underground Utilities. Pursuant to Ordinance 2005-032, all utilities, including existing overhead utilities, located within or in public right-of-way adjacent to the site shall be installed underground.

10. Division 5, Impact Fees, Section 13-118 through 13-126. Pursuant to Ordinance 2006-017, all new development shall assume a fair share cost of providing Police and Fire/Rescue facilities.

11. Section 13-143 through 13-146, Public Art Requirement. Pursuant to Ordinance 2008-008, all new non-residential development, redevelopment, remodeling or converting greater than 12,500 square feet in gross floor area shall be subject to ordinance requirements for providing Public Art. Artwork must be accessible and readily visible to the public based on location of

artwork and normal pedestrian and vehicle traffic. The art shall be reviewed and approved by the City PRIOR to installation.

Plat

12. Provide detailed information on the parcel directly adjacent on the south side of property.

13. Sec.13-443(15)b. – Roadway landscape buffers shall be shown and delineated as separate parcels on all plats. Buffer width is based on adjacent right-of-way width and is exclusive of any easements. Provide the required roadway buffer along Lyons Rd and include square feet.

14. Show dedicated access openings on plat. Be advised at the time of site plan approval the access opening may be no more than 40' pursuant to Section 13-399(n).

15. Section 13-266(d), when easements are shown on the plat, the plat and affected deeds shall state, "Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants and landscaping, except that utilities, public improvements and sod are allowed."

16. Pending Engineering and County review regarding location of utility easement.

17. Section 13-351, be advised, a building permit will not be issued until the plat has been recorded.

18. Identify the proposed plat note restrictions on the face of the plat.

19. Sec.13-140(g) – The burden of showing compliance with levels of service requirements shall be upon the developer. The following list itemizes criteria, which shall provide sufficient and verifiable information showing compliance pursuant to the City Land Development Code (LDC).

PRESERVATION: LDC Requirement: 35% Gross Land Area
Does this requirement meet Sec.13-140 of the Land Development Code?

LOCAL PARKS: LDC Requirement: 5% of gross land area
Does this requirement meet Sec.13-267?

WATER AND SEWER: LDC Requirement Water – 100 gal per capita / day
Sewer - 90 gal per capita / day
180 gal per capita / day (peak)
Does this requirement meet Sec.13-140 of the Land Development Code?

LOCAL ROADS: LDC Requirement: Level of Service.
Does this requirement meet Sec.13-140 of the Land Development Code?

DRAINAGE: LDC Requirement: Public / private road elevation - 5 yr / 1 day storm event.
Finish floor elevation – 100 year / 3 day event.
Does this requirement meet Sec.13-140 of the Land Development Code?

SOLID WASTE: LDC Requirement. Office – 1 lbs per 100 sq. ft. per day
Hospital – 8 lbs per bed per day
Nurse/intern home–3 lbs per person/day
Rest home - 3 lbs per person per day
Does this requirement meet Sec.13-140 of the Land Development Code?

POLICE

APPROVED

BROWARD COUNTY, FLORIDA
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
COMMENTS FOR **PLAT REPORT**

TO: Anna Tupitsyna

DIVISION: Florida Power & Light Company

PLAT NAME: Lyons Community Center **Plat No. 038-MP-17**

COMMENTS DUE DATE: January 29, 2018

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

For your convenience you may e-mail your comments to Thuy Turner at: PDMDInfo@broward.org or call 954-357-6623.

Your cooperation is greatly appreciated.

Thuy (twee) Turner, AICP
Planning Section Supervisor
Planning and Development Management Division

_____ NO OBJECTION TO THE PLAT AS SUBMITTED.

_____ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

X THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided please sign, print your name and phone number

Authorized Signature

AKEEM BAKARE
Print Name

954-956-2010
Telephone Number

COMMENTS:

FPL

330 SW 12th Ave Pompano Beach, FL 33069

February 5, 2018

Thuy Turner
Planning Section Supervisor
Broward County Planning and Development Management

RE: No Objection Letter for Lyons Community Center Plat No. 038-MP-17

Per your request, FPL has no objection to the proposed site plan for the Lyons Community Center with the following stipulations.

