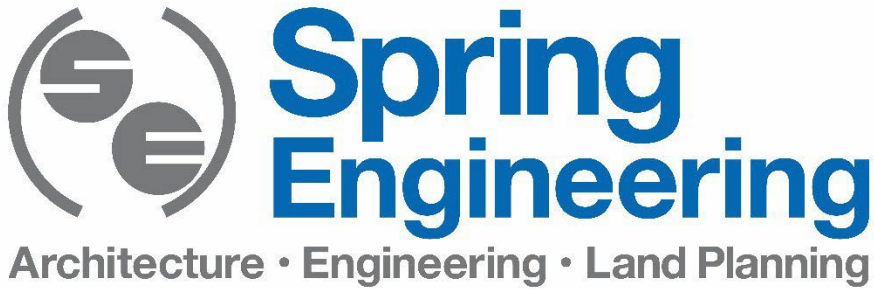


PLANNED MAINSTREET DEVELOPMENT DISTRICT FOR AL HENDRICKSON



PLANNED MAINSTREET DEVELOPMENT DISTRICT

FOR



5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

SEI Project Number 2023-07

March 11, 2026

Planning & Zoning Board

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I. Introduction

A. Project Description

The property that is the subject of this rezoning is the location of the existing Al Hendrickson Toyota dealership on Sample Road between NW 54th Ave & Banks Road ("Subject Property"). See Exhibit A. The Subject Property is legally described as a portion of Tract A of the Commerce Center of Coconut Creek as recorded in Plat Book 131 page 30 of the Broward County records. See Exhibit B. Coconut Creek Automotive Management, LLC ("Applicant") purchased the Subject Property in 2023 and has operated a successful Toyota automobile dealership ("Dealership") from this location. It is typical for several automobile dealerships to be located in close proximity which is the case along the State Road 7 and Sample Road corridors in the City of Coconut Creek ("City"). Toyota, Volkswagen, Infinity, Mercedes, and Volvo are the dealerships located along Sample Road and SR 7 between Sample Road and Wiles Road within the Mainstreet District.

The existing Toyota Dealership consists of Automobile Dealership, Automobile Bodyshop, Automobile Parts, Automobile Service, and Automobile Wash uses. The existing Dealership building which consists of 39,315 total square feet is comprised of the following components:

Existing:

Toyota: 36,205 SF + Auxiliary Sales Building: 1,526 SF +

Carwash: 1,584 SF Total Building Area: **39, 315 SF**

The proposed Toyota Dealership consists of Automobile Dealership, Automobile Bodyshop, Automobile Parts, Parking Garage and Automobile Carwash uses. The proposed Dealership building which consists of 255,284 SF is comprised of the following components:

Proposed:

New Toyota Buildout: 96, 465 SF

Existing Auxiliary Sales Building: 1, 526 SF

New Carwash/Detail: 6,015 SF New Parking

Garage: 151,278 SF

Total Building Area: **255,284 SF**

Operations related to the existing dealership and the proposed dealership expansion will comply with all conditions of the prior "Special" Land Use conditions approval. (ORD.100-88)

II. Existing Conditions

A. Natural Features

The Subject Property is currently developed and there are no natural features or environmentally significant areas that would be impacted. The proposed expansion and revised parking layout will impact some of the existing parking lot landscaping and trees. These will be mitigated as part of the landscape plans and as required by the city's landscape code, subdivision IV, landscape standards and requirements.

B. Existing Improvements

The existing Dealership contains approximately 39,315 square feet, including a service center as well as all utilities needed to serve the Dealership. Access to the Subject Property is provided on Sample Road, NW 54th Ave and Banks Road. The existing landscaping for the site is required to comply with the original site plan approval and city landscape code as applicable. Any landscape code deficiencies will be brought up to code during the construction phase, and pursuant to the city's landscape code, subdivision IV, landscape standards and requirements.

C. Future Land Use and Zoning

The Subject Property is designated Regional Activity Center ("RAC") on the City Future Land Use Map and Activity Center on the County Future Land Use Map and is zoned B-4. The City adopted the Planned MainStreet Development District ("PMDD") zoning district to implement the RAC land use designation. Rezoning the property from B-4, regional shopping to PMDD, Planned Main Street Development District is required to establish uses, densities and intensities pursuant to the RAC land use designation. The subject property shall be designated as the Al Hendrickson Toyota PMDD and shall be subject to list of permitted and special land uses in Section 13-626, Master Business List. Planned Mainstreet Development District (PMDD) (Al Hendrickson PMDD) of the City's Land Development Code

III. Proposed Development Analysis of Public Facilities

A. Roads

The following information is from the Traffic Impact Study from KBP Consulting, Inc on August 2024.

The trip generation analysis for the Al Hendrickson Toyota project is based upon information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. According to the subject ITE manual, the most appropriate land use category for the existing and proposed development is Land Use #840 – Automobile Sales (New). The trip generation rates and equations used to determine the vehicle trips associated with this analysis are presented below.

Updated Trip Generation Analysis

The previously referenced trip generation analysis was conducted in accordance with the data presented in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). Since that analysis was completed, the 12th Edition of the Trip Generation Manual has been released. The updated equations for ITE Land Use #840 – Automobile Sales (New) are presented below.

Automobile Sales (New) – ITE Land Use #840

- Weekday: $T = 28.65 (X) - 29.45$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $\text{Ln}(T) = 0.81 \text{Ln}(X) + 1.31$ (73% in / 27% out)
- PM Peak Hour: $\text{Ln}(T) = 0.84 \text{Ln}(X) + 1.34$ (40% in / 60% out)

Table 1 below summarizes the vehicle trips expected to be generated by the expanded Al Hendrickson Toyota development.

Table 1 Al Hendrickson Toyota Trip Generation Summary Coconut Creek, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing Use</i> Automobile Sales (New)	39,315 SF	1,097	53	20	73	33	50	83
<i>Proposed Use</i> Automobile Sales (New)	97,991 SF	2,778	111	41	152	72	108	180
Difference (Proposed - Existing)	58,676 SF	1,681	58	21	79	39	58	97

Compiled by: KBP Consulting, Inc. (August 2024).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed development intensity is anticipated to generate 2,778 daily vehicle trips, 152 AM peak hour vehicle trips (111 inbound and 41 outbound) and 180 PM peak hour vehicle trips (72 inbound and 108 outbound) during the typical afternoon peak hour. When considering the existing automobile sales facility on the site, this represents an increase of 1,681 daily vehicle trips, an increase of 79 AM peak hour vehicle trips, and an increase of 97 PM peak hour vehicle trips.

The level of service (LOS) is as follows:

- **Sample Road and NW 54th Avenue** – This signalized intersection is currently operating at Level of Service (LOS) “D” in the AM peak hour and LOS “E” in the PM peak hour. This condition will continue in the buildout year (2026) both with and without the additional project traffic associated with the Al Hendrickson Toyota expansion / redevelopment. A review of the operational characteristics was conducted in order to identify potential modifications to the signal timing / operations that may improve the PM peak hour LOS. As a means of reducing this intersection delay, the signal timings were optimized by holding the cycle length constant and modifying the timing splits. In addition, northbound and westbound right-turn overlaps were incorporated into the timing plan. These improvements significantly improve the northbound operations and reduce the overall intersection delay to 49.5 seconds per vehicle, or LOS “D”. Coordination with the Broward County Traffic Engineering Division (BCTED) will be required to determine the viability of these timing and operational modifications.

- **Sample Road and Banks Road** – The stop-controlled approaches at this intersection (northbound and southbound) currently operate at LOS “B” and will continue to do so in the buildout year. The eastbound and westbound left-turn movements exhibit LOS “E” and “F” conditions as is common on major six-lane divided arterials in Broward County. However, actual delays and LOS’s are likely to be better than reported by the Synchro software. Furthermore, the storage capacity of these turn lanes is sufficient to accommodate the estimated vehicle queues.

- **NW 54th Avenue and Project Driveway** – This project driveway currently operates at a very good LOS (“A” and “B”) in the AM and PM peak hours. This condition will continue in the buildout year (2026) with the additional project traffic.

- **Banks Road and Project Driveway** – This project driveway also currently operates at a very good LOS (“A”) in the AM and PM peak hours. This condition will continue in the buildout year (2026) with the additional project traffic.

B. Water and Wastewater Service

The existing water distribution system for the Property is designed in accordance with the Florida Department of Environmental Protection and the City of Coconut Creek criteria. The system consists of a series of 8-inch lines which are looped through the Subject Property. These water lines are located within 12' utility easements. The system connects to a 12-inch water main within the NW 54th Avenue.

The existing 8" water main is adequate to serve the proposed building.

The Water and Sewer Utility is shown on the conceptual engineering plan for the proposed building which is provided in Exhibit D and is designed to the same standards as the existing system. The plan calls for relocating the water connection to both buildings.

The wastewater collection and transmission system for the existing building is designed in accordance with the Broward County Environmental Protection Department and the City of Coconut Creek criteria. The existing wastewater system consists of 8-inch gravity mains connecting to an existing lift station off site. The utility plan relocates a portion of the on-site sanitary sewer lines.

Prior to installation of any additional components of the wastewater system to serve the proposed building, sign-off from the Broward County Office of Environmental Services will be obtained for acceptance of the discharge to their treatment plant facility.

The anticipated water and wastewater generated by the project is shown below:

Existing Demand		
Toyota	Rate	Projected Flow
39,315 SF automobile dealership	0.185 GPD/SF	7,273 GPD

Source: City of Coconut Creek Comprehensive Plan (Last revised April 2012)

Proposed Additional Demand		
Toyota	Rate	Projected Flow
97,991 SF automobile dealership	0.185 GPD/SF	18,128 GPD

Source: City of Coconut Creek Comprehensive Plan

Total water and sewer demand for the proposed Toyota dealership is 18,128 GPD.

A water/wastewater agreement will be executed, and impact fees will be paid in full before the issuance of a building permit for the proposed addition.

C. Drainage

The stormwater management system for the subject property is part of an overall permitted water management system for the entire developed area (106 +/- acres) known as the Commerce Center of Coconut Creek. The system consists of dry retention areas, grass swales and exfiltration trench for the required water quality pre-treatment with ultimate discharge to an on-site lake system with an allowable discharge of 6 cfs for the entire Commerce Center development which is equal to 0.06 cfs / acre. The on-site lake system provides additional wet detention for the runoff generated by 2.5 times the percentage impervious.

As part of the redevelopment of this site, it is proposed to keep the existing dry retention areas, swales and replace any exfiltration trench that may be impacted. The Master Stormwater System is shown on Exhibit E. We have reduced the impervious area on our site from 9.794 AC to 9.540 AC as shown on the overall Site Plan sheet C2.0 in appendix C.

The Subject Property is located within flood zone X on the FEMA Flood Zone Map. The proposed Toyota dealership will maintain the current pre-treatment.

The existing lake will not be impacted by this proposed dealership expansion. Erosion control measures will be implemented to protect the water quality during construction.

Permit modifications will be required prior to construction of the proposed addition. All requirements of Broward County Environmental Protection and Growth Management District (BCEPGMD) and Cocomar Water Control District including but not limited to permitting and licensing will be met for all surface water management improvements related to the proposed Toyota dealership.

The developer will adhere to the City of Coconut Creek's adopted Erosion and Sedimentation Control standards. A pollution prevention plan will be provided with the final engineering submittal.

D. Solid Waste

The Dealership contracts with Republic Services for solid waste collection and disposal and recycling services. The maximum additional solid waste generated by the proposed building is 627 lbs./day. This number includes recyclable materials.

Solid Waste Generation Calculation		
Use	Rate	Projected Flow
Existing Toyota		
39,315 SF automobile dealership	1 lb./100 SF/Day	393 lbs/day
Proposed Dealership Expansion		
97,991 SF automobile dealership	1 lb./100 SF/Day	980 lbs/day
TOTAL SITE INCREASE		+587 lbs/day

IV. **Fiscal Impact Analysis**

One method of estimating tax revenue is to estimate the total improvement costs that would be added to the existing taxable value of the property. Using this method, the proposed dealership is estimated to add \$20 million to the current value of the Subject Property. The proposed dealership is anticipated to generate an additional tax revenue base and tax revenues to the City of Coconut Creek as identified below:

Estimated Fiscal Impact		
City Ad Valorem Tax Revenue from Existing Development		
	Land Value	\$6,986,890
	Building Value	\$3,768,670
	Total Value	\$10,755,560
Ad Valorem Revenue	@ 20.8705 millage rate	\$271,294.27
Estimated City Ad Valorem Tax Revenue from Proposed Toyota Addition		
	Construction Costs	\$18,400,000
	Soft Costs	\$ 1,600,000
Total Estimated Costs		\$20,000,000
City Ad Valorem Tax Revenue Increase	@ 20.8705 millage rate	\$417,410

V. Utilities and Dedications

A. Utilities

All new water, wastewater, paving and drainage shall meet the City’s requirements during Site Plan and final Engineering review.

Any new utilities needed to serve the proposed building will be buried in compliance with Section 13-142 of the City Code of Ordinances. Any utility structures or pipes that are no longer necessary for the alteration of the site must be fully removed. Utilities are not to be abandoned and buried.

B. Dedications

The applicant will dedicate utility easements for the relocated water main as necessary per the City of Coconut Creek requirements.

The proposed 12’ wide sidewalk along Sample Road shall have a dedicated public access easement.

Easements shall not contain permanent improvements including but not limited to pools, air conditioners, structures, utility sheds, poles, trees, and large landscaping. Therefore, all trees must be placed outside of the easement.

VI. Mainstreet Design Standards

(The nomenclature below follows the relevant section number from the MSDS)

6. Streetscapes

6.4 Street Type D: Residential Street

<p>Requirements: Hardscape</p> <p>TYPICAL DIMENSIONS:</p> <p>ROW: 60'</p> <p>Sidewalks: 2 @ 11'</p> <p>Parallel Parking: 2 @ 8'</p> <p>Travel Lanes: 2 @ 11'</p>	<ul style="list-style-type: none"> • <u>Sidewalks:</u> Sidewalks shall be eleven (11') feet wide including plant beds or a continuous trench. Plant beds shall be located adjacent to the parallel parking. At a minimum, one five foot (5') by five foot (5') plant bed with at least one tree or palm shall be provided for each on-street parking space. Pedestrian access shall be provided from every parking space to the sidewalk with the use of a paver path. A minimum five (5') foot continuous width of sidewalk shall be maintained free of any obstructions, or any temporary or permanent structure. • <u>Parallel Parking:</u> To be placed between the sidewalk and the travel lane on both sides of the street. • <u>Travel Lane:</u> Two (2) travel lanes, one (1) in either direction. • <u>Pedestrian Crossing:</u> Six (6') foot wide paved band with concrete divider at major intersections. • <u>Pavers:</u> To be placed at parallel parking and pedestrian crossings.
<p>Requirements: Planting Locations</p>	<ul style="list-style-type: none"> • <u>Shrub/ Groundcover:</u> Coverage not to be less than forty percent (40%) in all pervious areas. • <u>Shade Trees:</u> At bulb outs. • <u>Accent Trees:</u> In sidewalk plant beds, no more than twelve (12') feet on center. Adjacent to parallel parking spaces, no more than twenty (20') feet on center between parking spaces.
<p>Requirement: Site Furniture</p>	<ul style="list-style-type: none"> • <u>Lighting:</u> Pedestrian. • <u>Street Signage:</u> Decorative.

Banks Road - Street Type D Residential Street

The subject property is adjacent to Banks Road, which is designated as a Type D residential road. The site has existing landscaping along Banks Road which shall be enhanced to become consistent with the Mainstreet Design Standards and consistent with the Neighborhood Character. An 8' wide meandering Venetian Red color concrete sidewalk and roadside bicycle lane along Banks Rd is proposed. Banks Road has adequate Right of Way for this development. The Right of Way on Banks Road varies in width from 53' to 65'. Additional Right of Way was previously provided for the median. Please see the typical street sections that meet the requirements for the Mainstreet Design Standards for a residential street on Exhibit F.

The property owner shall construct, irrigate and landscape the Banks Road median. Prior to issuance of a Certificate of Occupancy, the property owner shall enter into a Maintenance Agreement with the City for a minimum of one (1) year.

6.7 Frontage Road (Perimeter) Greenway

<p>Requirements:</p> <p>TYPICAL DIMENSIONS:</p> <p>Total Greenway: 28'</p> <p>Minimum Pathway: 12'</p> <p>Minimum Separation Between Trail and Frontage Road: 8'</p>	<ul style="list-style-type: none"> • Pathway: Provide minimum of twelve (12') feet in width. Pathway shall be concrete with use of pavers. Pavers shall be light colored/high-albedo with a Solar Reflectance Index (SRI)² of at least 29. • Vertical Clearance: Ten (10') feet of vertical clearance shall be maintained between Pathway and Frontage Roads. This is to provide adequate overhead clearance for cyclists and as a safety measure for visibility. • Lighting: Pathway shall be lit with Pedestrian lighting as necessary and appropriate. • Shrub/Groundcover: Coverage not to be less than 40% in all pervious areas. Height of shrubs shall not exceed 30" between Pathway and Frontage Roadway to maintain clear visibility for safety. • Palms: To be used in addition to shade and accent tree requirements, but not as a replacement. • Shade Trees: No more than thirty (30') feet on center between Pathway and Frontage Roadway. • Accent Trees: A minimum of one per 700 square feet of pervious area shall be provided.
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Sample Road - Frontage Road

The subject property is adjacent to Sample Road which is designated as a Frontage Road. The site has existing landscaping along Sample Road which shall be enhanced to meet the Mainstreet Design Standards. A 12' wide meandering Venetian Red colored concrete sidewalk with pedestrian bollard lighting, bicycle parking, bench seating and trash receptacles shall be constructed. Additional Right of Way was previously provided for the existing development, which includes a varying width from 120' to 132'. Please see the typical pedestrian greenway sections that meet the requirements for the Mainstreet Design Standards for Frontage streets on Exhibit F.

7. Plazas and Open Space

7.1 Plazas

Requirements	<ul style="list-style-type: none"> • Provide easy access to plazas by creating clear paths and well marked crosswalks. • Provide a variety of seating and viewing opportunities. • Encourage programmed uses in plazas such as places for outdoor performances and vendors. • Provide shade through the use of native landscaping. Landscaping shall cover at least 30% of the plaza to aide in the reduction of heat islands. • Where appropriate, provide butterfly attracting gardens as described in Streetscapes, Section 6. • Design plazas to take advantage of breezes and incorporate water features both for cooling and visual interest. • Provide 1 linear foot of seating for each perimeter linear foot of the plaza. 50% of this seating may be provided through the use of retaining walls, planter edges, steps and other similar items. • Movable chairs should be considered to add flexibility and encourage group use. • Incorporate a large percentage of pervious materials to reduce stormwater runoff. • Include public art in the plaza.
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The project proposes (3) three pedestrian plazas which shall include vehicle display for the dealership. These plaza/displays areas shall be constructed with pervious pavers and the plazas will also include intergraded LED lighting and bench seating connected to a 12’ wide pedestrian pathway and also to the dealership site, as depicted on Exhibit F.

The property owner will enter into a separate Maintenance Agreement with the City, accepting perpetual maintenance responsibility by the property owner and/or tenant for all amenities within the Pedestrian Plazas and Sample Road Greenway. No more than a total of 15 vehicles shall be displayed at any one time on these (3) plazas.

