

From: do-not-reply@coconutcreek.net
To: [DRC](#)
Cc: SEI@SPRINGENGINEERINGINC.COM; SEI@SPRINGENGINEERINGINC.COM
Subject: A new Development Review Application has been filled out!
Date: Tuesday, March 12, 2024 3:38:33 PM

DRC Webform application

APPLICATION INFORMATION

Temporary DRA# = 403

Application Type: Planned MainStreet Development District PMDD Rezoning

Base Fee:

Total Acres: 2.34

Total Residential: 0.00

Total Non-Residential: 0.00

Total Fees:

Project Name: AL He ndRICKSON TOYOTA

Project Location: 5201 W SAMPLE ROAD

Plat Name: COMMERCE CENTER OF COCONUT CREEK

Folio No: 484218030010

Current Zoning: B4 REGIONAL SHOPpi ng DISTRICT

Proposed Zoning: PMDD SUB-DISTRICT MS-T

Future Land Use: PMDD SUB-DISTRICT MS-T

Summary of Request: REZONE THE EXISTING PROPERTY FROM B4 REGIONAL SHOPpi ng DISTRICT TO PMDD SUB-DISTRICT MS-T

SUBMITTAL COORDINATOR INFORMATION

Contact Name: JAY DOUCETTE

Contact Phone: 727-938-1516

Company Name: SPRING ENGINEERING, INC.

Email: SEI@SPRINGENGINEERINGINC.COM

Address: 3014 US HWY 19, HOLIDAY, FL 34691

AGENT/APPLICANT INFORMATION

Contact Name: JAY DOUCETTE

Contact Phone: 727-938-1516

Company Name: SPRING ENGINEERING, INC.

Email: SEI@SPRINGENGINEERINGINC.COM

Address: 3014 US HWY 19, HOLIDAY, FL 34691

OWNER INFORMATION

Contact Name: LARRY MORGAN

Contact Phone: 813-434-1972

Company Name: COCONUT CREEK AUTOMOTIVE MANAGEMENT LLC

Email: LMORGAN@MORGANAUTOGROUP.COM

Address: 3031 NORTH ROCKY POINT DR. WEST, SUITE 770, TAMPA, FL 33607

ATTORNEY INFORMATION

Contact Name: TRAVIS SANTOS

Contact Phone: 813-535-7857

Company Name: MORGAN AUTO GROUP

Email: TSANTOS@MORGANAUTOGROUP.COM

Address: 3031 NORTH ROCKY POINT DR. WEST, SUITE 770, TAMPA, FL 33607

SIGNATURE: /Jay Doucette/



PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD) REZONING 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	☒ Pre-DRC meeting <i>prior</i> to submittal	
	☒ Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	☒ Letter of transmittal (list docs submitted) INCLUDE detail summary of request	Transmittal.pdf
	☒ Legal description (if current survey is not provided)	Legal Description.pdf
	☒ Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	☒ Agent authorization from property owner	Authorization.pdf
	☐ Description of developer interest, if different than owner	Developer Interest.pdf
	☒ 2 sets of mailing labels (hard copy to be delivered to City)	
	☒ Certified list & map of property owners within 500 feet of Boundary Lines	Label List.pdf & Label Map.pdf
	☒ Justification responses to each of the following standards per Section 13-36 of the City Land Development Code (www.municode.com). Responses MUST be detailed and specific to the proposed project. A restatement does NOT satisfy code requirements. (<i>Please see following page for form</i>)	Justification.pdf
PLAN DOCUMENTS PART 3	☒ Signed and sealed survey ☒ PMDD document ☒ PMDD document addressing each design criteria outlined in MainStreet Design Standards, Section 3: Implementation and Using the Standards (Access and download at http://coconutcreek.net/docs/sddocs/final-design-guidelines11-13-08amended.pdf?sfvrsn=0) ☒ Sustainable Building requirements to addressed in PMDD https://www.municode.com/library/FL/coconut_creek/codes/code_of_ordinance?s=nodeId=PTIICOOR_CH13LADECO_ARTIIIZORE_DIV2ZOCLGERE_S13-320GRBUCCO ☐ Residential program (<i>if applicable</i>) must include housing type, unit sizes, density, projected population	SQ#-SURV-Project Name.pdf Project Name PMDD .pdf
	☐ PMDD with Alternate Solutions (<i>if applicable</i>) Section 3.1 in MainStreet Design Standards, must provide justification for each Alternate Solution and demonstrate consistency with overall intent and concepts for MainStreet	Project Name PMDD Alt Sol.pdf
	☒ An analysis of traffic impact of the PMDD	Traffic Analysis.pdf
	☒ An analysis of fiscal impact of the PMDD	Fiscal Impact.pdf
	*** Refer to User Guide for the complete description for the proper File Naming Convention ***	
	FEES	
\$5000 Base Fee \$ 100 Per acre over 10 acres		