FPL does have existing facilities adjacent to the site plan area along the west property line.These facilities provide the main source of electric to the surrounding community. These facilities need to remain in their present location and will require a utility easement from the owner or developer. The developer has been in contact with FPL regarding this issue and is aware of this requirement.

For the new construction project planned the customer will need to provide any additional easement requirements needed by FPL. These easements will be provided by instrument and will be provided prior to construction or installation of FPL facilities.

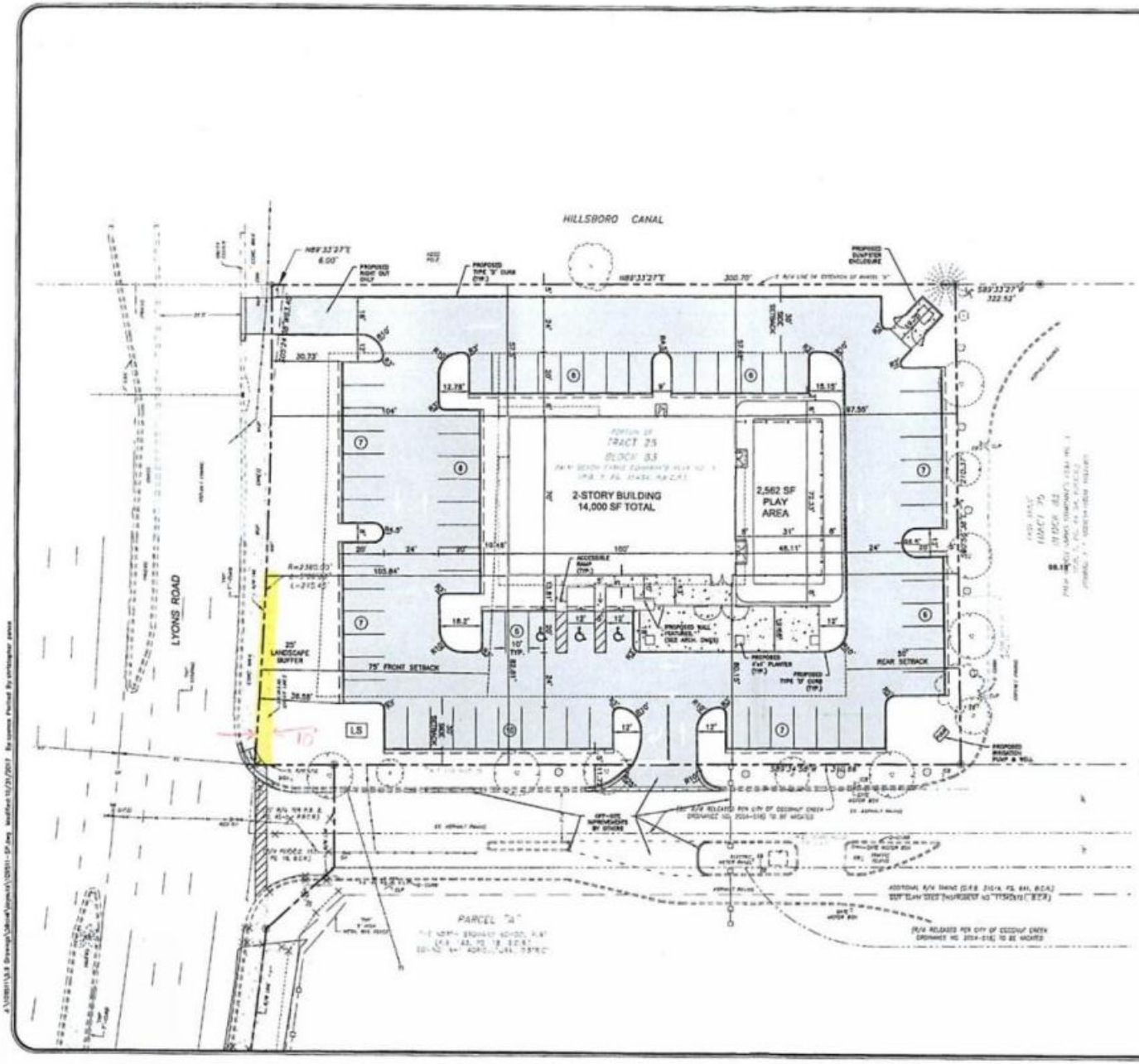
Should any FPL facilities be subsequently discovered that need to be relocated, then the applicant will pay for the total costs of any relocation or replacement of those FPL facilities as deemed necessary by FPL or requested by the applicant. Additionally the applicant will pay for any relocation costs associated with any relocation of FPL facilities due to turn lanes, de-acceleration lanes, road right-of-way vacations etc.

