

**From:** [do-not-reply@coconutcreek.net](mailto:do-not-reply@coconutcreek.net)  
**To:** [DRC](#)  
**Cc:** [JDOUCETTE@SPRINGENGINEERINGINC.COM](mailto:JDOUCETTE@SPRINGENGINEERINGINC.COM); [JDOUCETTE@SPRINGENGINEERINGINC.COM](mailto:JDOUCETTE@SPRINGENGINEERINGINC.COM)  
**Subject:** A new Development Review Application has been filled out!  
**Date:** Monday, April 15, 2024 8:40:48 AM

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DRC Webform application

**APPLICATION INFORMATION**

Temporary DRA# = 406  
Application Type: Site Plan Site Plan

Base Fee:  
Total Residential: 0.00  
Total Non-Residential: 0.00  
Total Fees:

Project Name: TOYOTA OF COCONUT CREEK  
Project Location: 5201 W SAMPLE RD COCONUT CREEK 33073  
Plat Name: COMMERCE CENTER OF COCONUT CREEK  
Folio No: 4842 18 03 0010  
Current Zoning: B4  
Proposed Zoning: PMDD  
Future Land Use: UNITED STATES

Summary of Request: THIS PROJECT CONSISTS OF CONSTRUCTING A 64,329 SF ADDITION TO AN EXISTING 36,205 SF TOYOTA DEALERSHIP ALONG WITH A NEW 4,277 SF DETACHED CARWASH ON A 12.338 AC SITE WITH A MASTER STORMWATER SYSTEM. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTED OVER EXISTING IMPERVIOUS AREA AND THERE SHALL BE NO ADDITIONAL IMPERVIOUS AREA. ALL RUN-OFF SHALL BE COLLECTED AND ROUTED TO THE EXISTING STORMWATER RETENTION AREA AS IN ITS PRE-DEVELOPED STATE.

**SUBMITTAL COORDINATOR INFORMATION**

Contact Name: JAY DOUCETTE  
Contact Phone: 7279381516  
Company Name: SPRING ENGINEERING INC  
Email: [JDOUCETTE@SPRINGENGINEERINGINC.COM](mailto:JDOUCETTE@SPRINGENGINEERINGINC.COM)  
Address: 3014 US HIGHWAY 19

**AGENT/APPLICANT INFORMATION**

Contact Name: JAY DOUCETTE  
Contact Phone: 7279381516  
Company Name: SPRING ENGINEERING INC  
Email: [JDOUCETTE@SPRINGENGINEERINGINC.COM](mailto:JDOUCETTE@SPRINGENGINEERINGINC.COM)  
Address: 3014 US HIGHWAY 19

**OWNER INFORMATION**

Contact Name: LARRY MORGAN  
Contact Phone: 7276385981  
Company Name: COCONUT CREEK AUTOMOTIVE MANAGEMENT LLC  
Email: [LMORGAN@MORGANAUTOGROUP.COM](mailto:LMORGAN@MORGANAUTOGROUP.COM)  
Address: 3031 NORTH ROCKY POINT DRIVE WEST

SIGNATURE: /Jay Doucette/



# SITE PLAN CHECK LIST

All items must be checked and addressed **BEFORE** submittal.