PMDD REZONING JUSTIFICATION STATEMENT

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements

ZONING MAP AMENDMENTS (Section 13-36)	
1.	Is not contrary to the Comprehensive Plan. The current use is automotive sales and service.
2.	Will not create an isolated zoning district, which would be unrelated and incompatible with adjacent districts. There are multiple automotive sales and service facilities in this area.
3.	Will not substantially impact public facilities such as schools, utilities and streets. The current use is automotive sale and service. Only minor impacts to utilities and streets.
4.	Will be justified by external land use conditions. The current use is automotive sales and service.
5.	Will not create or excessively increase automobile and vehicular traffic congestion. The current use is automotive sale and service. Only minor impacts to local traffic.
6.	Will not create a storm drainage problem for other properties. We have matched the existing pervious to impervious ratio.
7.	Will not adversely affect surrounding living conditions. This is a commercial district and will not affect surrounding living conditions.
8.	Will not adversely affect environmental quality. The existing site is fully developed and this development will not affect the environmental quality.
9.	Will not adversely affect other property values. This development will increase other property values.
10.	Will not be a deterrent to improvement or development of other property. This development will not effect the development of other property.
11.	Will not constitute a special privilege to an individual owner. There are multiple automotive sales and service facilities in this area.



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,



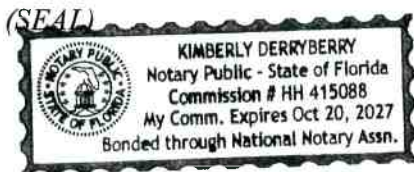
Larry C Morgan/Manager

Title

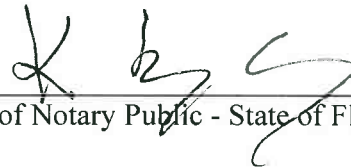
STATE OF Florida

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

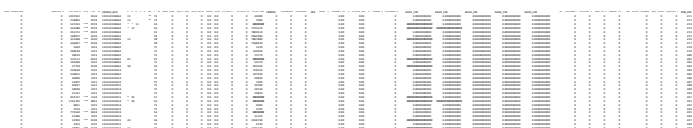
OR Produced Identification _____

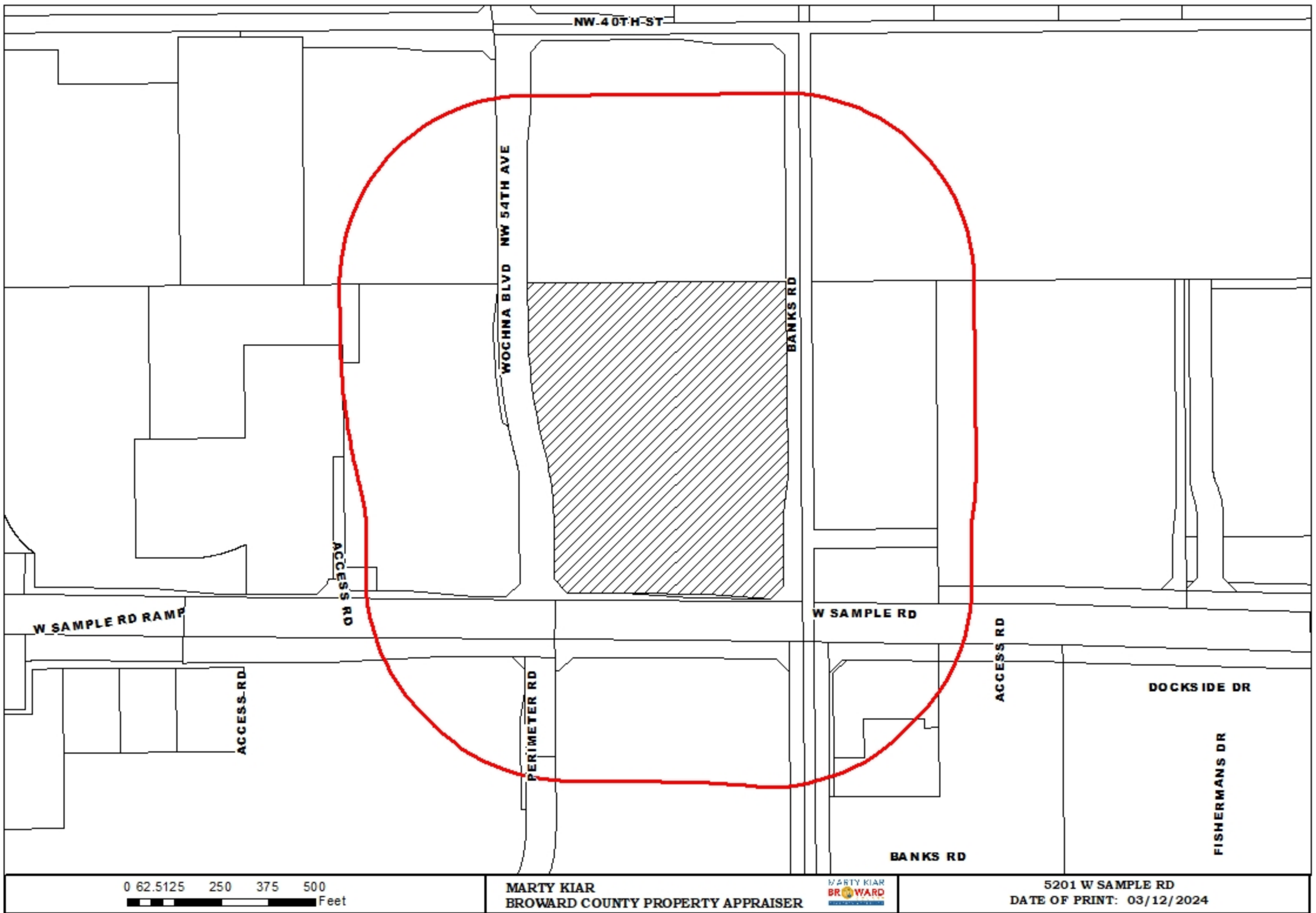
Type of Identification Produced _____



	2016.01	2016.02	2016.03	2016.04	2016.05	2016.06	2016.07	2016.08	2016.09	2016.10	2016.11	2016.12	2016.13	2016.14	2016.15	2016.16	2016.17	2016.18	2016.19	2016.20	2016.21	2016.22	2016.23	2016.24	2016.25	2016.26	2016.27	2016.28	2016.29	2016.30	2016.31	2016.32	2016.33	2016.34	2016.35	2016.36	2016.37	2016.38	2016.39	2016.40	2016.41	2016.42	2016.43	2016.44	2016.45	2016.46	2016.47	2016.48	