

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,



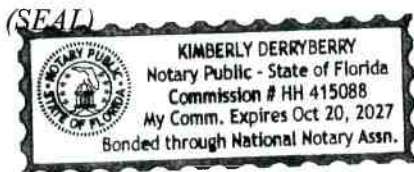
Larry C Morgan/Manager

Title

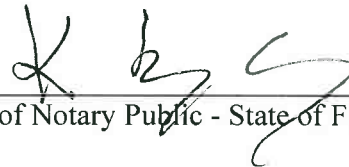
STATE OF Florida

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

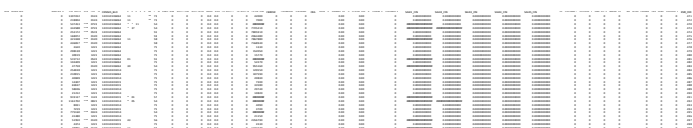
OR Produced Identification _____

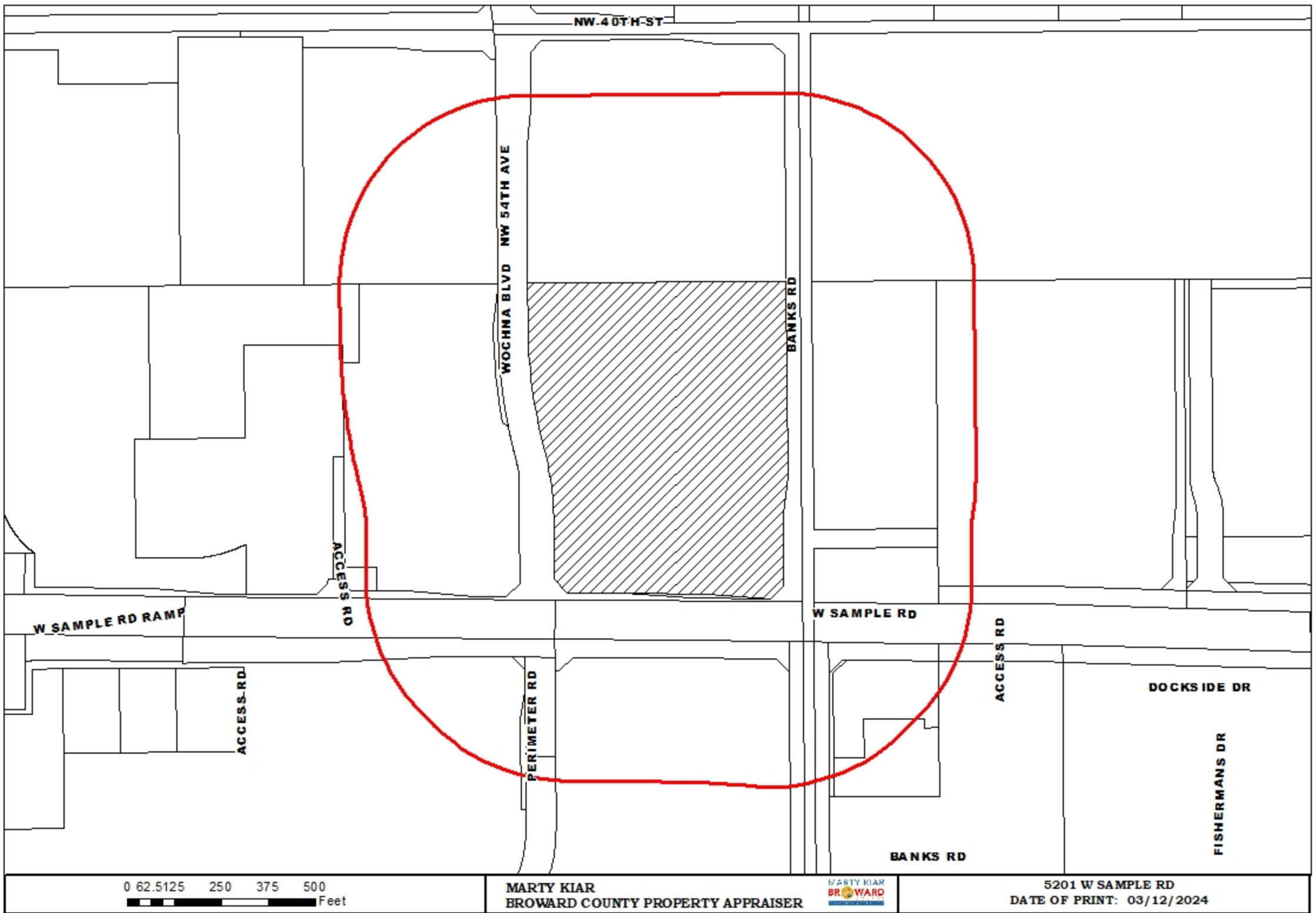
Type of Identification Produced _____



[illegible]

[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.

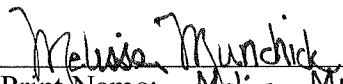
[SIGNATURE ON FOLLOWING PAGE.]

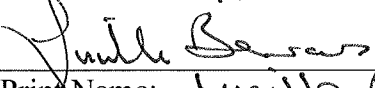
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

“GRANTOR”

LAZ 77, LLC, a Florida limited liability
company


Print Name: Melissa Munchick

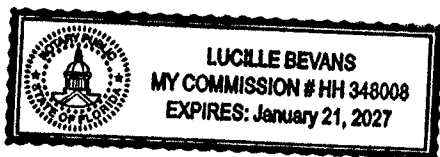

Print Name: Lucille Bevans

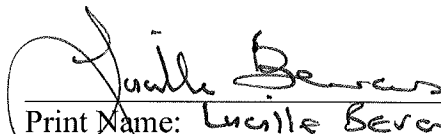
By: 
Name: Alfred E. Hendrickson, Jr.
Title: Manager

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)