7.2 Open Space

Requirements	<ul style="list-style-type: none"> • Incorporate open space components as an integral component of SUDS. • Utilize open space components to buffer the existing wetlands. Use native landscape as provided in section 6.6.
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As documented below, approximately **22.70 %** of the Subject Property is open space. Included in that number is the landscaping for the pedestrian greenway along Sample Road.

Green areas	SF	AC	Percentage
Green way trail	26,407	0.606	4.91
Landscape buffer	34,692	0.796	6.45
Pervious area	60,782	1.395	11.34
Total site green area:	121,881	2.798	22.70

Please see the proposed cross section of Sample Road Greenway with proposed 12’ wide sidewalk as Exhibit F. There are three (3) proposed plaza / vehicle display areas along the greenway totaling 9,206 SF which is included in the areas above.

Sample Road shall be updated to meet the Frontage Road requirements from the Mainstreet Design Standards which includes additional landscaping and a 12’ wide venetian red color concrete meandering sidewalk.

The dealership shall enter into a Maintenance Agreement with the City and FDOT to irrigate and maintain all landscape material on the dealership side of Sample Road and Banks Road. The dealership shall also provide irrigation to the median of Banks Road, however the city shall maintain the landscaping. The dealership shall not park vehicles on these landscaped areas unless shown in the approved site plan.

8. Buildings

8.1 Use, Density and Height

8.1.4 Sub-District MS-T

Sub-District Allowances	<ul style="list-style-type: none"> • <i>Maximum FAR:</i> <ul style="list-style-type: none"> <i>Single Use Developments per development block: .8 x gross lot area</i> <i>Mixed-Use Developments per development block: 2.0 x gross lot area</i> • <i>Maximum Density: 40 units x gross lot acres</i> • <i>Maximum Building Height: 10 stories or 120’, whichever is less. Building height may exceed 10 stories for properties adjacent to the State Road 7 overpass based on superior building design including but not limited to Green Building Certification and increased Public Plaza space.</i>
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Use:

The proposed dealership expansion does not result in a change of use on the Subject Property. All uses proposed herein are permitted in the district.

These uses are not permitted in the Master Business List per Section 13-626 and shall be considered a special land use per the Land Development Code Section 13-35.

Density:


The maximum floor area ratio (FAR) for a single use building in the MS-T District is 0.8 of the gross lot area. The dealership expansion and parking structure total 255,284 resulting in a FAR of approximately 0.475 which is in compliance with this scope.

FAR	Existing Dealership	Dealership Expansion
Parcel size	12.338 ac	12.338 ac
Floor area	0.903 ac	5.861 ac
FAR	0.073	0.475

Height:

The allowable height in the MS-T district is 10 stories or 120 feet. The building height of the existing building and proposed addition is 30'-8", and the proposed parking structure is 97' which is in compliance with this scope.

8.2 Setbacks

<p>Requirements</p> 	<ul style="list-style-type: none"> • <i>District Commercial Streets: Street Types A, B and C</i> <i>*Stories 1-2: Maximum Setback = 0'</i> <i>Above 2 Stories: Minimum Setback = 15'</i> <i>Parking Garages: Minimum Setback = 15'</i> • <i>District Residential Streets: Street Types D, E and F</i> <i>*Stories 1-2: Maximum Setback = 10'</i> <i>Above 3 Stories: Setback 15'</i> <i>Parking Garages: Minimum Setback = 15'</i> • <i>Frontage Streets (Sample, State Road 7, Wiles and Lyons)</i> <i>All Stories: Minimum Setback = 28'. Setback area must be improved as a greenway as defined in section 6.7.</i> <i>MS-C Sub-District Frontage on Sample Road:</i> <i>Minimum Setback above 6 stories or 75' = 150'</i> • <i>When property does not front a District Street:</i> <i>Rear: Minimum Setback = 5'</i> <i>Side: Minimum Setback = 5'</i> <p><i>*Maximum setbacks apply to 80% of the primary building facade or arcade and shall not apply or limit minor changes in wall planes that provide building articulation. Exceptions for maximum setbacks may be provided for the development of public plazas and open space. Buildings may exceed the maximum setback when the resultant space is designed and improved as public open space. Off-Street parking is not allowed within the maximum setback. Awnings and canopies may encroach maximum setbacks and public right of way by a maximum distance of 8'. Upper story balconies may encroach 7' and architectural features may encroach setback requirements by a distance of 3'.</i></p>
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The required and proposed building setbacks for this development are as follows:

Mainstreet Design Standards

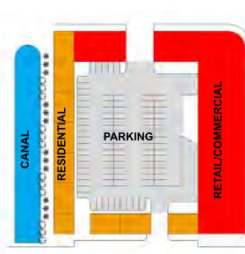
Setback table	1-2 Story Garage	Dealership	Garage
North	5' min./ 5' min.	N/A	12'
South: Sample Road Frontage	28' min./ 28' min.	145'	N/A
East: Banks Road Residential D	10' max./15' min.	100'	76'
West: NW 54 th Ave	5' min.	175'	336'

8.3 Street Orientation

Principles	<ul style="list-style-type: none"> • <i>Street level facades shall have a pedestrian scale.</i> • <i>Street level facades shall be largely transparent.</i> • <i>Emphasize building entrances.</i> • <i>Provide protection from the elements.</i>
Requirements	<ul style="list-style-type: none"> • <i>All ground level space designed for pedestrian oriented uses shall have external entrances directly accessible from public sidewalk and street space. At least one (1) external entrance shall be located along the frontage of the street or on the corner intersection of two streets. Additionally, each building use, such as a retail store with a cafe or restaurant, shall have separate entrances. All such entrances shall be transparent.</i>

The proposed external entrance has direct accessible access to the corner of Sample Road and Banks Road. The dealership showroom is orientated towards Sample Road with a facade that features an expansive transparent glass curtainwall for views into the building. The Showroom entrance is strongly emphasized by Toyota’s signature portal feature and includes a covered overhang for protection from the elements.

8.4 Location of Use

 <p>Building Use Block Diagram</p>	Requirements
	<ul style="list-style-type: none"> • Commercial Street Frontages: Street Types A, B and C <i>Ground floor pedestrian oriented uses required for 75% of the building/street property frontage. Parking garages and lots shall not front commercial streets and shall be lined with active uses on all levels.</i> • Residential Street Frontages: Street Types D, E and F <i>Live/work shops, galleries and offices are encouraged at street level in Sub-Districts MS-C and MS-P. Parking Garages and lots shall be lined with uses, screened with architectural treatment or landscape buffers. Residential or live/work uses shall front residential canals within the MS-C and MS-R Sub-Districts. Within the MS-P Sub-District, blank, unarticulated facades shall not front residential canals. These facades shall incorporate active uses, elements to provide visual interest, or shall buffer them from view through the use of landscaping.</i> • FPL Easement: All proposed uses adjacent the FPL easement shall be subject to proper site design in relation to the FPL easement as provided under the site plan review process by the City.

The project is adjacent to Banks Road which is a Residential Street Type D and is located in Sub-District MS-T. The proposed parking garage is screened with artificial Green Wall as well as a 6’ Screen Wall and traditional landscape buffer.

8.5 Solar Orientation

- | | |
|-------------------|--|
| Principles | <ul style="list-style-type: none"> • <i>Buildings shall, to the greatest extent possible, should make use of proper solar orientation in order to provide natural daylight and promote lower heating and cooling requirements for the building.</i> |
|-------------------|--|

The proposed project is an existing dealership that faces south towards West Sample Road. The proposed improvements will not impact the existing orientation of the building. The expansive transparent glass with solar control film promotes natural day lighting.

8.6 Shading

- | | |
|--------------------|--|
| Requirement | <ul style="list-style-type: none"> • <i>Provide shading measures for buildings. Utilize the Florida Solar Energy Center document FSEC-DN-8-86 for proper sizing and placement of shade devices.</i> |
|--------------------|--|

This customer facing façade features a best in industry insulated glass curtainwall. The glass curtainwall is setback 3'-5" from the façade on either side of the entrance portal. The entrance portal offers a 19'-2" overhang. There are also mechanical shades on the interior side of the curtainwall glazing that can be lowered during the peak sunlight hours during the day to aid in the reduction of heat gain. In addition to these overhangs, the southeast corner of the Showroom has a large 26' x 33' covered secondary entrance. The building also features a covered Service Reception that will provide shade for customers and adjacent glazing.

The roofing material is a very reflective white thermoplastic polyolefin TPO membrane.

The existing property has mature trees and landscaping to provide shade to customers and pedestrians. In addition to the existing tree canopy, there are several additional shade trees proposed.

8.7 Air Movement

- | | |
|--------------------|---|
| Requirement | <ul style="list-style-type: none"> • <i>Provide building elements, such as breezeways, interior courtyards and fans to induce air movement and provide comfortable places for rest and relaxation.</i> |
|--------------------|---|

The entrance portal on the south façade as well as the large, covered overhang on the southeast corner of the proposed dealership expansion features a breezeway design to promote air movement across the portion of the building where the main customer entrance is located. The breezeway on the southeast corner of the building also contains a fan to induce air movement and provide a comfortable place for rest and relaxation. The showroom/customer areas of the building features ample doors and openings to promote air movement through the building during mild-weather months. The building also features a covered Service Reception with large overhead doors. The doors will be open during business hours effectively creating another breezeway through the building.

8.8 Materials and Exterior Finishes

- | | |
|---------------------|--|
| Requirements | <ul style="list-style-type: none"> • <i>Building Facades shall incorporate at least two different materials. When used only for windows, glass shall not count towards this requirement.</i> • <i>Transparent glass shall be used at the street level.</i> • <i>Large expanses of reflective glass and faux treatments are discouraged.</i> |
|---------------------|--|

Building materials and finishes used will be consistent with the Toyota brand. The primary façade of the proposed dealership expansion is appropriately scaled, features transparent glass (with solar control film as required per energy conservation code requirements), and 3 primary façade materials: frosted glass panels and 2 colors of metal ACM rain screen wall panels. All materials feature recycled content. These materials (and colors) exude a sense of permanence, while also referencing classic and timeless mid-century design themes.

The parking garage will feature ACM wall panels as well as greenwall features to accent the design that is consistent with the district establishing a holistic character.

8.9 Fenestration


Requirements	<p>Commercial Buildings</p> <ul style="list-style-type: none"> • General: For the first 10 feet of height above the public sidewalk elevation, the building facade shall contain windows and/or doorways of transparent glass covering at least 50% of the wall area. • Retail uses over 75,000 square feet (see Sub-District MS-P for special requirements): The primary building facade shall contain windows and/or doorways of transparent glass covering at least 25% of the wall area. At least half of the transparent glass shall be placed at pedestrian level. In addition, the primary building facade shall contain display windows or transparent /non-transparent window treatments covering an additional 10% of the wall area. Percentages shall be based on the wall area for the first 10 feet of height above the public sidewalk. Display windows and treatments may encroach the right of way by a distance of 16" and are not required to provide views into the retail space, but shall be placed at pedestrian level. Display windows shall be regularly maintained and shall display retail merchandise sold on the premises. Such merchandise shall be rotated on a seasonal basis at a minimum. Display of signs or advertisements are subject to the City's Land Development Code. • The base of all transparent openings shall be no more than 30 inches above the public sidewalk elevation. • All street level use open to the public shall have external entrances directly accessible from the sidewalk. For commercial buildings, there shall be at least 1 entrance located along the frontage of commercial streets or on the corner intersection with other streets.
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The proposed dealership expansion front facade of the building meets the fenestration requirements for commercial buildings. All door and window framing is a matching anodized aluminum framed material. The doors are flanked by columns, and the illuminated entrance portal provides a distinctive lighting feature.

All windows on the building are related in design. They will be framed with anodized aluminum framing. Windows on the upper floors are consistent in size and smaller than the first-floor storefront / curtainwall. The upper story window design is consistent with the architectural style of the building and accented by the reveals in the wall. Shading is not provided as these insulated glass windows are designed and positioned to provide the maximum daylight possible into the interior space. Most of the front elevation is comprised of double height windows and/or doorways that allow for display of inventory. The primary façade of the proposed Toyota dealership is composed of several different high-quality materials, including approximately 57% transparent impact glass. The base of the glass on the primary façade is set at the existing finished floor 42" above grade.

In keeping with the Toyota global branding and design requirements, the primary customer entrance is on the front/primary façade. The entrance is well-defined and clearly announced through the entrance portal, architecture, and signage. There is also a secondary entrance on the west side of the building. This entrance is accented by columns and a breezeway. Both entrances are accessible from the sidewalk.

8.10 Articulation

	<p>Requirements</p> <ul style="list-style-type: none"> • <i>Unbroken facades, in excess of 100', without changes in wall planes shall be avoided. Changes in wall plane shall be employed to add shade and shadow. Such changes in plane shall be at least 2'.</i> • <i>All street level use open to the public shall have external entrances directly accessible from the sidewalk. For commercial buildings, there shall be at least 1 entrance located along the frontage of commercial streets or on the corner intersection with other streets.</i> • <i>Building corners shall utilize prominent architectural treatment. Designers should consider corners for the 20% maximum setback exception provided in section 8.2. The resultant setback should be improved as a pedestrian amenity.</i>
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	<p>Requirements</p> <ul style="list-style-type: none"> • <i>Awnings, canopies or arcades shall be utilized on all commercial street frontages and shall provide consistent and continuous pedestrian protection from the elements, to the extent feasible.</i> • <i>Awnings or arcades shall have a consistent depth as those of neighboring buildings with a minimum depth of 6'.</i> • <i>Awnings and canopies may encroach the right of way by a distance of 8' and shall provide a vertical clearance of 8'.</i> • <i>Awnings, canopies, and arcades shall contain fans (or other devices or apparatus) to induce air movement.</i> • <i>Arcades shall provide an unobstructed pedestrian pathway of at least 8'.</i>
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The main entrance to the Dealership faces W. Sample Road, which is a main frontage street in the RAC. The front elevation provides architectural elements that provide visual interest. The proposed dealership expansion does not detract from the architectural style created along the front elevation. While the proposed dealership expansion may be considered a large building, the primary façade facing West Sample Road is scaled appropriately to pedestrians and very well-articulated. The varying portions of the south façade are all less than 100 feet in length. The south façade is composed of a variety of volumes that are all well-defined through application of finish materials and relationship to one-another, featuring several changes of wall plane greater than 10 feet. The primary façade features several overhangs/awnings along with an entry portal which are integrated into the architecture, help define the volumes of the dealership, promote shading, and mitigate solar heat gain. The customer entrances are directly accessible from the sidewalk.

8.11 Rooftops

	<p>Requirements</p> <ul style="list-style-type: none"> • <i>40% of all commercial and office buildings within the MainStreet District shall incorporate greenroofs.</i> • <i>Screen rooftop service equipment from view.</i> • <i>Use light colored/high albedo materials.</i> • <i>Roof overhangs shall be sized according to section 8.6.</i> • <i>Top level of all parking structures shall incorporate green rooftops on a portion of the top level.</i>
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All the proposed roofing material is a high albedo material. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site. Any mechanical equipment on the roof will be screened from public view. Roof overhangs are addressed in the above section 8.6 Shading. 100% of the carwash roof will incorporate a greenroof.

8.12 Signage

<p>Requirements</p>  	<ul style="list-style-type: none"> • <i>Unless otherwise provided herein, refer to the City's Land Development Code for number and size of signs, as follows:</i> <ul style="list-style-type: none"> <i>Residential Uses: Sec. 13-458 (d)</i> <i>Commercial and Office Uses: 13-458 (e)</i> • <i>In addition to ground or monument signs allowed for places of worship or community facilities, there shall be no more than 4 ground or monument signs within the District. Such signs shall be limited to overall district announcement as a whole and should not advertise individual establishments.</i> • <i>Signs shall be generally oriented and scaled for the pedestrian.</i> • <i>Lettering styles shall be limited to 2 per sign.</i> • <i>Signs shall not obscure windows or other architectural features including window trim/moulding, grillework, piers, pilasters and other detail features.</i> • <i>Wall-mounted signs on facias above storefront windows shall be sized to fit within friezes, lintels, spandrels and other similar features. Such signs shall be generally centered over storefronts and/or primary entrances.</i> • <i>Electrical transformer boxes, raceways and conduits shall be concealed from public view.</i> • <i>Raceways shall be mounted internally behind the finished exterior wall.</i> • <i>Signage on awnings shall be limited to the front valance drop. Such signage shall be centered, shall not exceed 50% of the front length of the awning and letters shall not exceed 8" in height. The vertical dimension of the valance drop should not exceed 12".</i> • <i>Signage illumination shall not spill over or produce glare for nearby residential uses or adjacent roadways.</i> • <i>Hanging and projecting signs:</i> <ul style="list-style-type: none"> • <i>shall be limited to one sign per storefront or building use;</i> • <i>shall provide a minimum vertical clearance of 8 feet from the top surface of the sidewalk;</i> • <i>shall not project more than 42" from the building facade;</i> • <i>shall be double faced and mounted at a 90 degree angle to the primary building facade; and</i> • <i>shall be limited to 15 square feet per sign face.</i>
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The proposed signage for the dealership expansion is in keeping with Toyota global branding and design requirements. Three signs are proposed on the building. Each sign features only one font type, height, and stroke. Two signs (Toyota Logo & Al Hendrickson) are attached to the proposed entry portal at the primary façade. The third sign (Service Reception) is wall mounted to the recessed service reception drive in and appropriately sized for the architectural plain wall on which it is installed. All wiring, raceways, and junction boxes shall be concealed from view. Signs will be internally illuminated, with soft/diffuse lenses so as not to produce glare or spill-over to adjacent properties. All proposed signage shall meet the requirements of the city code during site plan approval or as a part of the building permit review.

8.13 Lighting

- | | |
|-------------------|---|
| Principles | <ul style="list-style-type: none"> • <i>Whenever possible, light second story windows to imply human presence and counter the appearance of desertion.</i> • <i>Decorative lighting shall be used to illuminate signs and uplighting to illuminate landscaping. Glare shields shall be used to reduce light spillover into pedestrian and vehicular areas and to reduce light pollution.</i> • <i>Use sconces and other architectural lighting to illuminate building entrances with warm light.</i> • <i>Illuminate signs, entrances, window displays and interiors at varying levels of brightness.</i> |
|-------------------|---|

Lighting is an important component of the site design for an automobile dealership. Adequate lighting must be provided for security and to highlight inventory. The lighting on the Subject Property is designed to meet these objectives while at the same time does not have a negative impact on adjacent properties or the night sky. The minimum number of lighting fixtures is installed on the Subject Property to provide sufficient uniform lighting while minimizing the light spill over on adjacent property and lighting the night sky. The site will continue to utilize the existing lighting locations on the site. However, we shall update the old, outdated metal halide fixtures with new high quality LED fixtures with internal shielding. The new parking lot areas will use new lighting that meets City code requirements. We shall include a dimming feature for after hours with motion detection for security. The building contains sconces to illuminate all exterior doors and the illuminated entry portal illuminates the front entrance. The interior spaces are lit with varying levels of brightness.

8.14 Parking

Requirements



Shared Parking

- *Utilize shared parking when possible.*
Shared parking for residential units must be located within 300' of dwelling unit entrances they serve.
Shared spaces for other uses must be located within 500' of the principle building entrances, except that up to 20% of the spaces may be located between 500' and 1,000'.