2016.49	2016.50	2016.51	2016.52	2016.53	2016.54	2016.55	2016.56	2016.57	2016.58	2016.59	2016.60	2016.61	2016.62	2016.63	2016.64	2016.65	2016.66	2016.67	2016.68	2016.69	2016.70	2016.71	2016.72	2016.73	2016.74	2016.75	2016.76	2016.77	2016.78	2016.79	2016.80	2016.81	2016.82	2016.83	2016.84	2016.85	2016.86	2016.87	2016.88	2016.89	2016.90	2016.91	2016.92	2016.93	2016.94	2016.95	2016.96	2016.97	2016.98	2016.99	2016.100	2016.101	2016.102	2016.103	2016.104	2016.105	2016.106	2016.107	2016.108	2016.109	2016.110	2016.111	2016.112	2016.113	2016.114	2016.115	2016.116	2016.117	2016.118	2016.119	2016.120	2016.121	2016.122	2016.123	2016.124	2016.125	2016.126	2016.127	2016.128	2016.129	2016.130	2016.131	2016.132	2016.133	2016.134	2016.135	2016.136	2016.137	2016.138	2016.139	2016.140	2016.141	2016.142	2016.143	2016.144	2016.145	2016.146	2016.147	2016.148	2016.149	2016.150	2016.151	2016.152	2016.153	2016.154	2016.155	2016.156	2016.157	2016.158	2016.159	2016.160	2016.161	2016.162	2016.163	2016.164	2016.165	2016.166	2016.167	2016.168	2016.169	2016.170	2016.171	2016.172	2016.173	2016.174	2016.175	2016.176	2016.177	2016.178	2016.179	2016.180	2016.181	2016.182	2016.183	2016.184	2016.185	2016.186	2016.187	2016.188	2016.189	2016.190	2016.191	2016.192	2016.193	2016.194	2016.195	2016.196	2016.197	2016.198	2016.199	2016.200	2016.201	2016.202	2016.203	2016.204	2016.205	2016.206	2016.207	2016.208	2016.209	2016.210	2016.211	2016.212	2016.213	2016.214	2016.215	2016.216	2016.217	2016.218	2016.219	2016.220	2016.221	2016.222	2016.223	2016.224	2016.225	2016.226	2016.227	2016.228	2016.229	2016.230	2016.231	2016.232	2016.233	2016.234	2016.235	2016.236	2016.237	2016.238	2016.239	2016.240	2016.241	2016.242	2016.243	2016.244	2016.245	2016.246	2016.247	2016.248	2016.249	2016.250	2016.251	2016.252	2016.253	2016.254	2016.255	2016.256	2016.257	2016.258	2016.259	2016.260	2016.261	2016.262	2016.263	2016.264	2016.265	2016.266	2016.267	2016.268	2016.269	2016.270	2016.271	2016.272	2016.273	2016.274	2016.275	2016.276	2016.277	2016.278	2016.279	2016.280	2016.281	2016.282	2016.283	2016.284	2016.285	2016.286	2016.287	2016.288	2016.289	2016.290	2016.291	2016.292	2016.293	2016.294	2016.295	2016.296	2016.297	2016.298	2016.299	2016.300	2016.301	2016.302	2016.303	2016.304	2016.305	2016.306	2016.307	2016.308	2016.309	2016.310	2016.311	2016.312	2016.313	2016.314	2016.315	2016.316	2016.317	2016.318	2016.319	2016.320	2016.321	2016
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[illegible]