REQUIREMENT CHECKLIST		
	Checklist / Documents	File Name and Type SQ# - Sequential Numbers, see User Guide
GENERAL PART 1	<input checked="" type="checkbox"/> Pre-DRC meeting <i>prior</i> to submittal	
	<input checked="" type="checkbox"/> Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	<input checked="" type="checkbox"/> Letter of transmittal (list docs submitted) <b>INCLUDE</b> detail summary of request	Transmittal.pdf
	<input checked="" type="checkbox"/> Legal description (if current survey is not provided)	Legal Description.pdf
	<input checked="" type="checkbox"/> Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	<input checked="" type="checkbox"/> Agent authorization from property owner	Authorization.pdf
	<input type="checkbox"/> Description of developer interest, if different than owner	Developer Interest.pdf
	<input checked="" type="checkbox"/> Justifications statement demonstrating that the site plan meets the aesthetic design criteria as established in the City's Land Development Code Section 13-37 ( <i>please see following page for form</i> )	Aesthetic Design.pdf
PLAN DOCUMENTS PART 3	<input checked="" type="checkbox"/> Signed and sealed survey	SQ#-SURV-Project Name.pdf
	<input checked="" type="checkbox"/> Recorded Plat (24x36)	SQ#-PLAT-Project Name.pdf
	<input checked="" type="checkbox"/> Site plan submissions shall be prepared in accordance with the standards established in the City's Land Development Code Section 13-548 "Required form and information on site plan," (1) through (4). Applicant shall follow these standards. Refer to Municode at the following link: <a href="http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE_S13-547REPR">http://library.municode.com/HTML/10928/level4/PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE.html#PTIICOOR_CH13LADECO_ARTIIIZORE_DIV5SIPLRERE_S13-547REPR</a>	Refer to e-Plan User Guide for the proper naming and order
	<input checked="" type="checkbox"/> Sustainable Building requirements <a href="https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO">https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCO</a>	To be included in the site plan package
<b>*** Refer to User Guide for the complete description for the proper File Naming Convention ***</b>		
<b>FEES</b>		
	\$2000 ..... Base fee	
	\$ 100 ..... Per acre over 10 acres	



# MORGAN

AUTOMOTIVE GROUP  
3031 North Rocky Point Drive West, Tampa, Fl. 33607  
Morganautogroup.com P (813) 434-1992

February 5, 2024

## AFFIDAVIT TO AUTHORIZE AGENT

To Whom It May Concern:

Please let this letter serve as confirmation that COCONUT CREEK AUTOMOTIVE MANAGEMENT LLC authorizes Spring Engineering, Inc. to act on owner's behalf with regard to all permitting and governmental approvals for the Al Hendrickson Toyota project located at 5201 W SAMPLE ROAD COCONUT CREEK, 33073-3410, within in: COMMERCE CENTER OF COCONUT CREEK 131-30 B TRACT A Property ID:484218030010

Best Regards,

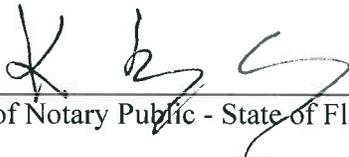


Larry C Morgan/Manager  
Title

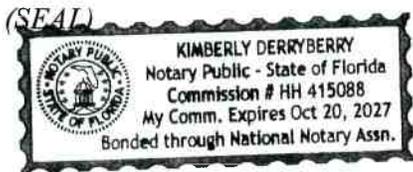
STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 5th day of February 2024, ~~2021~~,  
by Larry C Morgan.



(Signature of Notary Public - State of Florida)



Personally Known X

OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



**TRACT "A" OF COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**LESS TURN LANE DEDICATION:**

**THAT PORTION OF TRCT "A" OF COMMERCE CENTER OF COCONUT CREEK AS SHOWN ON PLAT RECORDED IN PLAT BOOK 131, PAGE 30, OF THE 25'15" PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A" AND RUN THENCE SOUTH 00°25'15" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A" ON THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 00°25'15", EAST, A DISTANCE OF 518.01 FEET; (2) SOUTH 06°25'19" WEST, A DISTANCE OF 100.72 FEET; (3) SOUTH 00°25'15" EAST, A DISTANCE OF 67.09 FEET; (4) SOUTH 00°23'55" EAST, A DISTANCE OF 123.14 FEET; THENCE SOUTH 45°03'51" WEST, ALONG A BOUNDARY OF SAID TRACT "A", A DISTANCE OF 49.90 FEET TO A CORNER ON THE BOUNDARY OF SAID TRACT "A" FOR A POINT OF BEGINNING; THENCE NORTH 89°28'23" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A" (SAME BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST). A DISTANCE OF 210.58 FEET; THENCE NORTH 85°39'32" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A". A DISTANCE OF 180.40 FEET; THENCE SOUTH 89°28'23" EAST, PARALLEL WITH AND 72.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST. A DISTANCE OF 224.34 FEET; THENCE SOUTH 85°25'40" EAST, A DISTANCE OF 166.68 FEET TO THE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.**