Parking Requirements (see Sub-District MS-P for special requirements)

- *Commercial/Office/Retail/Restaurant/Entertainment Uses: 3 spaces per 1000 square feet of gross leasable area*
- *Residential Uses: 1.5 spaces per dwelling unit*
- *Parking for all other uses and for the disabled shall be as provided in Section 13-398 of the City's Land Development Code.*
- *For all uses, perpendicular parking spaces shall not be less than 9'-0" in width and 18' in length.*
- *For all uses, parallel parking spaces shall not be less than 8' in width and 20' in length.*

Parking Screens

- *Screen parking garages and lots from public view. Blank, unarticulated walls shall not be permitted for parking garage facades that are not lined with uses. Such facades shall have architectural treatments designed to be compatible with adjacent buildings. Ramps, stairwells any other portion of a garage should be buffered with the use of decorative grilles and screens, landscaping, and other varied materials.*
- *Parking garages and lots on commercial streets:*
Shall not front commercial streets.
Pedestrian oriented uses are required at street level.
Upper levels shall be lined with uses such as residential or office.
- *Parking garages and lots on residential streets:*
Lining with active uses is required along residential canals. It is encouraged on other residential streets.
When garages and lots are not lined with uses, they shall be screened through the use of architectural treatment or landscape buffers.






The existing use requires a substantial parking area for inventory. There is sufficient parking on the Subject Property to meet the City's parking standards for the existing building and the proposed dealership expansion building. New parking stalls are proposed as shown on the plan. All parking facility design shall comply with City Land Development Code and the American with Disabilities Act (ADA) for all disabled parking spaces. All parking facility designs shall comply with City Land Development Code SEC. 13-399 including but not limited to applying SEC. 13-398 and the American Disabilities Act (ADA) standards for all disabled parking spaces.

The required parking ratios per the Mainstreet Design Standards, commercial uses requires (3) three spaces per 1,000 SF of gross leasable area.

Parking	Toyota Dealership
New Toyota Sales/Service Building	96,465 SF/1000 SF x 3 = 290 spaces
Auxiliary Building	1,526 SF/1000 SF x 3 = 5 spaces
Total required	295 Spaces
Total provided	1,224 Spaces

In addition to the onsite surface parking, there is also a proposed six (6) level parking structure that will be screened with green walls to break up the blank, unarticulated walls. The parking structure is buffered heavily with the landscaping.

The proposed parking count is as follows:

PARKING LEGEND	
	HANDICAP SPACES (12x18) = 5 SPACES + 2 EV
	STANDARD SPACES (9x18) = 270 SPACES
	EV CHARGING (10 9x18 & 2 HDCP) = 12 SPACES
	INVENTORY SPACES (9x18) = 369 SPACES
	PARKING GARAGE (9x18) = 568 SPACES
TOTAL PROVIDED PARKING = 1,224 SPACES + 6 BICYCLE SPACES	

8.15 Service Areas and Refuse

Requirements	<ul style="list-style-type: none"> • <i>Service areas, garbage receptacles, utility meters, mechanical and electrical equipment shall be screened from public view.</i> • <i>Lighting levels shall be one foot-candle and shall be located to avoid light pollution.</i>
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The dumpster is located in the back of the property away from customers and out of the public view.

9. Sustainable and Green Components

The proposed dealership expansion will incorporate green components into the overall design and will pursue green certification from USGBC's LEED certification. The design team includes an experienced LEED AP to guide the design of the site to meet the certification requirements.

9.1 Education Campaign

At the front of the dealership will be a solar bench with simple charging features for electronics devices. It will also include a digital screen which will be designed to run a slide show that includes a description of all green initiatives that have been incorporated into the building and site design to achieve LEED certification.

9.2 Recycling and Waste Management

During construction, the general contractor will segregate all waste generated and recycle the appropriate materials. The Contractor will divert at least 50%-75% of demolition debris and construction waste during new construction phases. The Applicant will continue an onsite recycling program for paper, metal, cardboard, e-waste and lamps (as required), along with tires and oil.

9.3 Stormwater Management

The existing drainage system consists of a network of catch basins and pipes that route stormwater run-off to the existing master stormwater system. Exfiltration trenches will provide additional pre-treatment plus we will retain the existing on-site dry detention system to improve the water quality prior to discharge into the master stormwater system. Erosion control measures will be implemented to protect the water quality during construction, and the site design will implement adaptive landscape specifications, and low-impact development principles to control and treat stormwater on-site.

9.4 Reduced Site Disturbance

The scope of the construction is proposed over the existing parking lot and maintains the perimeter buffers and green areas. Any soil that is disturbed during construction will be stockpiled and reused for any new landscape beds if the existing soils are suitable or amended for planting material.

9.5 Alternative Transportation

County bus route 34 travels along Sample Road adjacent to the Subject Property. This route also provides access to the Tri-Rail system. County Route 19 travels along 441 approximately ¼ mile to the west. Additionally, Community Shuttle South route travels along Sample Road and NW 54th Avenue. A connection to the south route is less than ¼ mile to the NW. These routes provide employees with the opportunity to use mass transit for their travels to work. A bike rack has been added to the site with a 5' wide accessible route to the existing dealership.

9.6 Light Pollution

Lighting design on the site must balance the need to illuminate inventory for security purposes and to promote interest in Toyota while also limiting the potential negative impacts of lighting. Lighting on the site uses the least number of light fixtures needed to provide for appropriate illumination within the site and minimize glare, lighting the sky and spill over lighting on adjacent properties. The project is situated such that the required lighting changes will not adversely contribute to light pollution. Site lighting will be removed in the project area, and new building wall lights are designed to minimize additional upward lighting. The new construction in the interior of the site will not affect perimeter lighting. The new parking lot area will use lighting to meet today's city code including replacing any light fixtures used to illuminate the proposed parking area.

9.7 Reduced Heat Islands

Material that has a high reflection value will be utilized for all building roofs and select hardscapes. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site. The existing site has mature canopy trees on it which already reduce the heat island effects normally found on new construction sites. These trees will remain on site to provide continuous shade in the parking lot.

The existing site landscape material will be evaluated to determine if any plant material originally installed during the initial construction of the dealership has died and replace it back to the original landscape plan specifications in areas outside of the new construction location. This will improve the tree canopy to reduce heat islands on the property.

9.8 Water Conservation

The proposed car wash will use 80% recycled water.

Interior water fixtures will be LEED compliant and aim to reduce water use by over 30%. Outdoor water/irrigation systems will be designed to reduce irrigation demand by over 50%, and shall connect to the city's reclaimed water system once it has been constructed to our site.

9.9 Green Building Commitments

- (1) Low emitting materials will be used for ceiling and wall systems, paints and coating. Low-VOC paints and coatings and zero-formaldehyde wood products are specified for a healthier indoor environment. Windows with low-e glazing will reduce solar heat gain in the facility. The envelope will be insulated to meet Florida Energy Code standards. The HVAC system will be high efficiency to conserve power use.
- (2) The majority of the existing trees will remain on site. Proposed trees will provide canopy to reduce heat island effect.
- (3) Building materials will be sourced to be transparent and environmentally sensitive, including materials with Environmental Product Declarations, Healthy Product Declarations and third-party verified low-emitting and healthy materials.
- (4) Material that has a high reflection value will be utilized for the roof on the building. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site.

VII. Landscape Standard

The site development shall be brought into compliance per LDC Section 13-446 (H) Nonconforming Landscape. The majority of the site has existing mature landscaping. All new landscape material shall meet the subdivision IV- landscape standards and requirements of the LDC in addition to the Mainstreet Design Standards.

See Exhibit G for Alternative Solutions

Notes from the Engineer:

1. All landscape/trees shall conform to the minimum separation of six feet (6) from city utilities and fire hydrant clear zones. All landscape/trees shall not be located in Utility Easements and shall not obstruct drivers sight at intersections.
2. Root barriers shall be provided where large trees are located within six (6) of public sidewalks or roadway pavement, and where medium to large foliage trees are located within ten feet (10') of the city utilities.
3. Stormwater impact fees may be adjusted based on total impervious area.

VIII. City Green Plan

- a. **Action 1.1:** Achieve LEED Certification for all buildings in the Main Street Project Area with at least 15% at Silver, Gold, or Platinum level. The existing Toyota building will be utilized in the future new Al Hendrickson Toyota and will pursue LEEDv4 for New Construction certification.

- b. **Action 1.6:** Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology that function.

We shall provide a comprehensive sign that illustrates all green technology used within the Site/Building, (ie) pervious pavement, trash recycling, no smoking signs, walk off mats, EV parking/charging, ect. (See LEED project checklist)

- c. **Action 2.1:** Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2030.

The existing site has mature canopy trees already in place. The proposed Toyota Dealership development will replace the canopy removed from the building addition on site. Additional trees are planted in the proposed landscape islands to improve tree canopy within the site. Any previously existing trees that have died since the dealership was constructed as shown on the original landscape plan will be planted with this building development.

- d. **Action 2.2:** Achieve 40% green roof coverage for new construction in MainStreet Project Area.

Material that has a high reflection value will be utilized for the roofs on the subject property. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site.

- e. **Action 3.1:** Achieve a minimum of 40% of energy use for the Mainstreet Project Area from renewable energy sources by 2030 or by completion of development in MainStreet.

Electric vehicle charging stations will be provided in the new shop and in the customer parking lot in front and sides of the sales building for alternative fuel vehicles to help to support the use of alternative fuel vehicles.

- f. **Action 5.1:** Increase recycling throughout the city by 25% by 2025 and 50% by 2030.

During construction, the General Contractor will segregate all construction waste generated and recycle the appropriate materials. After occupancy, the Applicant will continue recycling of paper, metal, tires and oil. The Applicant will continue to implement a recycling program in the day to day operation of the dealership and during construction.

- g. **Action 5.3:** Requires all construction and demolition debris to divert 75% of waste from landfills.

During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. The solid waste hauler will provide recycling service during construction. 50-75% of the demolition and debris will be diverted away from the landfill.

- h. **Action 6.2:** Improve mobility throughout the city by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service.

There are four (4) bus stops within four (4) miles of the showroom's main entrance. Also, a greenway trail will be provided along Sample Road to promote pedestrian and bicycle travel. The sidewalk along Sample Road is 12' wide. Bike racks and bike lanes are proposed as part of the site improvements to promote bicycle mobility.

- i. **Action 6.4:** Implement an alternative vehicle parking program to designated parking areas for alternative vehicles in developments throughout the City by 2025.

Twelve (12) parking spaces will be designated and reserved for alternative fuel vehicles. The site currently does not have any existing alternative fuel station active at this time. EV charging stations are proposed at the Al Hendrickson guest parking area.

IX. Unified Control Agreement

See attached Unified Control Agreement similar to that provided as Exhibit H.

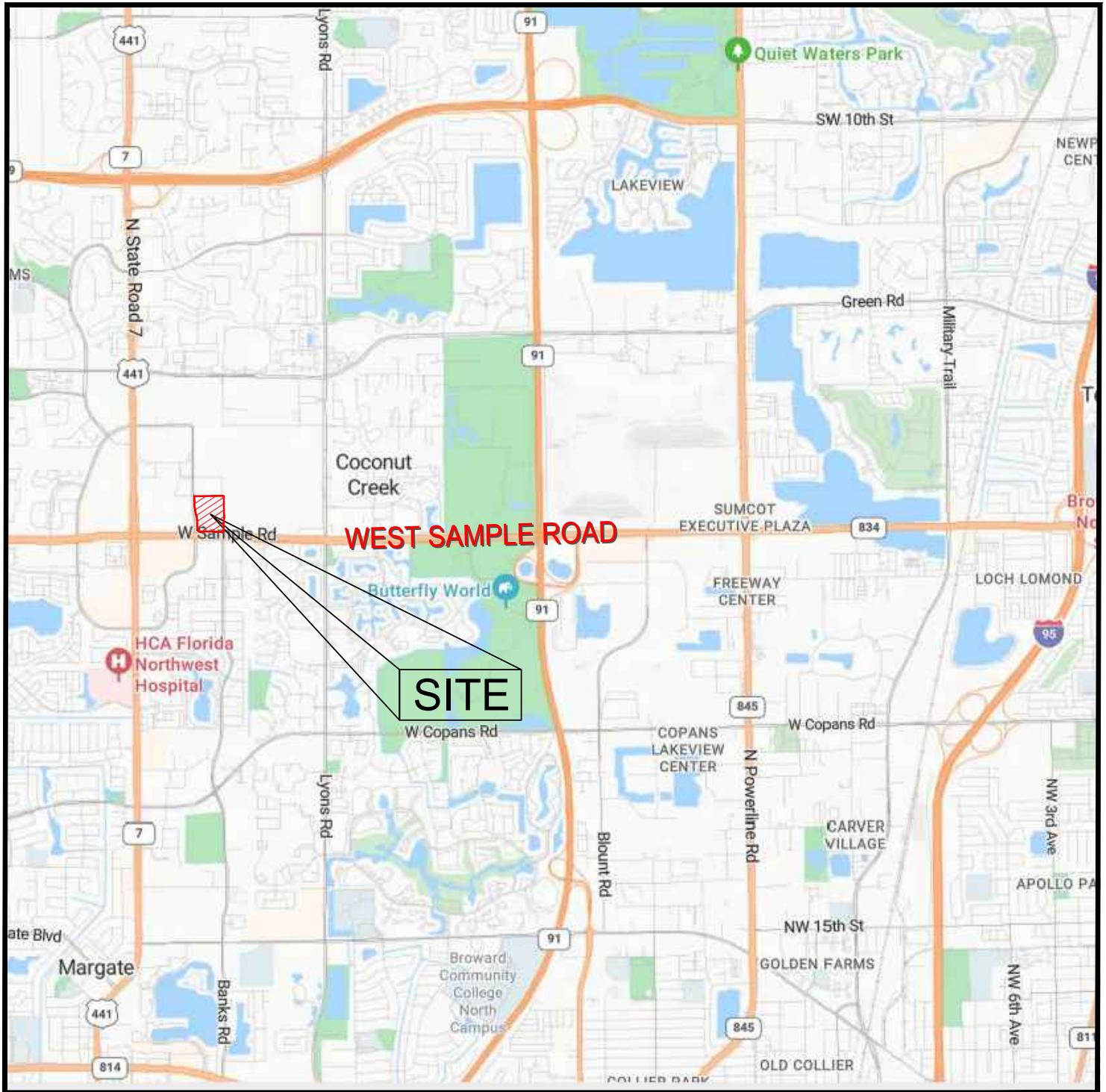
The Unity of Title may be amended from time to time without amending the PMDD and with approval if the City of Coconut Creek.

X. Alternate Solutions

Refer to Exhibit G.

EXHIBITS

EXHIBIT A



LOCATION MAP

Date: 08.30.2025

SEI Job No: 2023-07

Sheet No.

A1.0

Drawn By: Jay



5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073



Spring Engineering

Architecture • Engineering • Land Planning



DELIVERING INNOVATIVE DESIGN NATIONWIDE

3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747



AERIAL PHOTO

SCALE: 1" = 150'

Date: 08.30.2025

SEI Job No: 2023-07

Sheet No.

A1.1

Drawn By: Jay



5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073



Spring
Engineering

Architecture • Engineering • Land Planning



DELIVERING INNOVATIVE
DESIGN NATIONWIDE

3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

THIS PLAT HAS BEEN AMENDED:
SEE R. BOOK 23697 PG 25

PREPARED BY:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276 FEBRUARY 1987

LEGAL DESCRIPTION:

BEING A REPLAT OF TRACTS 45, 46, 47, G1, G2, G3, G4, G8, G9, 70, 71 AND 72; PORTIONS OF TRACTS 44, G6 AND G7 IN BLOCK 89 AND PORTIONS OF TRACTS 5, G, 7, B, 9, AND 10 IN BLOCK 90; AND A PORTION OF THE FIFTY (50) FOOT ROAD, DIKE, AND DITCH RESERVATION LYING BETWEEN SAID BLOCKS 89 AND 90, "PALM BEACH FARMS COMPANY PLAT NO 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 47, BLOCK 89; THENCE RUN S. 0° 25' 15" E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 47, FOR 600.04 FEET TO A POINT TO BE HEREIN AFTER REFERRED TO, AS POINT "A"; THENCE S. 89° 37' 15" W., ALONG THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 47, 46, 45 AND 44, BLOCK 89, FOR 1901.31 FEET TO A POINT ON A CURVE (SAID POINT BEARS S. 85° 22' 34" W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 3° 37' 09" FOR AN ARC DISTANCE OF 207.09 FEET TO A POINT OF TANGENCY; THENCE N. 1° 00' 17" W., FOR 393.22 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 117, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8C100-2831); THENCE N. 80° 37' 09" E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 44, 45, 46, AND 47, BLOCK 89, FOR 1916.47 FEET TO THE POINT OF BEGINNING, CONTAINING 28.968 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL COMMENCE AT THE AFOREMENTIONED POINT "A"; BEING THE RUN S. 0° 25' 15" E., FOR 30.00 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT G1, BLOCK 89); THENCE N. 80° 37' 15" E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT G1, FOR 330.00 FEET; THENCE S. 0° 25' 15" E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACTS G1 AND 72, BLOCK 89 AND ITS SOUTHERLY PROLONGATION, FOR 1345.09 FEET; THENCE S. 0° 23' 55" E., ALONG THE EASTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 5, BLOCK 90 AND ITS NORTHERLY PROLONGATION, FOR 106.56 FEET; THENCE N. 80° 28' 25" W., ALONG A LINE PARALLEL WITH AND 53.00 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, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 117 (SAMPLE ROAD), FOR 2090.16 FEET; THENCE N. 0° 31' 37" E., FOR 108.94 FEET; THENCE N. 80° 37' 25" E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 10, BLOCK 90, FOR 27.18 FEET TO A POINT ON A CURVE (SAID POINT BEARS S. 35° 30' 35" W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 53° 28' 56" FOR AN ARC DISTANCE OF 219.36 FEET TO A POINT OF TANGENCY; THENCE N. 1° 00' 20" W., ALONG A LINE PARALLEL WITH AND 220.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, FOR 205.01 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 4402.28 FEET AND A CENTRAL ANGLE OF 0° 40' 00" FOR AN ARC DISTANCE OF 512.23 FEET TO A POINT OF TANGENCY; THENCE N. 7° 40' 20" W., FOR 274.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 0° 58' 56" FOR AN ARC DISTANCE OF 72.49 FEET (LAST MENTIONED FIVE COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 117, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8C100-2531); THENCE S. 80° 37' 15" W., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF THE AFOREMENTIONED TRACT G6, BLOCK 89, FOR 71.00 FEET; THENCE N. 1° 16' 11" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT G6, FOR 122.01 FEET; THENCE N. 80° 37' 15" E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT G6, FOR 320.39 FEET; THENCE S. 0° 50' 43" E., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT G6, FOR 122.00 FEET; THENCE N. 80° 37' 15" E., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF SAID TRACT G6, FOR 319.40 FEET; THENCE S. 0° 25' 15" E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT G6, FOR 538.01 FEET; THENCE N. 80° 37' 15" E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT G8, BLOCK 89, FOR 330.00 FEET; THENCE N. 0° 25' 15" W., ALONG THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT G4, BLOCK 89, FOR 660.02 FEET; THENCE N. 80° 37' 15" E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS G4, G3, AND G2, BLOCK 89, FOR 990.00 FEET TO THE POINT OF BEGINNING, CONTAINING 68.105 ACRES, MORE OR LESS.

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 97.163 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WPK ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, AND GERALD M. WOCHNIA, AS TRUSTEE, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK", A REPLAT, THAT THE THOROUGHFARES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW. THAT THE EASEMENTS, AS SHOWN AND IDENTIFIED HEREON, AS UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS. ALL TRACTS ABUTTING PUBLIC RIGHTS-OF-WAY SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY FOR TURNING LANES AT APPROVED OPENINGS AS REQUIRED BY THE CITY OF COCONUT CREEK.