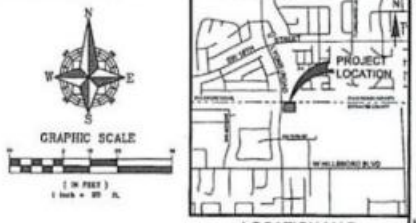
FPL will require a complete set of plans prior to construction. These would include site, civil, landscape, and electrical. As the FPL engineering, design, and construction process encompasses about a three to four month schedule it is imperative that complete plans be provided well in advance of construction.

If I can be of assistance feel free to contact me at 954-956-2010. My fax is 954-956-2020.

Sincerely,

Akeem Bakare
Customer Project Manager
Office 954-956-2010; Fax 954-956-2020





LOCATION MAP
(N.T.S.)

SITE DATA:

PARCEL ID#	47-2322010010
TOTAL ACREAGE	1.499 ACRES (65,352 SF)
BUILDING (MAX. HGT. 50 FT.)	0.151 ACRES (7,500 SF) 10.06%
PAVEMENT	0.803 ACRES (34,979 SF) 54.03%
SIDEWALK/CONCRETE	0.027 ACRES (1,138 SF) 1.81%
PLAYGROUND	0.064 ACRES (2,800 SF) 4.28%
OPEN SPACE	0.414 ACRES (18,015 SF) 28.13%
EXISTING LAND USE DESIGNATION	E1 (RESIDENTIAL ESTATE - 1 DU/AC)
PROPOSED LAND USE DESIGNATION	E1 (RESIDENTIAL ESTATE - 1 DU/AC)
EXISTING ZONING DESIGNATION	A-1 (AGRICULTURAL DISTRICT)
PROPOSED ZONING DESIGNATION	CF (COMMUNITY FACILITY)

PARKING REQUIREMENTS FOR CF ZONING PER §13-402:

• CHURCH ATTENDANCE:	210
• REQUIRED PARKING:	
• 1 SPACE FOR EACH THREE (3) SEATS =	70 SPACES
• CHILD DAYCARE/AFTERCARE ATTENDANCE:	100
• REQUIRED PARKING:	
• 1 SPACE FOR EACH 250 SF OF GFA =	70 SPACES
• PROVIDED PARKING:	71 SPACES
• ACCESSIBLE PARKING SPACES:	
• REQUIRED FOR 51-75 SPACES =	3 SPACES
• ACCESSIBLE SPACES PROVIDED:	3 SPACES

OUTSIDE PLAY AREA REQUIREMENT FOR DAYCARE:

• 45 SF OF PLAY AREA FOR EACH CHILD:	
• 50 CHILDREN x 45 SF =	2,250 SF REQUIRED
• PLAY AREA PROVIDED:	2,800 SF

SCHEDULE OF USE:

WEEKDAY SCHEDULE FOR DAYCARE
7AM - 6PM
PICK-UP TIMES - 12PM, 2PM, 4PM, 6PM

WEEKDAY SCHEDULE FOR BIBLE STUDY
7PM - 11PM

WEEKEND CHURCH SERVICES
8AM - 2PM (SUNDAY ONLY)

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

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IBI GROUP (FLORIDA) INC
2200 Park Central Boulevard North – Suite 100
Pompano Beach FL 33064 USA
tel 954 974 2300 fax 954 973 2665
ibigroup.com

LYONS COMMUNITY CENTER
7650 LYONS, COCONUT CREEK, FL.

CONCEPTUAL SITE PLAN

NOT FOR CONSTRUCTION
11/16/2017

DRAWN: CMP	SCALE: 1" = 20'
DESIGNED: CMP	PROJECT: 105511
CHECKED: PFR	SHEET: C3.0
DATE: 07/29/17	