**This Instrument Prepared By  
and Should be Returned To:**

**Charles B. Costar, III, Esquire  
SHUTTS & BOWEN LLP  
300 S. Orange Avenue, Suite 1600  
Orlando, Florida 32801**

Tax Parcel I.D. Nos.: 484218-03-0010  
484218-03-0020

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the ~~20~~<sup>th</sup> day of June, 2023, by and between **LAZ 77, LLC**, a Florida limited liability company, whose mailing address is 5201 West Sample Road, Coconut Creek, Florida 33073 (hereinafter referred to as “Grantor”), and **COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company, whose address is 3031 North Rocky Point Drive West, Suite 770, Tampa, Florida 33607 (hereinafter referred to as “Grantee”).

(Whenever used herein, the terms “Grantor” and “Grantee” shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

**W I T N E S S E T H:**

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Broward County, Florida, more particularly described in **Exhibit “A”** attached hereto,

**TOGETHER** with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise appertaining, and together with all improvements located thereon or therein, including Grantor’s right, title and interest, if any, in the streets, rights of way and easements on or immediately abutting the land conveyed hereunder and dedicated to the public, in the event of abandonment thereof (collectively, the “Property”).

**TO HAVE AND TO HOLD** the Property, and all of Grantor’s estate, right, title, interest, lien and equitable rights in or to the Property, either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee’s successors and assigns in fee simple forever.

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject only to those matters described on **Exhibit "B"** attached hereto and by this reference made a part hereof.

[SIGNATURE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“GRANTOR”

LAZ 77, LLC, a Florida limited liability company

Melissa Munchick  
Print Name: Melissa Munchick

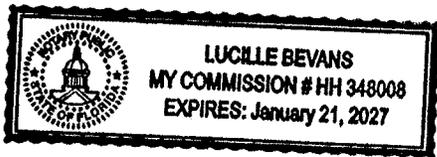
By: [Signature]  
Name: Alfred E. Hendrickson, Jr.  
Title: Manager

Lucille Bevans  
Print Name: Lucille Bevans

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of June, 2023, by Alfred E. Hendrickson, Jr., the Manager of LAZ 77, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced Florida D.L. as identification.



Lucille Bevans  
Print Name: Lucille Bevans  
Notary Public, State of Florida at Large  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[Affix Notary Seal]

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCEL A:

TRACT "A" OF COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS TURN LANE DEDICATION:

THAT PORTION OF TRACT "A" OF COMMERCE CENTER OF COCONUT CREEK AS SHOWN ON PLAT RECORDED IN PLAT BOOK 131, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A" AND RUN THENCE SOUTH 00°25'15" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT "A" ON THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°25'15" EAST, A DISTANCE OF 518.01 FEET; (2) SOUTH 06°25'19" WEST, A DISTANCE OF 100.72 FEET; (3) SOUTH 00°25'15" EAST, A DISTANCE OF 67.09 FEET; (4) SOUTH 00°23'55" EAST, A DISTANCE OF 123.14 FEET; THENCE SOUTH 45°03'51" WEST, ALONG A BOUNDARY OF SAID TRACT "A", A DISTANCE OF 49.90 FEET TO A CORNER ON THE BOUNDARY OF SAID TRACT "A" FOR A POINT OF BEGINNING; THENCE NORTH 89°28'23" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A" (SAME BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST), A DISTANCE OF 210.58 FEET; THENCE NORTH 85°39'32" WEST, ALONG A SOUTHERLY BOUNDARY OF SAID TRACT "A", A DISTANCE OF 180.40 FEET; THENCE SOUTH 89°28'23" EAST, PARALLEL WITH AND 72.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, A DISTANCE OF 224.34 FEET; THENCE SOUTH 85°20'40" EAST, A DISTANCE OF 166.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PARCEL B:

A PORTION OF TRACT "B", COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 0°25'15" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "B" FOR 16.56 FEET; THENCE SOUTH 6°25'19" WEST FOR 100.72 FEET; THENCE SOUTH 0°25'15" EAST FOR