IN WITNESS WHEREOF: WPK ASSOCIATES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNERS, THIS 17th DAY OF MARCH, A.D. 1987.
BY: BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WPK ASSOCIATES LIMITED.

BY: **BOCA/WPK CORP.**, A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED

WITNESS: *[Signature]* BY: *[Signature]* PRESIDENT.
WITNESS: *[Signature]* GERALD M. WOCHNIA
BOCA/WPK CORP.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNIA, PRESIDENT OF BOCA/WPK CORP., A FLORIDA CORPORATION AS GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA AND GENERAL PARTNER OF WPK ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

(CONTINUED)
ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE APPLIED THEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MAY 3, 1988

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 17th DAY OF MARCH, A.D. 1987.

WITNESS: *[Signature]* BY: *[Signature]* SEAL.
GERALD M. WOCHNIA, AS TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNIA, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MAY 3, 1988

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULZE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORDS BOOK 13956 AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 17th DAY OF MARCH, A.D. 1987.

WITNESS: _____ SEAL.
JOHN D. GOODRIDGE, ATTORNEY IN FACT.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOHN D. GOODRIDGE, ATTORNEY IN FACT FOR ULLRICH D. SCHULZE, PER POWER OF ATTORNEY RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS _____ DAY OF _____, A.D. 1987.
MY COMMISSION EXPIRES: _____

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CLARA LEE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 14, 1986 IN OFFICIAL RECORDS BOOK 13904 AT PAGE 782 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 30th DAY OF MARCH, A.D. 1987.

WITNESS: *[Signature]* BY: *[Signature]* SEAL.
CLARA LEE

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CLARA LEE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 30th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MARCH 29, 1990

[Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED JULY 21, 1986 IN OFFICIAL RECORDS BOOK 13576 AT PAGE 604 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 19th DAY OF MARCH, A.D. 1987.

WITNESS: *[Signature]* BY: *[Signature]* SEAL.
WINFRED B. BROWN
WITNESS: *[Signature]* BY: *[Signature]* SEAL.
DELORES EMMA BROWN, HIS WIFE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF SARASOTA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 19th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: FEBRUARY 20, 1987

[Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT JACK CORREIA AND IDILIA CORREIA, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 22, 1985 IN OFFICIAL RECORDS BOOK 12988 AT PAGE 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 17th DAY OF MARCH, A.D. 1987.

WITNESS: *[Signature]* BY: *[Signature]* SEAL.
JACK CORREIA
WITNESS: *[Signature]* BY: *[Signature]* SEAL.
IDILIA CORREIA, HIS WIFE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JACK CORREIA AND IDILIA CORREIA, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17th DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: NOVEMBER 25, 1990

[Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

CR 14644 Pg. 139

EXHIBIT B

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48S, RANGE 42E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY: **SCHWEBKE-SHISKIN & ASSOCIATES, INC.**
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276 FEBRUARY 1987

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES T. CONNOR AND G.G. ERICKSEN, AS TRUSTEES, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 24, 1985 IN OFFICIAL RECORDS BOOK 13064, AT PAGE 428 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 20th DAY OF MARCH A.D. 1987.

WITNESS: *[Signature]*

WITNESS: *[Signature]* BY: *Charles T. Connor* AS TRUSTEE
CHARLES T. CONNOR, AS TRUSTEE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD SS. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CHARLES T. CONNOR IS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 20th DAY OF MARCH A.D. 1987. MY COMMISSION EXPIRES: NOV. 25, 1990.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.
(ACKNOWLEDGMENT FOR G.G. ERICKSEN AT FAR RIGHT)

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT AUGIE M. CHESHIRE AND WOODROW W. CHESHIRE, AS CO-TRUSTEES UNDER AGREEMENT WITH AUGIE M. CHESHIRE, AS SETTLOR, DATED NOVEMBER 2, 1972, AS AMENDED NOVEMBER 8, 1972, APRIL 23, 1975 AND APRIL 25, 1984, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED OCTOBER 27, 1986 IN OFFICIAL RECORDS BOOK 13847, AT PAGE 335 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 18th DAY OF MARCH A.D. 1987.

WITNESS: *[Signature]* BY: *[Signature]* SEAL.
(AS TO BOTH) AUGIE M. CHESHIRE, AS CO-TRUSTEE AND SETTLOR.

WITNESS: *[Signature]* BY: *[Signature]* SEAL.
(AS TO BOTH) WOODROW W. CHESHIRE, AS CO-TRUSTEE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD SS. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, AUGIE M. CHESHIRE, AS CO-TRUSTEE AND SETTLOR, AND WOODROW W. CHESHIRE, AS CO-TRUSTEE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 18th DAY OF MARCH A.D. 1987. MY COMMISSION EXPIRES: December 29, 1987.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE BOUNDARY SURVEY PERFORMED FOR THE PREPARATION OF THE ATTACHED PLAT CONFORMS TO THE APPLICABLE SECTIONS OF CHAPTER 21 HH-G FLORIDA ADMINISTRATIVE CODE. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMANCE WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.001 OF SAID CHAPTER 177 ON THIS 3 DAY OF MARCH, 1987

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

DATE: Mar. 3, 1987

BY: *[Signature]* SECRETARY-TREASURER.
JAMES P. SHISKIN
PROFESSIONAL LAND SURVEYOR NO 1115 STATE OF FLORIDA.

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, FLORIDA, THIS 20th DAY OF March A.D. 1987.

BY: *[Signature]* CHAIRMAN.

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY RESOLUTION ADOPTED THIS 20th DAY OF March A.D. 1987. PURSUANT TO ORDINANCE NO. 128-87

BY: *[Signature]* CITY CLERK.

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 24th DAY OF April A.D. 1987.

BY: *[Signature]* CITY ENGINEER.
FLORIDA P.E. REG. NO 35197

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 25th DAY OF FEBRUARY A.D. 1987.

BY: *[Signature]* 2/25/87

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* COUNTY SURVEYOR. BY: *[Signature]* DIRECTOR.
ROBERT L. THOMPSON HENRY P. COOK
PROF. LAND SURVEYOR NO 3860 STATE OF FLORIDA. P. ENGINEER NO 12506 STATE OF FLORIDA.

DATE: 7-22-87 DATE: 7-22-87

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 5th DAY OF MAY A.D. 1987.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR.
BY: *[Signature]* DEPUTY. BY: *[Signature]* CHAIRMAN.
COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD, THIS 21st DAY OF July A.D. 1987. AND RECORDED IN PLAT BOOK 131, AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR.
BY: *[Signature]* DEPUTY.

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DATE: 7-21-87 BY: *[Signature]* DIRECTOR.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 20th DAY OF March A.D. 1987.

WITNESS: *[Signature]*

WITNESS: *[Signature]* BY: *[Signature]* AS TRUSTEE SEAL.
G.G. ERICKSEN, AS TRUSTEE.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF BROWARD SS. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, G.G. ERICKSEN, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 20th DAY OF March A.D. 1987. MY COMMISSION EXPIRES: Nov. 25, 1990.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
1800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33109.
ORDER NO. 154276 FEBRUARY, 1987.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULZE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORDS BOOK 13056 AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 7th DAY OF April, A.D. 1987.

WITNESS: Heinold Zutz

BY: Ullrich D. Schulze SEAL.
ULLRICH D. SCHULZE.

WITNESS: Rolf Lummens

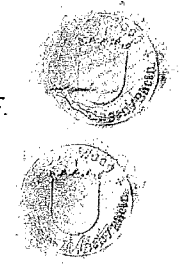
ACKNOWLEDGMENT:

FEDERAL REPUBLIC OF GERMANY URNr. 590/1387 W

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ULLRICH D. SCHULZE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 7th DAY OF April, A.D. 1987.
MY COMMISSION EXPIRES: Appointed for Life

[Signature]
NOTARY PUBLIC, FEDERAL REPUBLIC OF GERMANY, AT LARGE.



COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

ACCESS NOTE:

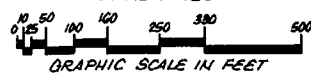
ACCESS TO STATE ROAD 7 SHOWN ON THIS PLAT SHALL BE DISCONTINUED WHEN THE GRADE SEPARATION PRESENTLY PROPOSED FOR THE INTERSECTION OF STATE ROAD 7 AND SAMPLE ROAD IS COMMENCED AND REASONABLE ALTERNATIVE ACCESS TO STATE ROAD 7 IS PROVIDED THROUGH EITHER: A) THE INSTALLATION OF AN APPROPRIATE FRONTAGE ROAD APPROXIMATELY PARALLEL TO STATE ROAD 7 AND CONNECTING TO CULLUM ROAD, OR B) THE CONTINUATION OF WOOCHUA BOULEVARD SHOWN HEREON, AS A LOOP ROAD CONNECTING SAMPLE ROAD AND STATE ROAD 7, APPROXIMATELY AT THE CULLUM ROAD INTERSECTION. TEMPORARY ACCESS CONNECTION B TO SAMPLE ROAD SHALL BE DISCONTINUED UPON COMMENCEMENT OF THE WIDENING OF SAMPLE ROAD ON THE NORTH SIDE THEREOF ADJACENT TO TRACT "B" AS SHOWN HEREON.

PREPARED BY:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

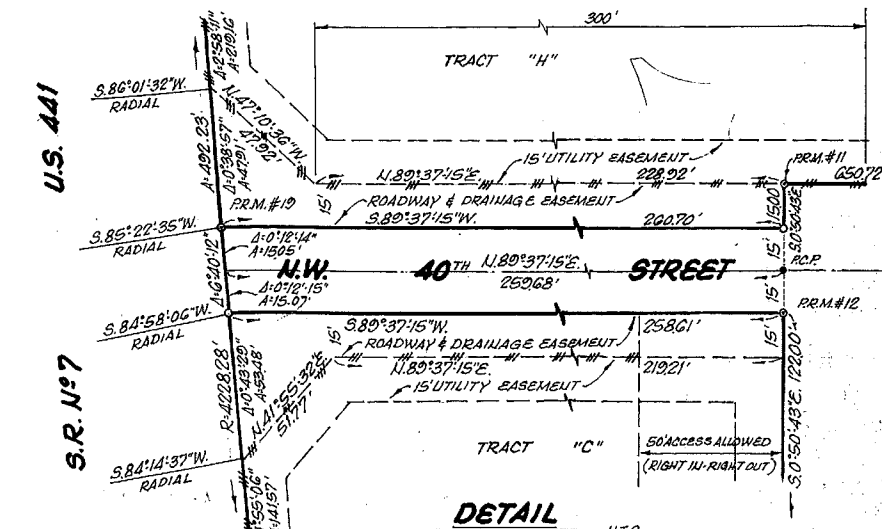
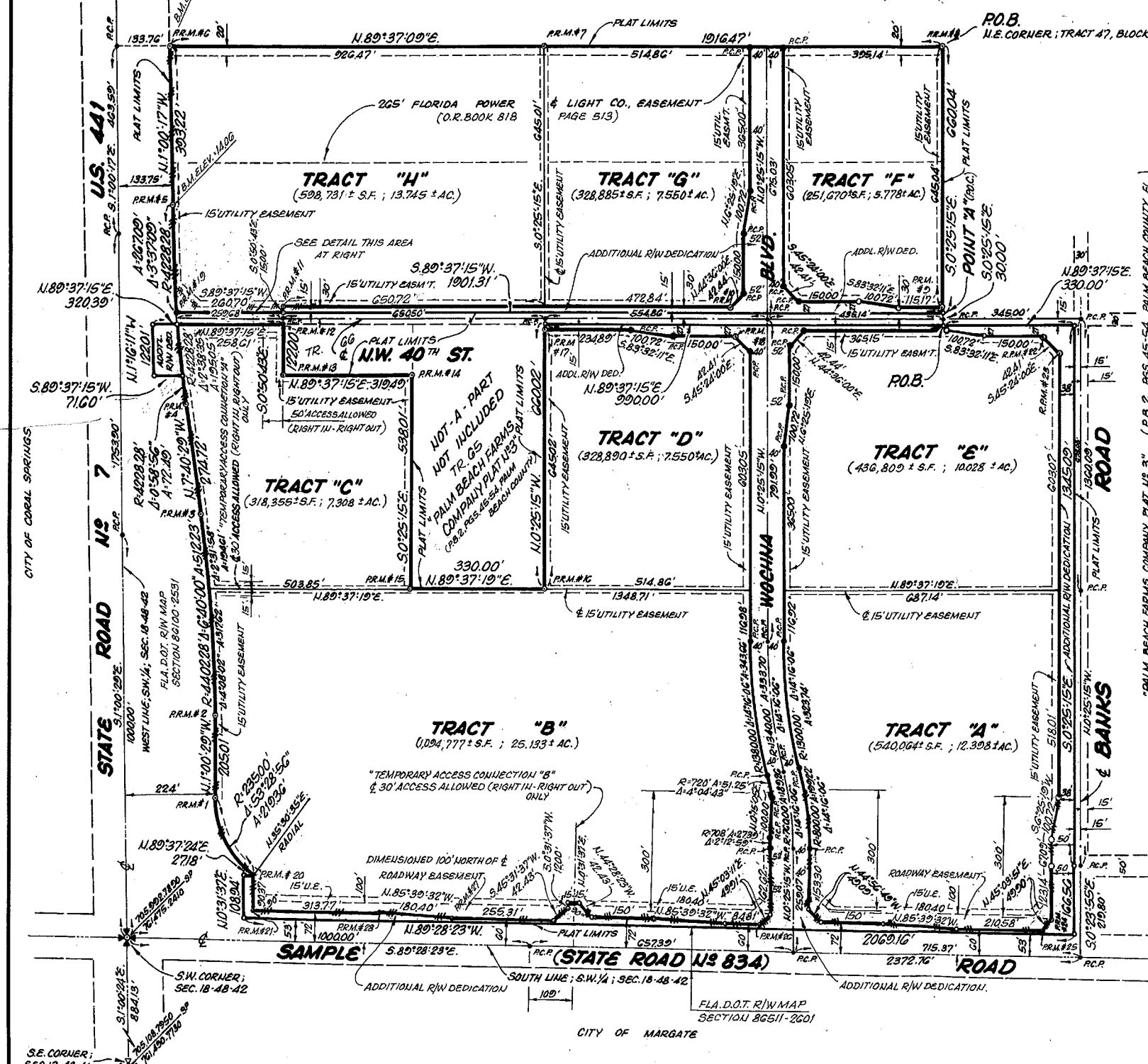
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276

SCALE: 1" = 150'



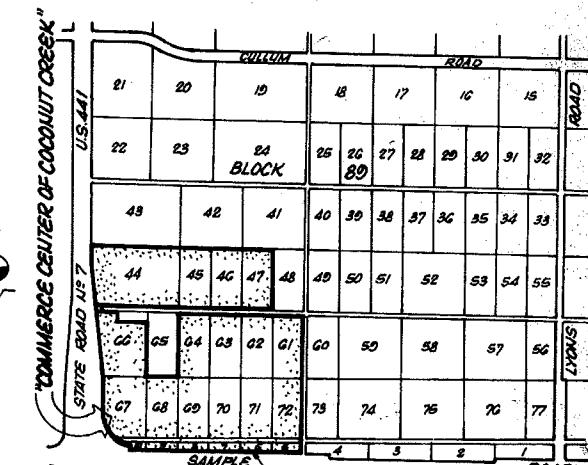
FEBRUARY, 1987.

"PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FL.)



COORDINATE TABULATION

PRM. #	NORTHING	EASTING
1	706339.4164	761623.1766
2	706544.3947	761689.5628
3	707054.8654	761650.8165
4	707327.1263	761614.1277
5	707817.6666	761576.9018
6	708210.8238	761570.0068
7	708216.9818	762496.4521
8	708223.5621	763486.4802
9	707578.5374	763401.1679
10	707575.1156	762974.0194
11	707567.6829	761850.4815
12	707522.6833	761851.1454
13	707400.6892	761852.9453
14	707402.8040	762172.4234
15	706864.8075	762176.3761
16	706866.9850	762506.3679
17	707511.9881	762501.6303
18	707503.1972	762086.5916
19	707550.2593	761590.0123
20	706152.2704	761791.6405
21	706001.9033	761790.8093
22	707508.9730	763753.7128
23	707478.4940	763783.9104
24	706067.1397	763782.2276
25	706031.8977	763746.9066
26	706038.3715	763044.5312
27	706048.3624	762284.4405
28	706059.0176	762104.5645



LOCATION SKETCH
PORTION OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
SCALE: 1" = 700'

SURVEYOR'S NOTES:

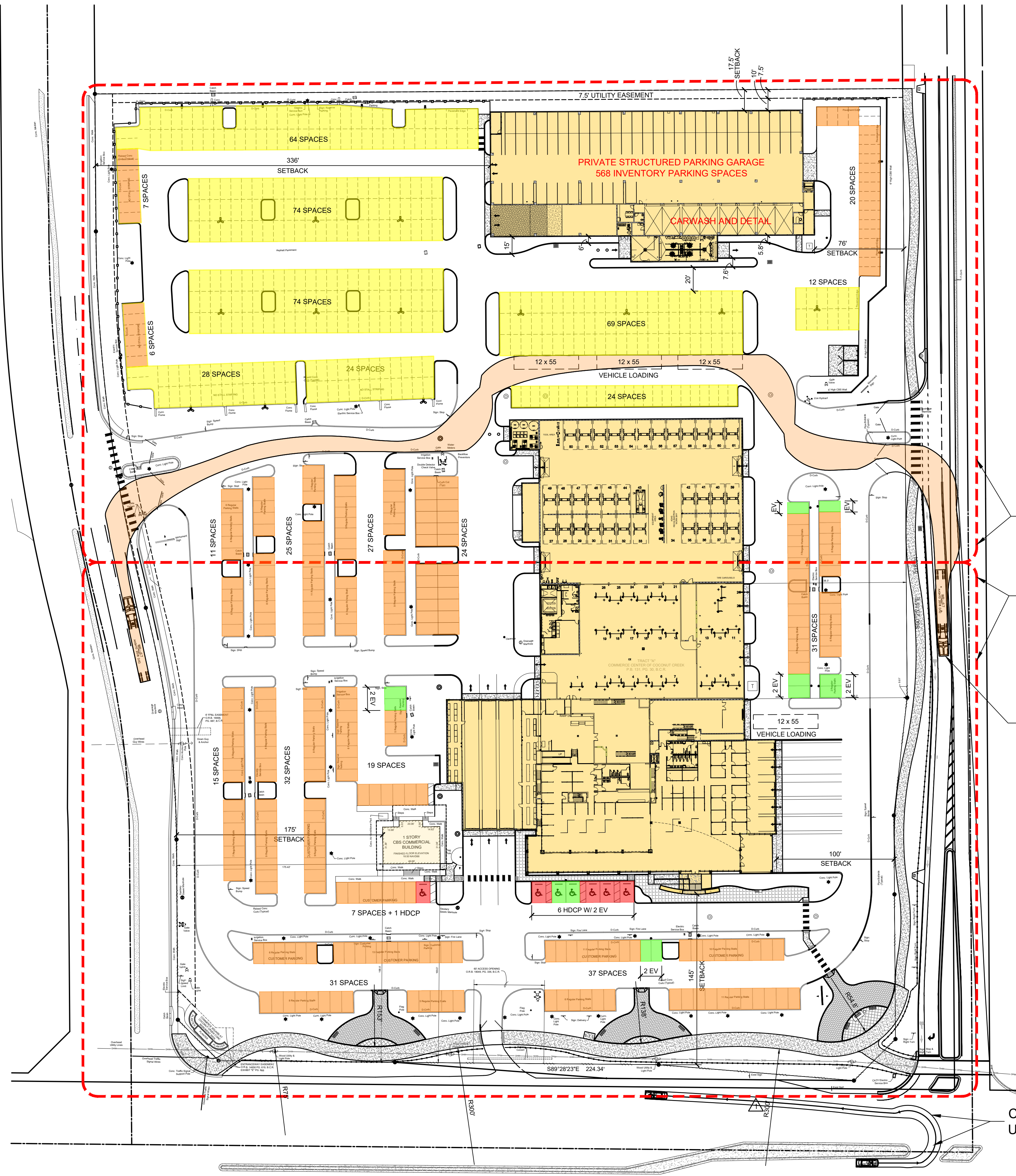
- PRM. DENOTES PERMANENT REFERENCE MONUMENT.
- R.C.P. DENOTES PERMANENT CONTROL POINT.
- — — — — DENOTES 100' VEHICULAR ACCESS LINE.
- STATE PLANE COORDINATES ARE BASED ON THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON STONER/KEITH RESURVEY AS REDUCED IN MISCELLANEOUS PLAT BOOK 3 AT PAGE 44 (SHEET 3 OF 10 SHEETS) OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- BEARINGS SHOWN ARE STATE PLANE BEARINGS AND ARE BASED ON THE EAST LINE OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST OF THE SAID STONER/KEITH RESURVEY.
- BENCHMARK: U.S.C. & G.S., B.M. # 2-97; BRASS DISC 1942 IN NORTH END OF CONC. HEADWALL, 17' WEST OF & OF U.S. 441 AND 1.155' NORTH OF & OF SAMPLE ROAD. ELEVATION: 15.771'
- R.O.B. DENOTES POINT OF BEGINNING.
- R.O.C. DENOTES POINT OF COMMENCEMENT.
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- ADDITIONAL RIGHT-OF-WAY DEDICATION BY THIS PLAT: 334,722 ± S.F.; 7,684 ± AC.
- SEE ACCESS NOTE THIS SHEET.