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.

JOHNS FAMILY PARTNERS LLLP 6400 W HWY 316 REDDICK, FL 32686	JOHNS FAMILY PARTNERS LLLP 6400 W HWY 316 REDDICK, FL 32686	COCONUT CREEK AUTOMOTIVE MANAGEMENT LLC 3031 N ROCKY POINT DR W STE 770 TAMPA, FL 33607
COCONUT CREEK AUTOMOTIVE MANAGEMENT LLC 3031 N ROCKY POINT DR W STE 770 TAMPA, FL 33607	TT OF SAMPLE INC 505 S FLAGLER DR STE 700 WEST PALM BEACH, FL 33401	TT OF SAMPLE INC 505 S FLAGLER DR STE 700 WEST PALM BEACH, FL 33401
UNITED STATES OF AMERICA TR FOR SEMINOLE TRIBE OF FLORIDA 6300 STIRLING ROAD HOLLYWOOD, FL 33024	CITY OF COCONUT CREEK 4800 W COPANS RD COCONUT CREEK, FL 33063	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS 115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE, FL 33301
PUBLIC LAND % CITY OF COCONUT CREEK 4800 W COPANS RD COCONUT CREEK, FL 33063	PUBLIC LAND % CITY OF COCONUT CREEK 4800 W COPANS RD COCONUT CREEK, FL 33063	FC LAND INVESTMENT A LLC 1 N CLEMATIS ST STE 200 WEST PALM BEACH, FL 33401
FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY 3400 W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309	HAYNIE,,J NEIL 800 CYPRESS WAY BOCA RATON, FL 33486	CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063
FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY 3400 W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309	CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY 3400 W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309
CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY 3400 W COMMERCIAL BLVD FORT LAUDERDALE, FL 33309	CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063
ISLE MULTIFAMILY PARTNERS LLC % RYAN LLC PO BOX 250509 ATLANTA, GA 30325	PEPPERTREE PLAZA LLC 696 NE 125 ST NORTH MIAMI, FL 33161	PUBLIC LAND % CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063
PUBLIC LAND % CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063	JM AUTO INC PO BOX 1160 DEERFIELD BEACH, FL 33443	PUBLIC LAND % CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063
S FLORIDA COMMERCIAL PROPERTIES LLC PO BOX 1565 LAWRENCEVILLE, GA 30046	PUBLIC LAND % CITY OF MARGATE 5790 MARGATE BLVD MARGATE, FL 33063	COFLO PROPERTIES LP 2545 S ATLANTIC AVE #1801 DAYTONA BEACH SHORES, FL 32118

**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 ~~20th~~^{20th} 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.

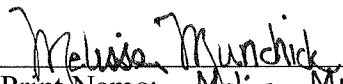
[SIGNATURE ON FOLLOWING PAGE.]

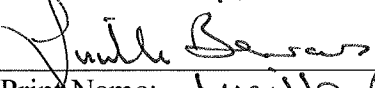
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

“GRANTOR”

LAZ 77, LLC, a Florida limited liability
company


Print Name: Melissa Munchick

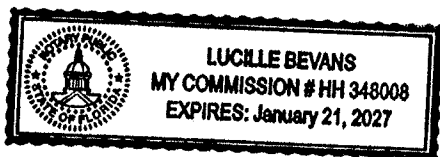

Print Name: Lucille Bevans

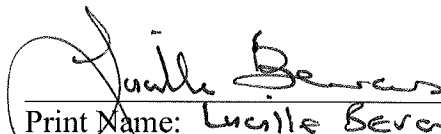
By: 
Name: Alfred E. Hendrickson, Jr.
Title: Manager

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 19th 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.




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)