0.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1392.00 FEET AND CENTRAL ANGLE OF 10°31'47" FOR AN ARC DISTANCE OF 255.82 FEET TO A POINT OF A CURVE, (SAID POINT BEARS NORTH 20°01'11" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 23°41'21" FOR AN ARC DISTANCE OF 16.54 FEET TO A POINT ON A CURVE (SAID POINT BEARS SOUTH 78°35'10" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1380.00 FEET AND A CENTRAL ANGLE OF 3°16'31" FOR AN ARC DISTANCE OF 78.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET AND A CENTRAL ANGLE OF 4°04'43" FOR AN ARC DISTANCE OF 51.25 FEET; THENCE SOUTH 0°15'05" WEST FOR 100.00 FEET TO A POINT ON A CURVE (SAID POINT BEARS NORTH 87°21'46" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET AND A CENTRAL ANGLE OF 2°12'59" FOR AN ARC DISTANCE OF 27.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°25'15" EAST FOR 162.62 FEET; THENCE SOUTH 45°03'11" WEST FOR 49.91 FEET; THENCE NORTH 89°28'23" WEST ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF COMMERCE CENTER OF COCONUT CREEK, FOR 84.81 FEET; THENCE NORTH 85°39'32" WEST FOR 180.40 FEET; THENCE NORTH 89°28'23" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18 FOR 80.30 FEET (THE LAST MENTIONED NINE COURSES BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID TRACT "B"); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 00°31'37" EAST FOR 63.87 FEET; THENCE SOUTH 89°34'45" WEST FOR 86.24 FEET; THENCE NORTH 00°25'15" WEST FOR 544.39 FEET; THENCE NORTH 89°34'45" EAST FOR 43.90 FEET; THENCE NORTH 00°25'15" WEST FOR 206.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; THENCE NORTH 89°37'19" EAST ALONG SAID NORTH LINE FOR 368.94 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COMMERCE CENTER OF COCONUT CREEK, as recorded in Plat Book 131, Page 30. (All Parcels)
3. Notice of Adoption of Development Order, recorded May 1, 1987, in Official Records Book 14398, Page 408, as modified by Notice of Adoption of Development Order, recorded April 8, 1991, in Official Records Book 18272, Page 314, as modified by Notice of Adoption of a Subsequent Modification of Adopted Development Order, recorded March 13, 1992, in Official Records Book 19266, Page 194, as modified by Notice of Development Order Modification, recorded February 3, 1998, in Official Records Book 27640, Page 575, as modified by Notice of Development Order Modification, recorded October 30, 2001, in Official Records Book 32296, Page 321. (All Parcels)
4. Declaration of Covenants, Restrictions and Easements for Commerce Center of Coconut Creek, which contains provisions for a private charge or assessments, recorded July 27, 1987, in Official Records Book 14656, Page 619, as amended by Amendment #1 to Declaration of Covenants, Restrictions and Easements for Commerce Center of Coconut Creek, recorded January 25, 1988, in Official Records Book 15138, Page 808, as amended by Amendment #2 to Declaration of Covenants, Restrictions & Easements for Commerce Center of Coconut Creek, recorded December 22, 1988, in Official Records Book 16056, Page 265, as affected by Assignment of Declarant's Rights in favor of WPK Associates, Limited, a Florida limited partnership, recorded August 23, 1993, in Official Records Book 21020, Page 68, as affected by Assignment and Assumption of Declarant's Rights in favor of Seminole Properties II, Inc., a Florida corporation, recorded July 19, 1996, in Official Records Book 25158, Page 263, as amended by Amendment 3 to the Declaration of Covenants, Restrictions & Easements for Commerce Center of Coconut Creek, recorded March 2, 2001, in Official Records Book 31332, Page 1551, as affected by Notice of Preservation of Deed Restrictions/Covenants Under Marketable Record Title Act, recorded July 12, 2017, under Instrument No. 114494778. (All Parcels)
5. Easement granted to the City of Coconut Creek, recorded August 5, 1988, in Official Records Book 15670, Page 747. (Parcel B)
6. Easement granted to the City of Coconut Creek, recorded August 5, 1988, in Official Records Book 15670, Page 750. (Parcel B)
7. Easement granted to Florida Power and Light Company, recorded October 19, 1988, in Official Records Book 15883, Page 123. (Parcel B)