RESTRICTION NOTE:

THIS PLAT IS RESTRICTED TO: 487,270 SQUARE FEET OF COMMERCIAL; 323,389 SQUARE FEET OF OFFICE; 199,538 SQUARE FEET OF INDUSTRIAL. INDUSTRIAL USES ARE NOT PERMITTED ON TRACTS "A" THRU "E". THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE 12, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

EXHIBIT C

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



OVERALL SITE PLAN
SCALE: 1" = 50'



BUILDING AREA BREAKDOWN

EXISTING
TOYOTA: 36,205 SF + AUXILIARY: 1,526 SF + CARWASH: 1,584 SF
TOTAL BLDG AREA: 39,315 SF

PROPOSED
NEW TOYOTA BUILDOUT: 96,465 SF
EXISTING AUXILIARY: 1,526 SF
NEW CARWASH DETAIL: 6,015 SF
NEW PARKING GARAGE: 151,278 SF
TOTAL BLDG AREA: 255,284 SF = 5.861 AC

SALES / OFFICE AREA
1st FLOOR = 29,304 SF
2nd FLOOR = 19,883 SF

SERVICE AREA
1st FLOOR = 47,198 SF

TOYOTA BLDG AREA: 96,465 SF

SALES / SERVICE AREA: 97,991 SF

1st FLOOR AREA 2nd FLOOR AREA

PARKING LEGEND

- HANDICAP SPACES (12x18) = 5 SPACES + 2 EV
- STANDARD SPACES (8x18) = 270 SPACES
- EV CHARGING (10'x18 & 2 HDCP) = 12 SPACES
- INVENTORY SPACES (8x18) = 389 SPACES
- PARKING GARAGE (8x18) = 568 SPACES

TOTAL PROVIDED PARKING = 1,224 SPACES + 6 BICYCLE SPACES

AUTO TURN SPEC

FIRE DEPARTMENT TRUCK ROUTE SHOWN ON EXHIBIT FD-1, FD-2 AND FD-3.

WB-67
Tractor Width : 8.00' Lock to Lock Time : 6.0
Trailer Width : 6.50' Steering Angle : 28.4
Tractor Track : 8.00' Articulating Angle : 75.0
Trailer Track : 8.50'

EV PARKING DETAIL

6" GREEN STRIPE
4" DIA GREEN LOGO
GREEN LETTERS
EV PARKING ONLY

PROJECT DATA

PROJECT NAME: AL HENDRICKSON TOYOTA
OWNER: COCONUT CREEK AUTOMOTIVE MANAGEMENT, LLC
3031 NORTH ROCKY POINT DRIVE, SUITE 770
TAMPA, FLORIDA 33607
PHONE: (813) 535-7857
E-mail: tsantos@morganautogroup.com

ENGINEER: SPRING ENGINEERING, INC.
3014 US HIGHWAY 19
HOLIDAY, FLORIDA 34691
PHONE: (727) 938-1516
E-MAIL: sei@springengineeringinc.com

SURVEYOR: PARAMOUNT ENGINEERING GROUP, INC.
902 CLINT MOORE ROAD, SUITE 218
BOCA RATON, FLORIDA 33487
PHONE: (561) 989-2280
EMAIL: ParamountEngineeringGroup@aol.com

SITE DATA

PARCEL I.D. #: 4842 18 03 0010 - 12.338 AC

EXISTING USE: AUTOMOTIVE SALES AND SERVICE
PROPOSED USE: AUTOMOTIVE SALES AND SERVICE

ZONING DESIGNATION: B-4 REGIONAL SHOPPING DISTRICT TO
PMDD PLANNED MAIN STREET DEVELOPMENT DISTRICT

BUILDING SETBACKS:	B-4 / PMDD / PROV.	BUFFERS: REQ / PROV
NORTH:	50' / 5' / 17.5'	NORTH: 5' / 17.5'
SOUTH:	75' / 28' / 145'	SOUTH: 5' / 5'
EAST:	30' / 10' / 76'	EAST: 5' / 16.5'
WEST:	30' / 10' / 175'	WEST: 5' / 16.5'

BUILDING HEIGHT: PROVIDED 97' ALLOWED: 120' / 10 STORY

FLOOD ZONE: THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO
F.L.R.M. NUMBER 12011C 0165 H, PREPARED BY F.E.M.A., LAST
REVISED AUGUST 18, 2014.

BUILDING AREA: 255,284 SF - SEE AREA BREAKDOWN ABOVE

FLOOR AREA RATIO: 5.861 / 12.338 = 0.475

SITE AREAS: 12.338 AC

	EXISTING	PROPOSED	TOTAL	%
- BUILDING AREA	0.903 AC	1.587 AC	2.490 AC	20.2 %
- PAVING / CONC. AREA	8.891 AC	-1.841 AC	7.050 AC	57.1 %
- PERVIOUS PAVING	0.000 AC	0.140 AC	0.140 AC	1.1 %
- LANDSCAPE AREA	2.544 AC	0.114 AC	2.658 AC	21.6 %
- IMPERVIOUS AREA	9.794 AC	-0.254 AC	9.540 AC	77.3 %
- PERVIOUS	2.544 AC	0.254 AC	2.798 AC	22.7 %

REQUIRED PARKING: (3 SPACES PER 1000 SF GFA)
TOYOTA NEW SALES: 96,465 SF / 1000 SF x 3 = 290 SPACES
AUXILIARY BUILDING: 1,526 SF / 1000 SF x 3 = 5 SPACES
TOTAL REQUIRED = 295 SPACES REQUIRED

EXISTING PARKING BEFORE DEVELOPMENT = 985 SPACES

UTILITIES COMPANY: COCONUT CREEK UTILITIES
WATER / SEWER: FLORIDA POWER AND LIGHT
ELECTRIC: FLORIDA POWER AND LIGHT

PERVIOUS AREA CALCULATION

POST - BASIN - A
2.798 AC PERVIOUS AREA
9.540 AC IMPERVIOUS AREA
12.338 TOTAL BASIN AREA

SCALE: 1" = 150'

SEE ENLARGED SITE PLAN ON SHEET C2.2

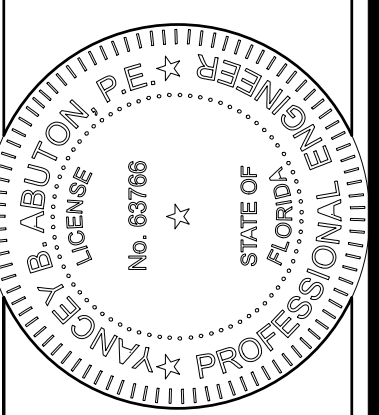
SEE ENLARGED SITE PLAN ON SHEET C2.1

WB-67 TRUCK ROUTE

CUSTOMER U-TURN

100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
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4	07.26.2025	PER CITY OF COCONUT CREEK



Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024



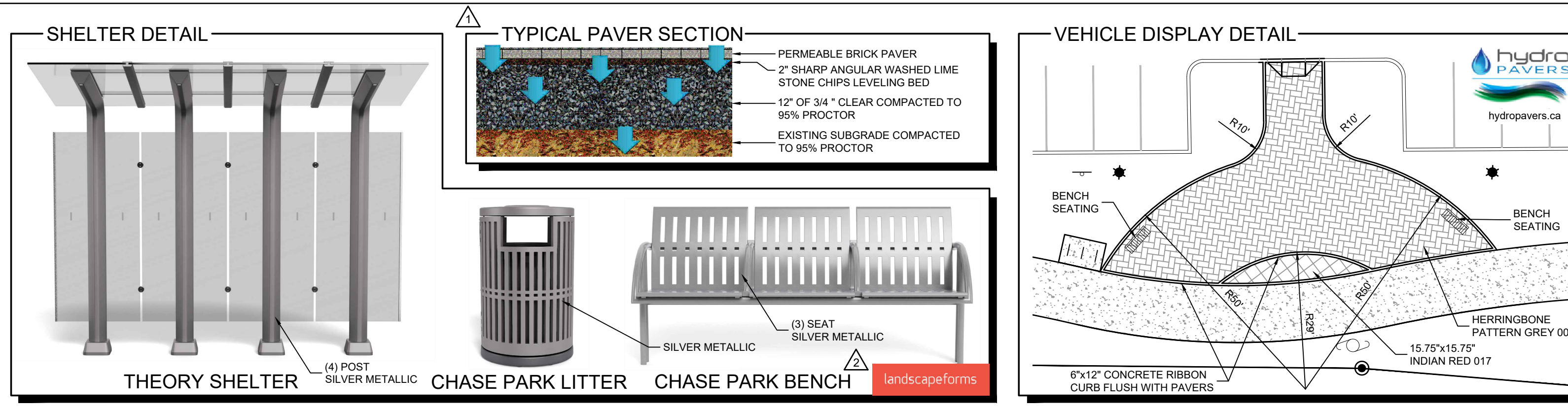
Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

OVERALL SITE PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.

SHEET NO.
C2.0

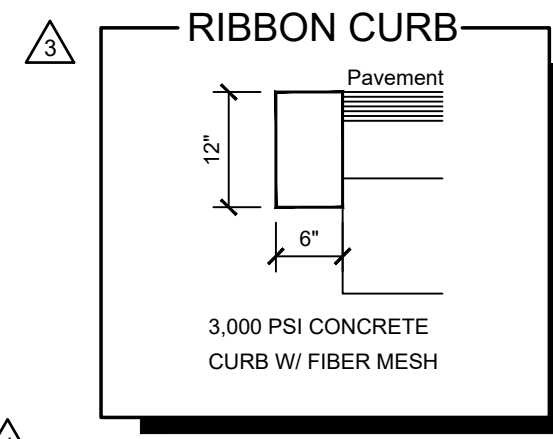
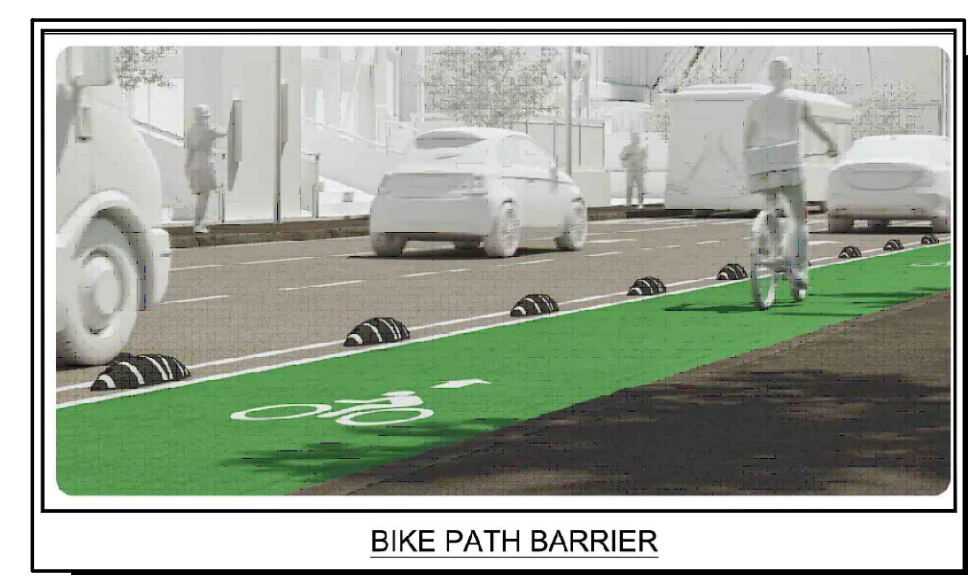
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SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



- KEY NOTES**
- NEW HANDICAP SPACE AND HDCP SIGN (FTP-20-06) PER CITY DETAIL 622 ON SHEET C2.4. SIGN MUST STATE "MINIMUM \$250.00 FINE"
 - NEW HDCP ACCESSIBLE RAMP W/ ADA DETECTABLE WARNING PADS PER CITY DETAIL 623 ON SHEET C2.4.
 - NEW ASPHALT PAVEMENT PER DETAIL ON SHEET C3.0.
 - NEW 6" WHITE PAINTED PARKING / PAVEMENT STRIPES, TYPICAL.
 - NEW TYPE 'D' CONCRETE CURB PER FDOT STANDARD PLAN INDEX 520-001.
 - NEW CONCRETE APRON, COORDINATE WITH STRUCTURAL PLANS.
 - NEW CONCRETE SIDEWALK PER CITY DETAIL 605 ON SHEET C2.4.
 - NEW CONCRETE WHEEL STOP PER CITY DETAIL 640 ON SHEET C2.4.
 - NEW CONCRETE PAVEMENT PLAZA PER DETAIL ON SHEET C2.1.
 - NEW CONCRETE CATCH BASIN PER CITY DETAIL 651 ON SHEET C2.4.
 - NEW STORM SEWER MAINTENANCE ACCESS STRUCTURE PER CITY DETAIL 651 ON SHEET C2.4.
 - NEW SANITARY SEWER MAINTENANCE ACCESS STRUCTURE PER CITY DETAIL 407 ON SHEET C4.1.
 - NEW 1500 GALLON SAND/OIL SEPARATOR, SEE UTILITY PLANS SHEET C4.0.
 - NEW EV CHARGERS, SEE ELECTRICAL PLANS.
 - NEW DUMPSTER ENCLOSURE PER DETAIL ON SHEET C2.2.
 - NEW (6"x16") 4" THK 3000 PSI CONCRETE SLAB W/ (6) MODEL # CBBR-2UR-SS BIKE RACKS TO ACCOMMODATE 12 BIKES. SEE DETAIL ON SHEET C2.1.
 - NEW CURB INLET TOP OVER EXISTING DRAINAGE STRUCTURE.
 - NEW STANDARD AND SPECIAL EMPHASIS (LADDER TYPE) CROSSWALK PER FDOT STANDARD PLANS INDEX 711-001.
 - REFACE EXISTING GROUND SIGN, TO BE PERMITTED SEPARATELY.
 - CONTRACTOR TO PROVIDE KNOX PADLOCK AT ALL GATES.
 - NEW TYPE 'F' CONCRETE CURB PER FDOT STANDARD PLAN INDEX 520-001.
 - NEW LANDSCAPE FORMS CHASE PARK BENCH AS SHOWN ON SHEET C2.1.
 - NEW LANDSCAPE FORMS THEORY SHELTER W/ CHASE PARK TRASH RECEPTACLE.
 - NEW 6" HIGH CONCRETE SCREENING WALL INSTALLED ON CONCRETE COLUMNS. CONTRACTOR TO FIELD MEASURE COLUMN SPACING TO AVOID EXISTING TREE ROOT SYSTEMS.
 - MOVE EXISTING GATE.
 - MOVE EXISTING TRAFFIC SIGN.
 - NEW VALLEY GUTTER PER FDOT STANDARD PLAN INDEX 520-001.
 - CONTRACTOR SHALL PROVIDE BOLLARDS AND BLUE AND WHITE REFLECTORS AT EXISTING FIRE HYDRANTS PER DETAIL 201 ON SHEET C2.5.
 - CONTRACTOR TO FURNISH AND INSTALL EnGoPlanet SMART SOLAR CHARGING BENCH, SEE IMAGE BELOW.

- NOTES**
- ALL PAVEMENT MARKINGS AND SIGNAGE MUST FOLLOW THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL FIRE HYDRANTS SHALL HAVE ONE BLUE AND ONE WHITE RPM INSTALLED.



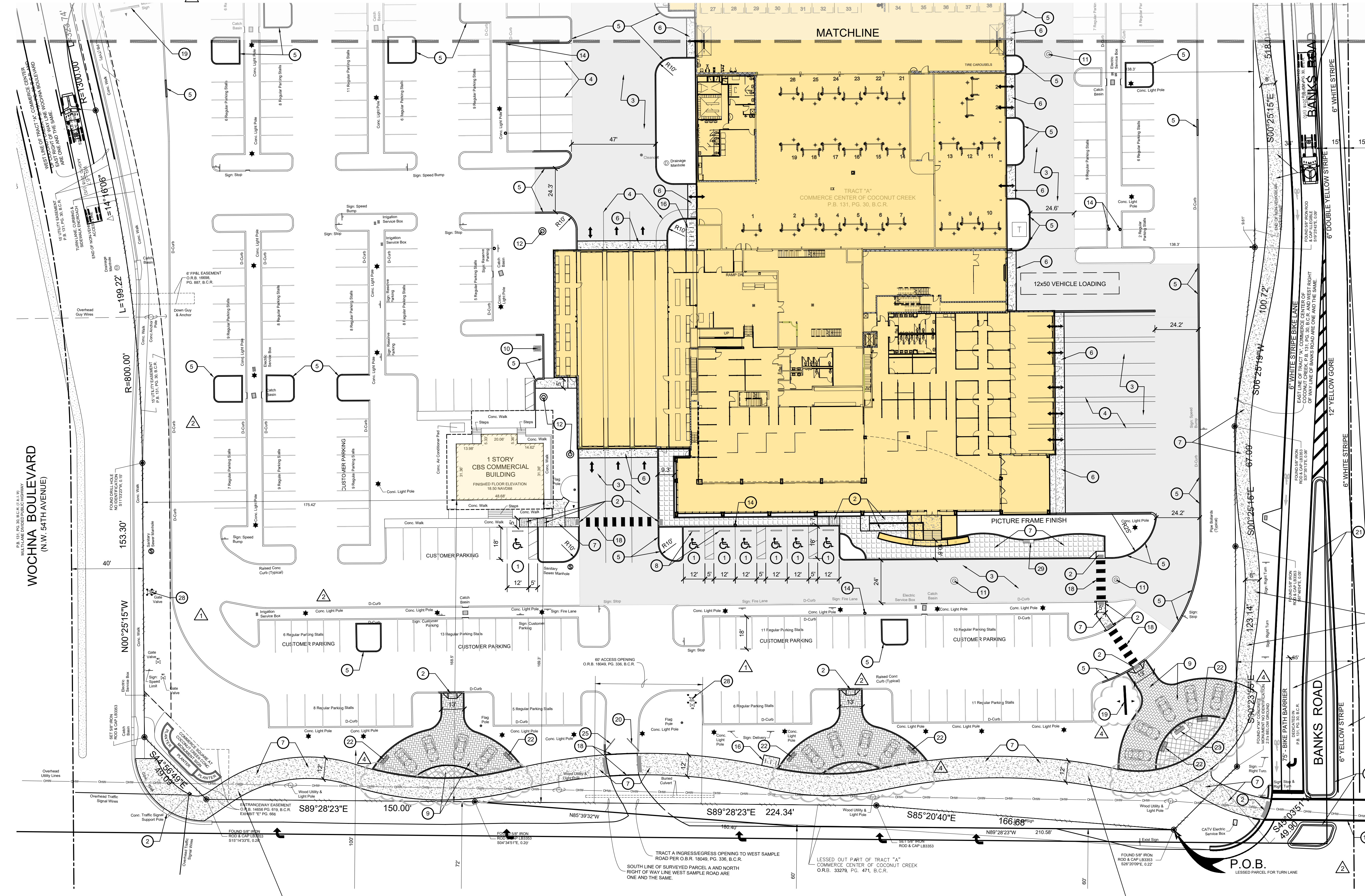
PROPOSED 8" CONCRETE SIDEWALK ALONG BANKS ROAD SHALL BE VENETIAN RED

BIKE LANE BARRIERS @ 10' O.C. PER DETAIL ON THIS SHEET

ALL WORK SHOWN ON THIS PLAN ALONG BANKS ROAD SHALL BE INCLUDED WITH THIS PROJECT

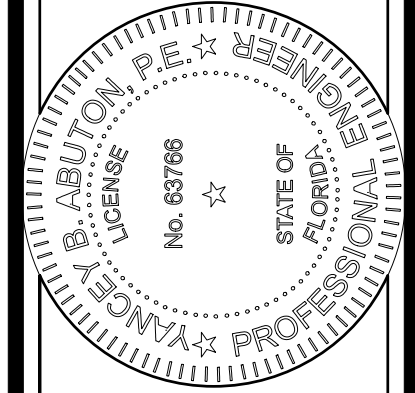


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100%
CONSTRUCTION DOCS.
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Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024

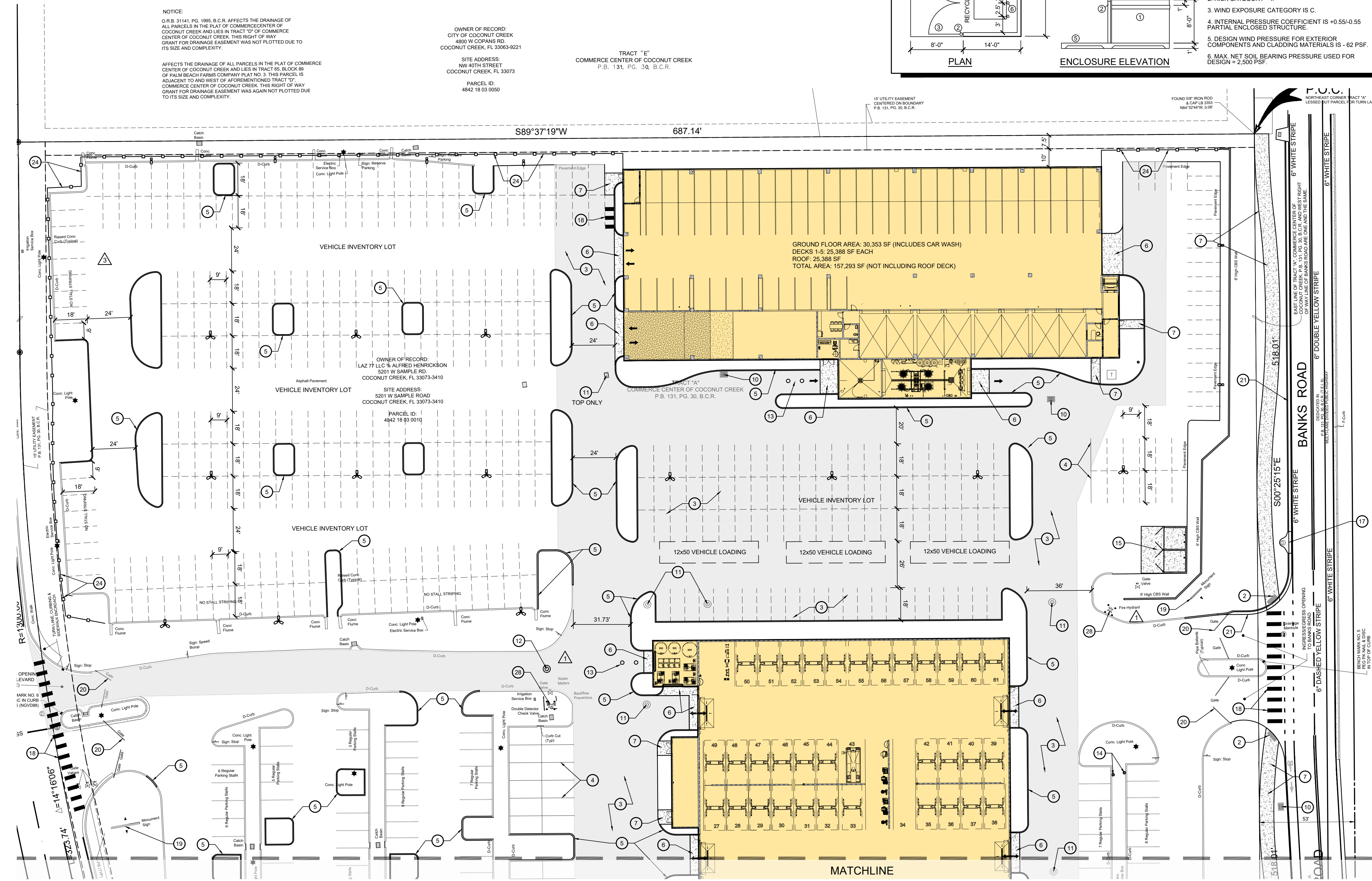


Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 898-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

ENLARGED SITE PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C2.1

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



NOTICE:
O.R.B. 31141, PG. 1095, B.C.R. AFFECTS THE DRAINAGE OF ALL PARCELS IN THE PLAT OF COMMERCIAL CENTER OF COCONUT CREEK AND LIES IN TRACT "D" OF COMMERCIAL CENTER OF COCONUT CREEK. THIS RIGHT OF WAY GRANT FOR DRAINAGE EASEMENT WAS NOT PLOTTED DUE TO ITS SIZE AND COMPLEXITY.

AFFECTS THE DRAINAGE OF ALL PARCELS IN THE PLAT OF COMMERCIAL CENTER OF COCONUT CREEK AND LIES IN TRACT 65, BLOCK 89 OF PALM BEACH FARMS COMPANY PLAT NO. 3. THIS PARCEL IS ADJACENT TO AND WEST OF AFOREMENTIONED TRACT "D" COMMERCIAL CENTER OF COCONUT CREEK. THIS RIGHT OF WAY GRANT FOR DRAINAGE EASEMENT WAS AGAIN NOT PLOTTED DUE TO ITS SIZE AND COMPLEXITY.

OWNER OF RECORD:
CITY OF COCONUT CREEK
4800 W COPANS RD.
COCONUT CREEK, FL 33063-9221

SITE ADDRESS:
NW 40TH STREET
COCONUT CREEK, FL 33073

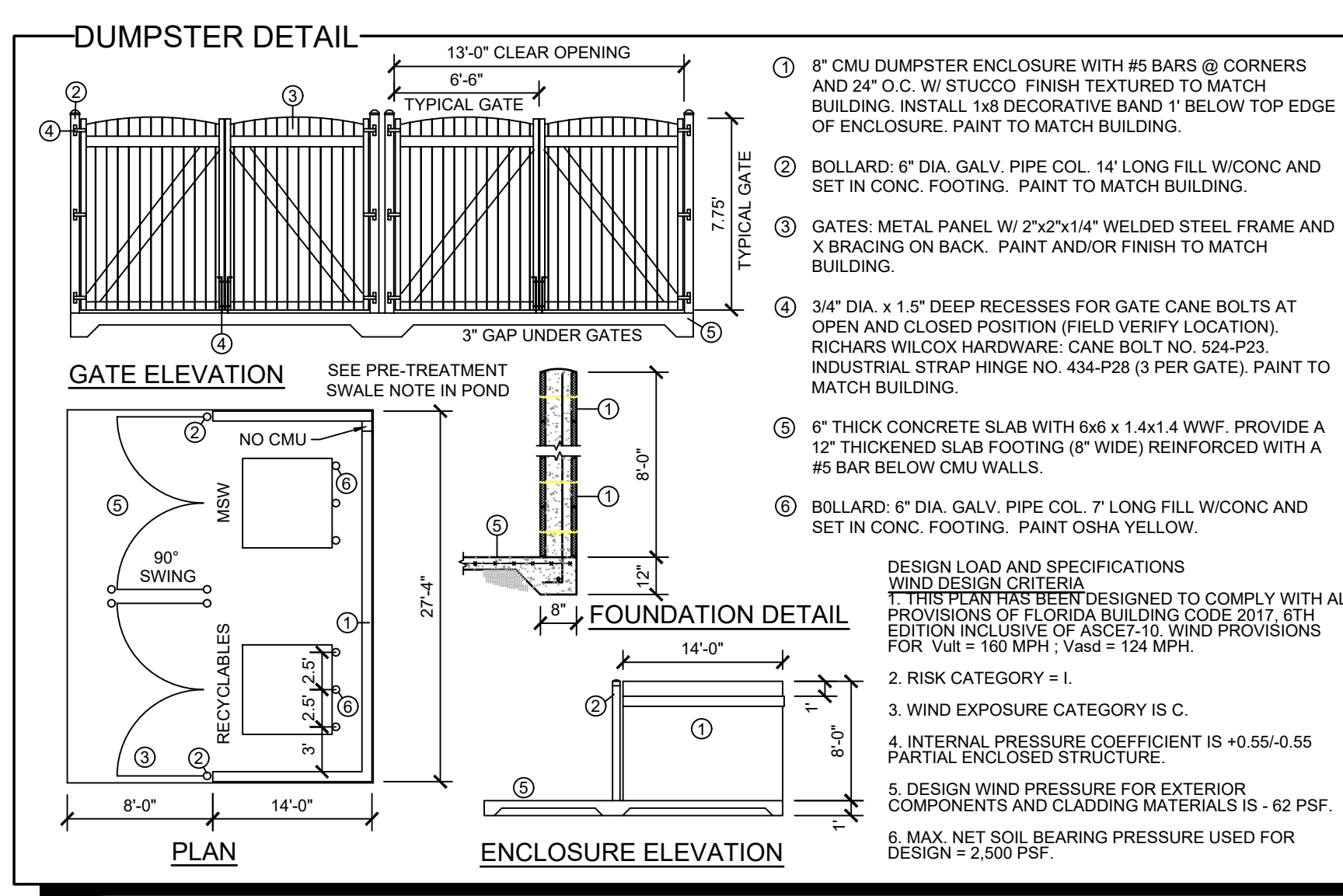
PARCEL ID:
4842 18 03 0050

TRACT "E"
COMMERCIAL CENTER OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.

OWNER OF RECORD:
LAZ 77 LLC % ALFRED HENDRICKSON
5201 W SAMPLE RD.
COCONUT CREEK, FL 33073-3410

SITE ADDRESS:
5201 W SAMPLE ROAD
COCONUT CREEK, FL 33073-3410

PARCEL ID:
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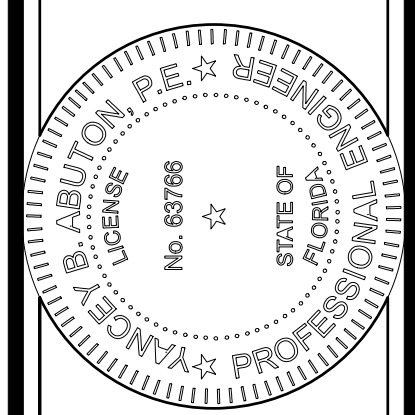


- KEY NOTES**
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 - NEW HDCC ACCESSIBLE RAMP w/ ADA DETECTABLE WARNING PADS PER CITY DETAIL 623 ON SHEET C2.4.
 - NEW ASPHALT PAVEMENT PER DETAIL ON SHEET C3.0.
 - NEW 6" WHITE PAINTED PARKING / PAVEMENT STRIPES, TYPICAL.
 - NEW TYPE 'D' CONCRETE CURB PER FDOT STANDARD PLAN INDEX 520-001.
 - NEW CONCRETE APRON, COORDINATE WITH STRUCTURAL PLANS.
 - NEW CONCRETE SIDEWALK PER CITY DETAIL 605 ON SHEET C2.4.
 - NEW CONCRETE WHEEL STOP PER CITY DETAIL 640 ON SHEET C2.4.
 - NEW CONCRETE PAVER DISPLAY/ PLAZA PER DETAIL ON SHEET C2.1.
 - NEW CONCRETE CATCH BASIN PER CITY DETAIL 651 ON SHEET C2.4.
 - NEW STORM SEWER MAINTENANCE ACCESS STRUCTURE PER CITY DETAIL 651 ON SHEET C2.4.
 - NEW SANITARY SEWER MAINTENANCE ACCESS STRUCTURE PER CITY DETAIL 407 ON SHEET C4.1.
 - NEW 1500 GALLON SAND/OIL SEPARATOR, SEE UTILITY PLANS SHEET C4.0.
 - NEW EV CHARGERS, SEE ELECTRICAL PLANS.
 - NEW DUMPSTER ENCLOSURE PER DETAIL ON SHEET C2.2.
 - NEW (6"x16") 4" THK 3000 PSI CONCRETE SLAB W/ (6) MODEL # CBBR-2UR-SS BIKE RACKS TO ACCOMMODATE 12 BIKES. SEE DETAIL ON SHEET C2.1.
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- NOTES**
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100%
CONSTRUCTION DOCS.
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Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024



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3014 U.S. HWY 19, HOLIDAY, FL (727) 898-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

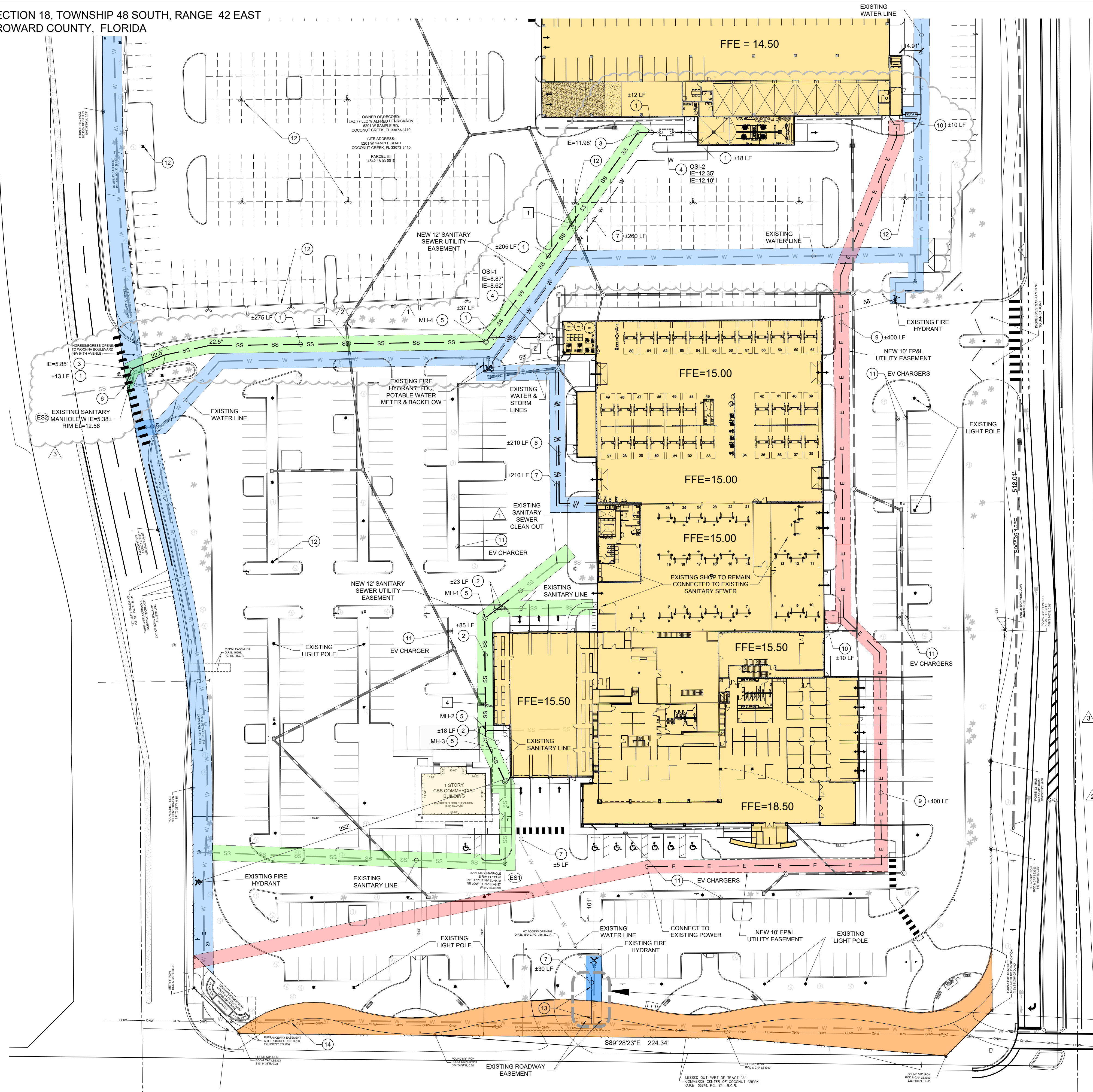
ENLARGED SITE PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

SHEET NO.
C2.2

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EXHIBIT D

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



SAND/OIL SEPARATOR CALCULATION
(FPC 1003.4.2.2)
SERVICE AREA TO BE DRAINED = 19,500 S.F.
6 C.F. / FIRST 100 S.F. = 6 C.F.
1 C.F. / EACH ADDITIONAL 100 S.F. = 19,400 S.F./100 = 194 C.F.
6 C.F. + 194 C.F. = 200 C.F.
REQUIRED VOLUME: 200 C.F. x 7.5 GALLONS / C.F. = 1,500 GALLONS

CARWASH AREA TO BE DRAINED = 3,650 S.F.
6 C.F. / FIRST 100 S.F. = 6 C.F.
1 C.F. / EACH ADDITIONAL 100 S.F. = 3,550 S.F./100 = 36 C.F.
6 C.F. + 36 C.F. = 42 C.F.
REQUIRED VOLUME: 42 C.F. x 7.5 GALLONS / C.F. = 315 GALLONS

(2) 1,500 GALLON PROVIDED, SEE DETAIL ON SHEET C4.1.