8. Agreement Relating to Nonvehicular Ingress and Egress Lines, recorded November 2, 1988, in Official Records Book 15924, Page 159. (Parcel B)
9. Easement granted to the City of Coconut Creek, recorded June 16, 1989, in Official Records Book 16525, Page 891, as affected by City of Coconut Creek Ordinance No. 2017-019, recorded August 25, 2017, under Instrument No. 114581627, and by City of Coconut Creek Ordinance No. 2017-020, recorded August 25, 2017, under Instrument No. 114581672. (Parcel B)
10. Easement granted to Florida Power and Light Company, recorded July 24, 1989, in Official Records Book 16619, Page 367. (Parcel A)
11. Easement granted to Florida Power and Light Company, recorded August 22, 1989, in Official Records Book 16698, Page 887. (Parcel A)
12. Revocable License Agreement with the City of Coconut Creek, recorded August 23, 1989, in Official Records Book 16704, Page 524. (Parcel A)
13. Agreement Relating to Nonvehicular Access Lines, recorded January 7, 1991, in Official Records Book 18049, Page 336. (Parcel A)
14. Easement granted to the City of Coconut Creek, recorded December 21, 1992, in Official Records Book 20190, Page 967. (Parcel A)
15. City of Coconut Creek Ordinance No. 154-94, recorded February 1, 1995, in Official Records Book 23094, Page 936. (Parcel A)
16. Agreement Relating to Nonvehicular Access Lines, recorded July 19, 1995, in Official Records Book 23697, Page 25. (Parcel B)
17. Declaration of Easement, Covenants, and Restrictions of Tracts "B" and "C" of Commerce Park of Coconut Creek, recorded June 5, 2000, in Official Records Book 30553, Page 725. (Parcel B)
18. Right-of-Way Grant for Drainage Easement, recorded December 28, 2000, in Official Records Book 31141, Page 1995. (All Parcels)
19. Right-of-Way Grant for Drainage Easement, recorded December 28, 2000, in Official Records Book 31141, Page 2022. (All Parcels)
20. Notice of Adoption of an Amendment to the Commerce Center of Coconut Creek Development of Regional Impact, recorded June 20, 2001, in Official Records Book 31741, Page 1197. (All Parcels)
21. City of Coconut Creek Resolution No. 2002-03, recorded June 14, 2002, in Official Records Book 33279, Page 471. (Parcel A)

22. Operation and Easement Agreement between JM Auto, Inc., a Florida corporation, and TT of Sample, Inc., a Florida corporation, recorded April 20, 2007, in Official Records Book 43919, Page 1651, as modified by the Settlement Agreement and Amendment to Operation and Easement Agreement, recorded April 30, 2008, in Official Records Book 45323, Page 695. (Parcel B)

Filing Information

Document Number	L23000166911
FEI/EIN Number	92-3539574
Date Filed	04/07/2023
State	FL
Status	ACTIVE

Principal Address

3031 NORTH ROCKY POINT DRIVE WEST  
SUITE 770  
TAMPA, FL 33607

Mailing Address

3031 NORTH ROCKY POINT DRIVE WEST  
SUITE 770  
TAMPA, FL 33607

Registered Agent Name & Address

CORPORATION COMPANY OF ORLANDO  
300 SOUTH ORANGE AVENUE  
SUITE 1600 (JGH)  
ORLANDO, FL 32801

Authorized Person(s) Detail

**Name & Address**

Title MGR

MORGAN, LARRY C

3031 N. ROCKY POINT DR. WEST STE. 770  
TAMPA, FL 33607

Title CEO

MORGAN, BRETT

3031 N. ROCKY POINT DR. WEST STE. 770  
TAMPA, FL 33607