UTILITY CONTACTS

POTABLE WATER: COCONUT CREEK UTILITIES
4800 W COPANS ROAD
COCONUT CREEK, FLORIDA 33063
KEN BROWN (954) 956-1461

ELECTRIC: FPL - FLORIDA POWER AND LIGHT
7200 NW 4th STREET
PLANTATION, FLORIDA 33317
WAYNE KRAMER (951) 313-6891

PHONE/DATA: ADVANCED CABLE COMMUNICATIONS
12409 NW 35th STREET
CORAL SPRINGS, FLORIDA 33065
SEAN HAYDEN (772) 607-2203

- UTILITY KEY NOTES**
- CONTRACTOR TO INSTALL NEW 6" DR-26 PVC SANITARY SEWER LINE W/ MIN. SLOPE OF 1%. SEE PLAN FOR LENGTH AND INVERT ELEVATIONS.
 - CONTRACTOR TO INSTALL NEW 8" PVC SANITARY SEWER LINE W/ MIN. SLOPE OF 0.45%. SEE PLAN FOR LENGTH AND INVERT ELEVATIONS.
 - CONTRACTOR TO INSTALL NEW CLEAN OUT PER INVERT SHOWN.
 - CONTRACTOR TO INSTALL NEW 1500 GALLON OIL/SEDIMENT INTERCEPTOR PER DETAIL ON SHEET C4.1.
 - CONTRACTOR TO INSTALL NEW SANITARY SEWER MANHOLE PER DETAIL ON SHEET C4.1.
 - CONTRACTOR TO COORDINATE WITH UTILITY DEPARTMENT AND CONNECT TO EXISTING CITY SANITARY SEWER LINE.
 - CONTRACTOR TO INSTALL NEW 2" PVC WATER LINE FROM EXISTING WATER LINE TO PROPOSED BUILDING. SEE PLAN FOR PIPE LENGTH.
 - CONTRACTOR TO INSTALL NEW 8" C-900 PVC DR-14 FIRE LINE FROM EXISTING FIRE LINE TO PROPOSED BUILDING. SEE PLAN FOR PIPE LENGTH.
 - CONTRACTOR TO COORDINATE WITH POWER COMPANY AND INSTALL (2) 4" CONDUITS TO PROPOSED PAD MOUNT TRANSFORMER.
 - CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS AND INSTALL 4" CONDUIT FROM PAD MOUNT TRANSFORMER TO PROPOSED BUILDING.
 - CONTRACTOR SHALL REVIEW ELECTRICAL PLANS FOR SPECIFIC ELECTRICAL EQUIPMENT REQUIREMENTS.
 - CONTRACTOR TO INSTALL NEW LIGHT POLE AND/OR FIXTURE. COORDINATE WITH ELECTRICAL SITE PLAN.
 - CONTRACTOR TO REMOVE AND RELOCATE EXISTING WATER METER AND BACK FLOW DEVICE AND TAP EXISTING 12" WATER MAIN PER THE CITY OF COCONUT CREEK UTILITY DEPARTMENT DETAIL 216 AND 207 ON SHEET C4.1.
 - CONTRACTOR TO COORDINATE WITH POWER COMPANY AND ADJUST EXISTING GUY WIRE.
- * CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CROSS REFERENCE PLUMBING AND ELECTRICAL PLANS PRIOR TO ANY DEMOLITION WORK.

FIXTURE COUNT

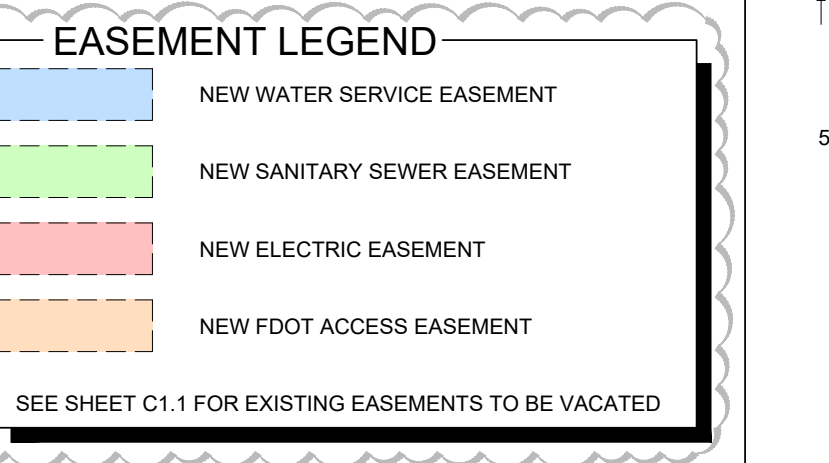
FIXTURE	FIXTURE VALUE	No. OF FIXTURES	FIXTURE VALUE
DRINKING FOUNTAIN - PUBLIC	2	8	16
KITCHEN SINK - 1/2" CONNECTION	3	3	9
LAVATORY - 1/2" CONNECTION	4	25	100
SHOWER HEAD - SHOWER ONLY	4	3	12
SERVICE SINK - 1/2" CONNECTION	3	3	9
URINAL - WALL FLUSH VALVE	10	10	100
WASH SINK	4	4	16
WATER CLOSET - FLUSH VALVE	10	26	260
WASHING MACHINE - 3/4"	10	1	10
HOSE CONNECTION - 1/2"	6	25	150
HOSE CONNECTION - 3/4"	10	10	100
COMBINED FIXTURE VALUE TOTAL			782
782 FIXTURE UNITS = 110 GPM + 24 GPM CARWASH = 2" WATER METER			
IRRIGATION SYSTEM TO CONNECT TO EXISTING IRRIGATION METER			
EXISTING FIRE HYDRANT W/ MIN. 1000 GPM			

SANITARY STRUCTURES

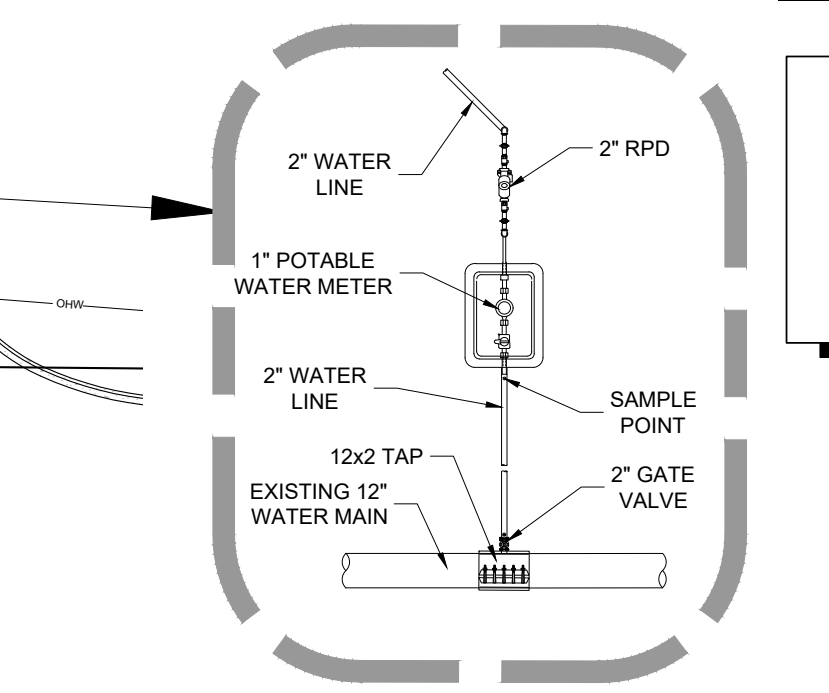
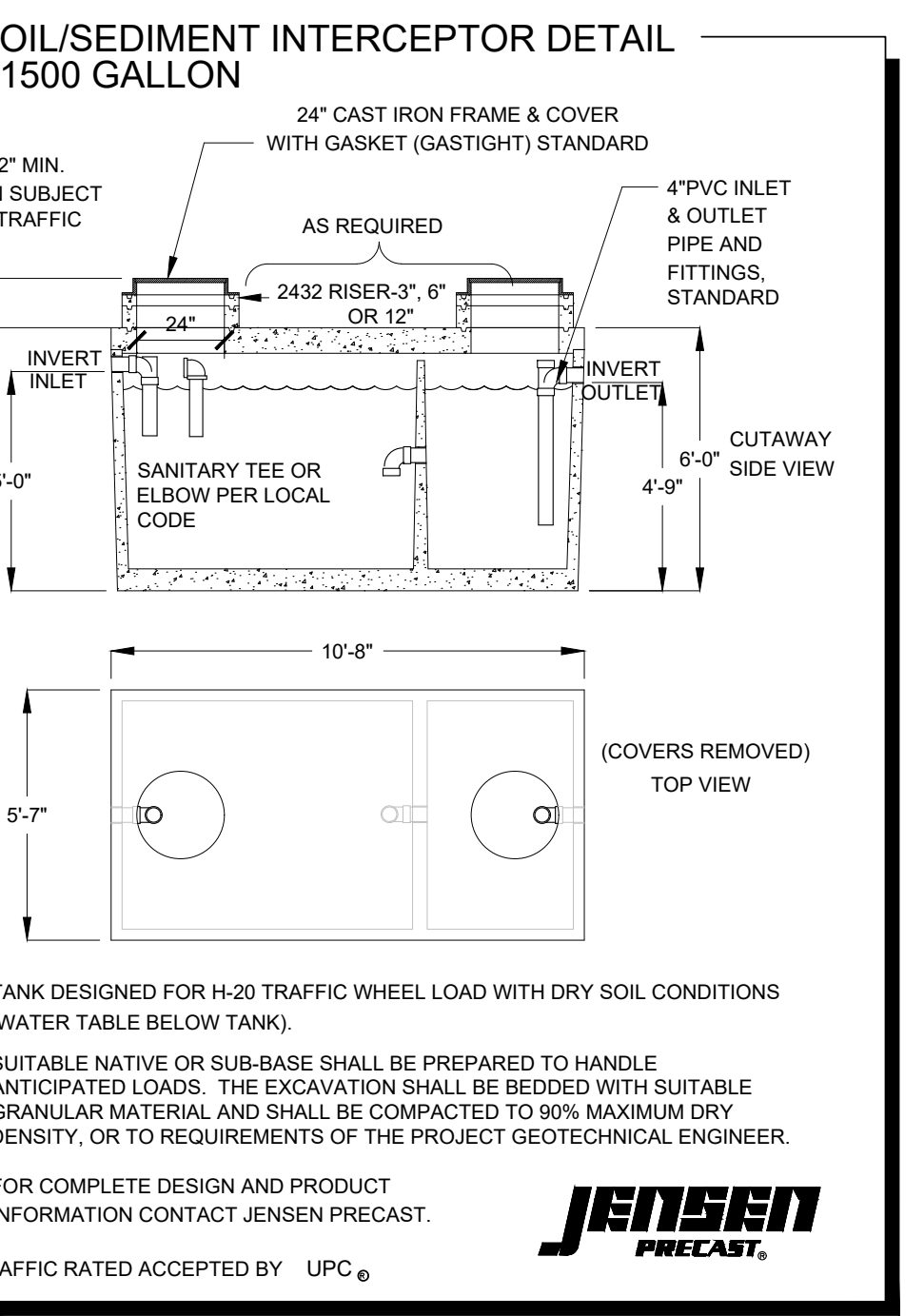
(E51) EXISTING SANITARY MANHOLE RIM: 13.90' INV.(N) 9.38 & 6.87 INV.(W) 6.90'	NEW MH-1 RIM EL = 14.00' INV. EL = 10.30' S IE = 10.26'	NEW MH-3 RIM EL = 15.00' NW IE = 9.90' S IE = 9.76'
(E52) EXISTING SANITARY MANHOLE RIM: 12.56' IE: (W) 5.38'	NEW MH-2 RIM EL = 13.50' N IE = 9.92' SE IE = 9.88'	NEW MH-4 RIM EL = 15.00' NE IE = 9.92' W IE = 8.15'

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING INVERT ELEVATIONS PRIOR TO INSTALLATION OF NEW PIPE.

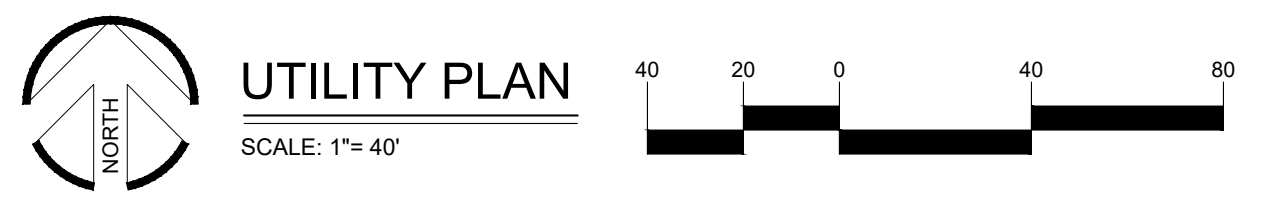
- UTILITY NOTES**
- PRIOR TO THE DEMOLITION OF THE WATER MAIN, THE CONTRACTOR MUST COORDINATE WITH THE CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT FOR ISOLATION OF THE MAIN.
 - PRIOR TO THE DEMOLITION OF THE WASTEWATER MAIN, THE CONTRACTOR MUST COORDINATE WITH THE CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT FOR ISOLATION OF THE MAIN.



- UTILITY CONFLICT SCHEDULE**
- PROPOSED 8" SANITARY SEWER LINE = 11.04'.
EXISTING 18" STORM SEWER @ 9.00.
 - PROPOSED 8" SANITARY SEWER LINE = 8.42'.
EXISTING 12" WATER MAIN @ 9.30.
 - PROPOSED 8" SANITARY SEWER LINE = 7.10'.
EXISTING 18" STORM SEWER @ 9.00.
 - PROPOSED 8" SANITARY SEWER LINE = 10.10'.
PROPOSED 12" STORM SEWER @ 12.00.



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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV.	DATE	DESCRIPTION
1	12.19.2024	PER CITY OF COCONUT CREEK
2	04.24.2025	PER CITY OF COCONUT CREEK
3	05.18.2025	PER CITY OF COCONUT CREEK
4	07.26.2025	PER CITY OF COCONUT CREEK

CONTRACT NO. 2023-07
SHEET NO. C4.0

DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO.
2023-07

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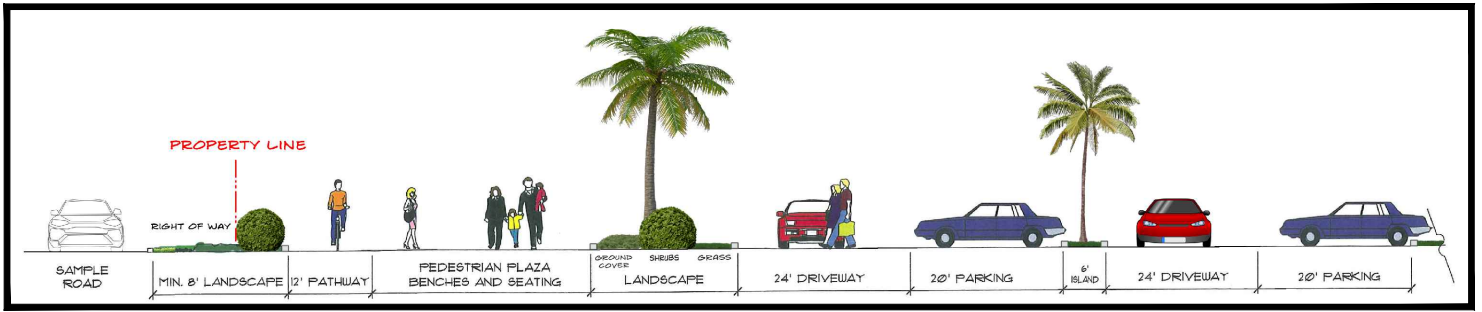
35 YEARS
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Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

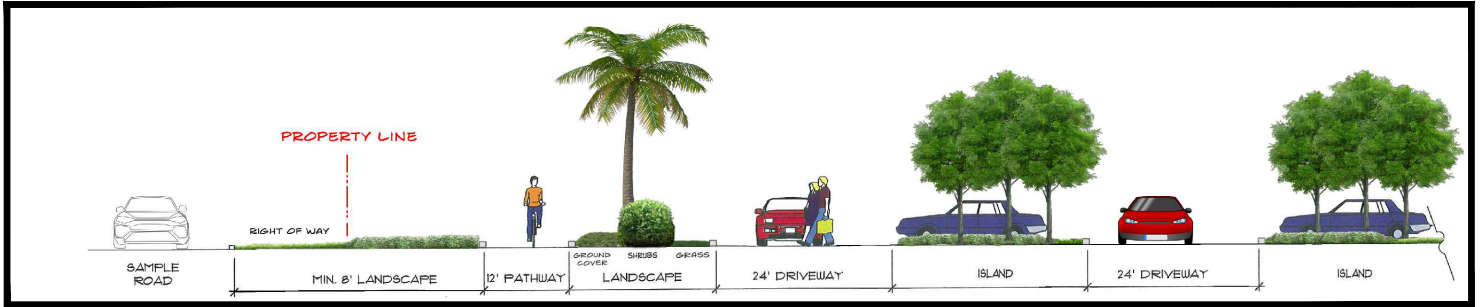
CONTRACT DATE: JANUARY 10, 2024

EXHIBIT F



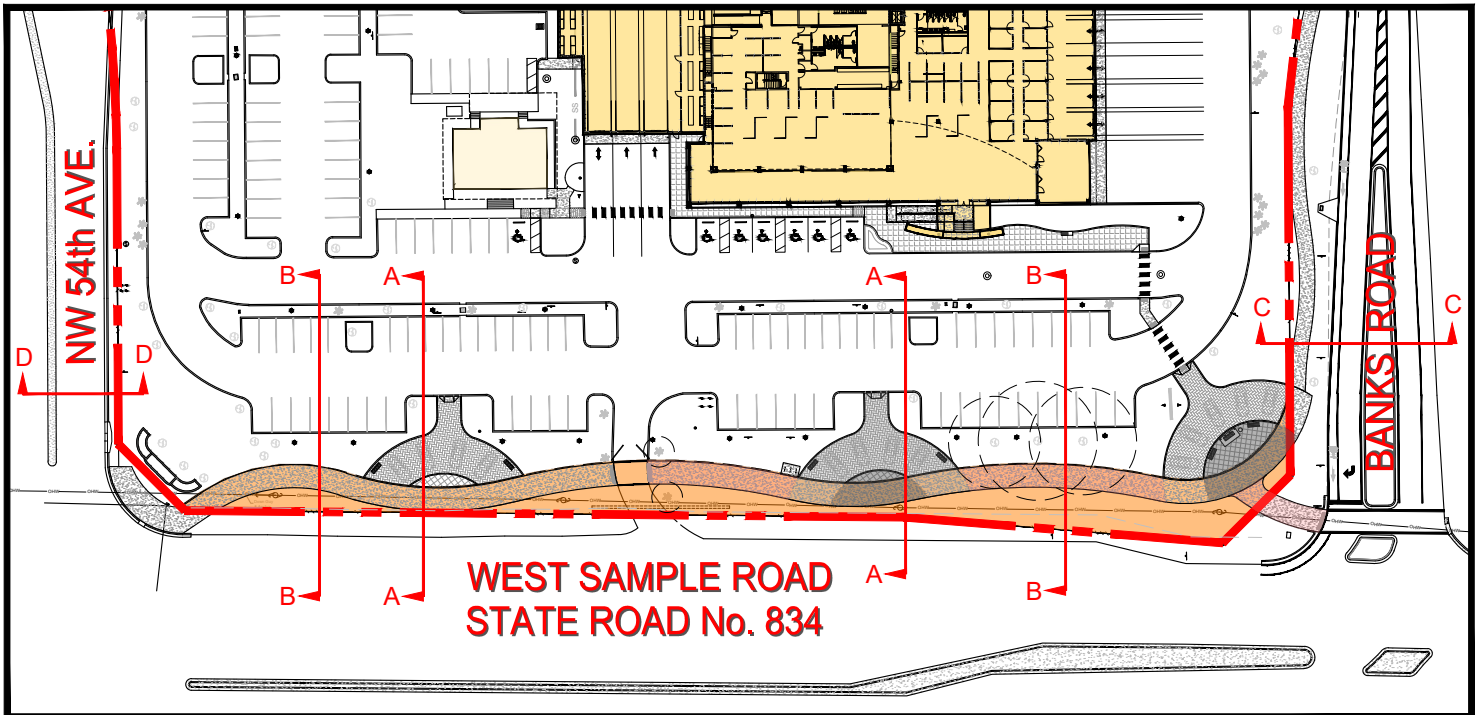
A
F1.0

PEDESTRIAN GREENWAY SECTION



B
F1.0

PEDESTRIAN GREENWAY SECTION



PEDESTRIAN GREENWAY PLAN

Date: 08.30.2025

SEI Job No: 2023-07

Sheet No.

F1.0

Drawn By: Jay



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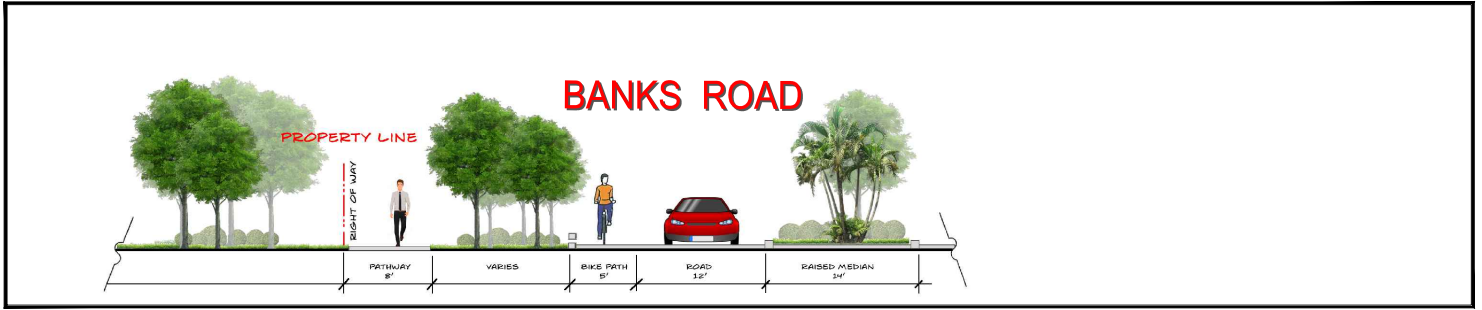
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EXHIBIT F



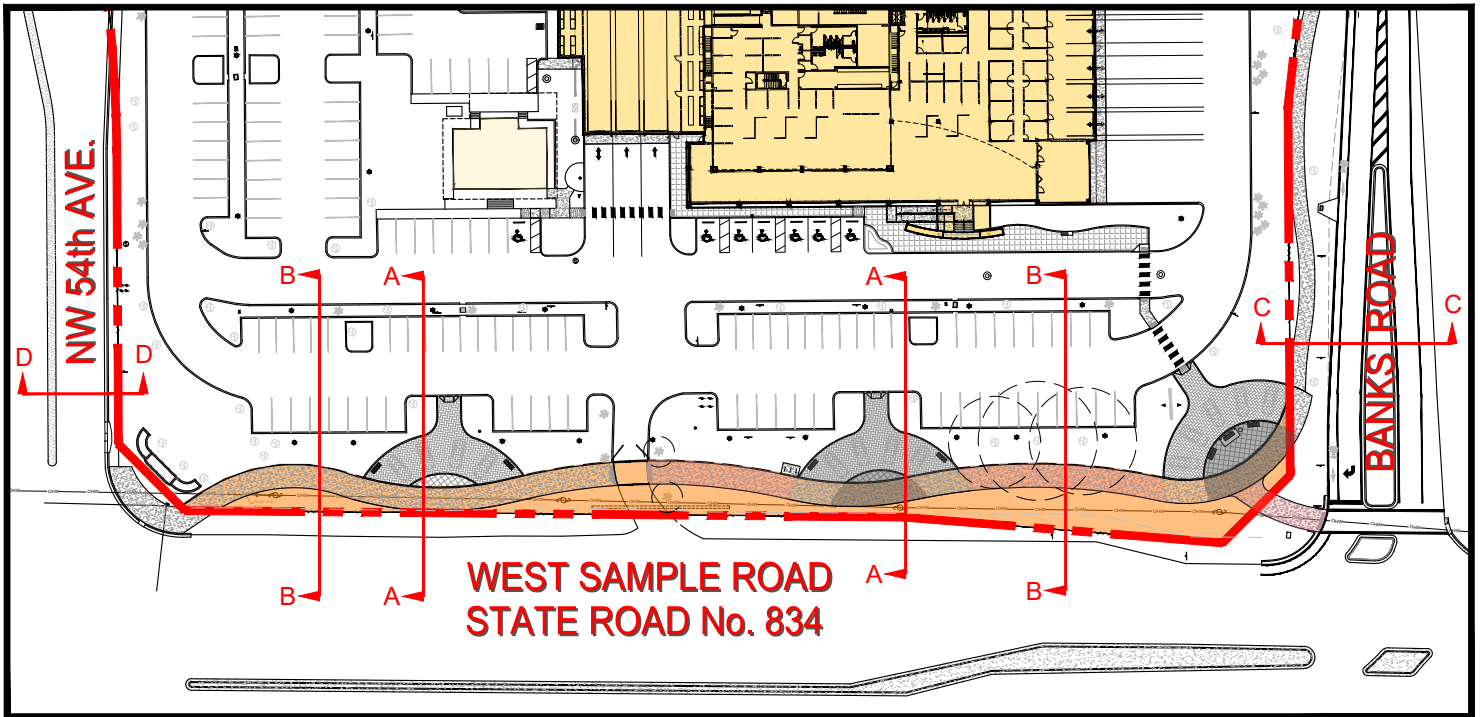
C
F1.1

PEDESTRIAN GREENWAY SECTION



D
F1.1

PEDESTRIAN GREENWAY SECTION



PEDESTRIAN GREENWAY PLAN

Date: 08.30.2025

SEI Job No: 2023-07

Sheet No.

F1.1

Drawn By: Jay



5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073



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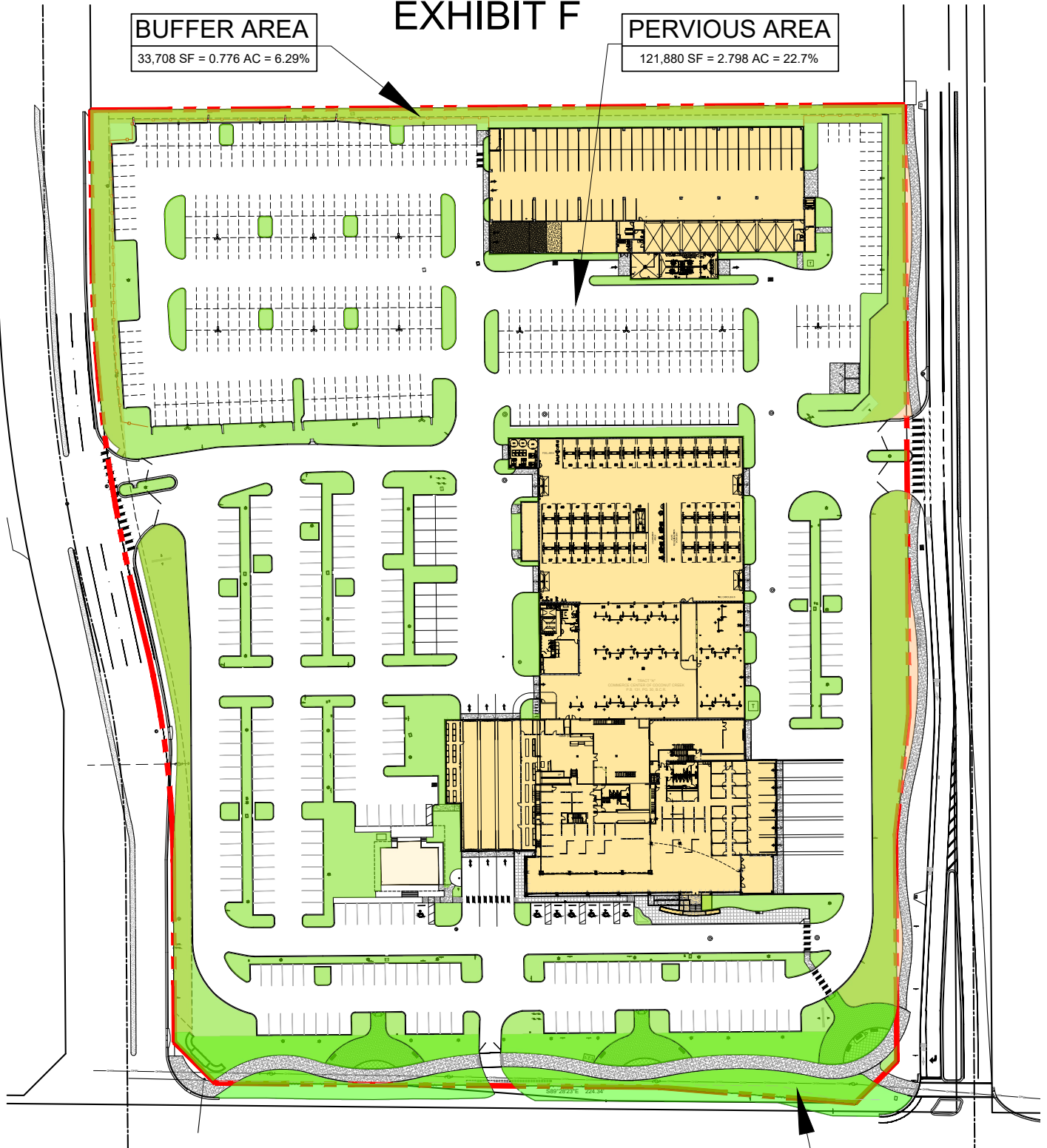
EXHIBIT F

BUFFER AREA

33,708 SF = 0.776 AC = 6.29%

PERVIOUS AREA

121,880 SF = 2.798 AC = 22.7%



GREENWAY

26,407 SF = 0.606 AC = 4.91%



PLAZA AND OPEN SPACE PLAN

SCALE: 1" = 120'

Date: 08.30.2025

SEI Job No: 2023-07

Sheet No.

F1.2

Drawn By: Jay



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36
YEARS

DELIVERING INNOVATIVE
DESIGN NATIONWIDE

Al Hendrickson Toyota

Alternate Solutions

EXHIBIT G

Mainstreet Design Standards	PMDD MS-T	Justification
5.1 - Land Dedication	Easement	Update Existing 28' Roadway Easement to Include 12' Meandering Sidewalk, Pavers, Landscape and Irrigation. This is an FDOT Requirement and Shall Also Include a Maintenance Agreement.
5.2.1 - Existing Wetlands	Na	No on-site wetlands.
5.2.2 - Green Space	10%	Meets code requirements.
5.2.3 - Water Features	Lakes	Adjacent lakes.
5.3 - Street Grid	Street Connectivity Per Standards	Meets code requirements.
5.4 - Development Blocks	MS-T Subdistrict Min. 4 Acres	Existing development site is 12.338 acres. Meets code requirements.
5.6 - Utilities	Utilities To Be Underground	All utilities are underground.
6.4 – Street Type D Residential 60' ROW	Banks Road – 11' sidewalk with 5'x5' plant beds and parallel parking spaces. 1 Accent Tree per 12' and 40% Shrub/ Ground Cover	Banks Road - The Transportation and Mobility Department has specifically requested an 8' sidewalk and the removal of the parallel parking spaces.
6.7 – Frontage Road (Perimeter) Greenway	Sample Road – 28' Greenway with a 12' sidewalk with 10' Vertical Clearance. 1 Shade Tree per 30' and 1 Accent Tree per 700 SF and 40% Shrub/ Ground Cover	Sample Road - We are providing the minimum required 28' Greenway. The proposed facility is setback 145' and includes an existing parking-lot. Due to existing overhead power, underground water line, large existing trees, existing sign, existing site lighting and FDOT landscape setbacks, (7) seven of the required trees have been installed internally. We have added bicycle parking, lighting, seating and a trash receptacle.
7.1 - Plaza Requirements	Provide Public Plazas and Open Space Within Mainstreet PMDD	Incorporate (3) three new public Plaza's intergraded with the pedestrian path and dealership vehicle display.
7.2 - Open Space Requirements	Provide Open Space 10% Transit Phase	Meets code requirements.
8.1.4 - Sub-District MS-T	FAR: 0.80 Building Height: 10 Stories or 120' Max	Meets code requirements. PMDD required for "Special" Land Use
8.2 - Setbacks	28' Minimum from Sample Road 10' Max. from Banks Road Parking Garage 15' Min. from Banks Road 5' Min. NW 54 th Ave 5' Min Along Northern Property Line	Meets code requirement. Existing building to remain, building addition expands closer to Banks Road but does not meet the max set back of 10'. The new building addition has a setback of 100' with an additional 10' wide landscape buffer. Meets code requirement. Meets code requirement. Meets code requirement.
8.3 - Street Orientation	Street Level Façade, Transparent Emphasized Entrance	At the corner of Sample Road and Banks Road there is a direct connection to the proposed pedestrian plaza which includes a dedicated ADA Route to the main entry portal into the building.
8.4 - Location Of Uses	Parking Garages Shall Be Screened with Landscape Buffers	Landscape buffer meets code along parking garage.
8.5 - Solar Orientation	Design Building to Take Advantage of Northern Exposure	Existing building orientation to remain. Proposed Toyota addition faces south towards Sample Road
8.6 - Shading	Provide Overhangs or Awnings on Buildings to Shade Windows	Overhangs are utilized along the main façade windows along with the entry portal which creates a large shade area around the facility main entry. This facility will also be using low-e Solarban 90 glazing which is the latest evolution in solar control.
8.7 - Air Movement	Design Building to Allow for Natural Air Flow Thru the Breezeways	The service drive will act as a breezeway for natural air flow and will also have (3) HVLS fans. The main entry portal is open on 3 sides and will also provide an air movement breezeway.
8.8 - Materials	Use Two Different Materials on Façade	Meets code requirements.

Al Hendrickson Toyota

Alternate Solutions

EXHIBIT G

8.9 – Fenestration	Commercial Buildings Shall Have Glass and Doors Along Front of Building	The existing Showroom is elevated at 42” above existing exterior grade. The proposed glass extends down to the finished floor of the showroom providing full view which meets the design intent of the MSDS.
8.10 - Articulation	Provide Building Articulation and Changes to Facade	Meets code requirements with multiple buildings with different facades.
8.11 - Roof Tops	Use Light Colored/ High Albedo Materials	Meets code requirements.
8.12 - Signage	Per PMDD Criteria	Meets code requirements.
8.13 - Lighting	Provide On Site Pedestrian and Parking-Lot Lighting	All lot lighting will be upgraded to high quality Dark Sky compliant led lighting which uses full cut-off fixtures around the perimeter.
8.14 - Parking Elements	Provide Parking Per Code	Meets code requirements.
9.0 - LEED Certified	Obtain LEED Certification	Shall meet code requirements.
9.1 - Education Campaign	Provide Green Element Educational Information	Meets code requirements.
9.2 - Recycling	Provide Onsite Recycling Program	Recycling provided on site Meets code requirements.
9.3 - Stormwater Management	Provide Stormwater Management for Site Drainage	Existing drainage system utilizing existing lakes and upgraded infiltration.
9.4 - Reduce Site Disturbance	Comply With LEED Sustainable Site Credit 5	Proposal for building addition over existing parking-lot. Green elements are included.
9.5 - Alternative Transportation	Provide Pedestrian Bicycle Transportation	Pedestrian access to building and bike rack & bike lane in roadway.
9.6 - Light Pollution	Lights Face Downward and Avoid Night Sky Pollution	Meets code requirements.
9.7 - Reduce Heat Islands	Provide Green Roofs, Pervious Pavement or Parking Garages	Alternative design uses white TPO roofs, mature trees, pervious pavement and parking garage. Meets code requirements.
9.8 - Water Conservation	Design To Meet LEED Water Efficiency Credit 1	Meets code requirements.
9.9 - Energy Efficiency	Exceed Building Code Efficiency By 10%	Meets code requirements.
9.9.5 - Indoor Air Quality	Use Low Voc Materials, No Smoking, Isolate Janitor Rooms, Permanent Temperature and Humidity Sensors	Meets code requirements.
LDC 13.443(5) F. Building Landscape	10’ Minimum Around Building with 1 Tree, 20 Shrubs and 30 Ground Cover Plants per 40 LF	Allow 10’ landscape to be offset from the southern façade to allow the ADA parking spaces adjacent to the main entry. The required landscape shall be shifted to the east side of the entry portal along the southern side of the building.
LDC 13-443(11) Street Trees	1 Tree Required per 40 LF within 10’ of the Right of Way 280’ / 40’ = 7 Required Trees	There is an existing concrete sidewalk and 10’ Utility Easement adjacent to the Right of Way. There are 6 existing Palm Trees which equal 2 Trees. We shall install 5 new trees on the back side of a proposed 6’ high concrete screening wall which will total the Required 7 Trees.
LDC Sec. 13-443 Minimum landscape requirements for zoning districts 13) Minimum Landscape Requirements for Zoning Districts. Roadway Landscape Buffer Standards.	Required: Such buffer areas shall be separate and distinct from and in addition to, other landscaping and landscape strips which may be required by this subdivision. PMDD: The required roadway landscape buffer width shall be permitted to coincide with the existing perimeter landscape buffer width, not in addition to.	The property is an existing auto dealership. The proposed modifications do not alter the use of the property. The existing auto dealership use is uniquely dependent on maintaining adequate parking and circulation and meeting the roadway landscape buffer width along N.W. 54 th Avenue would reduce this capacity. Applicant will meet landscaping quantity requirements.
LDC Sec. 13-443(13)(a) Minimum Landscape Requirements for Zoning Districts. Roadway Landscape Buffer Standards. And Section 13-331(g) (1) Landscape buffers along major or minor streets.	Required: Roadway landscape buffer widths shall conform to section 13-331(g). Section 13-331(g) (1) Landscape buffers along major or minor streets: •The following landscape buffers are required in all zoning districts per right-of-way width: ROW 60-119’ : 20’ Landscape Buffer. PMDD: The required roadway landscape buffer width shall be permitted to coincide with the existing perimeter landscape buffer width.	The property is an existing auto dealership. The proposed modifications do not alter the use of the property. The existing auto dealership use is uniquely dependent on maintaining adequate parking and circulation and meeting the roadway landscape buffer width along N.W. 54 th Avenue would reduce this capacity. Applicant will meet landscaping quantity requirements
LDC Sec. 13-443(13)(b)	Required: Roadway landscape buffers shall be shown and delineated as separate parcels on all plats and site plans. All building,	The property is an existing development site that has been developed as an auto dealership for decades. The proposed modifications do not alter the use of

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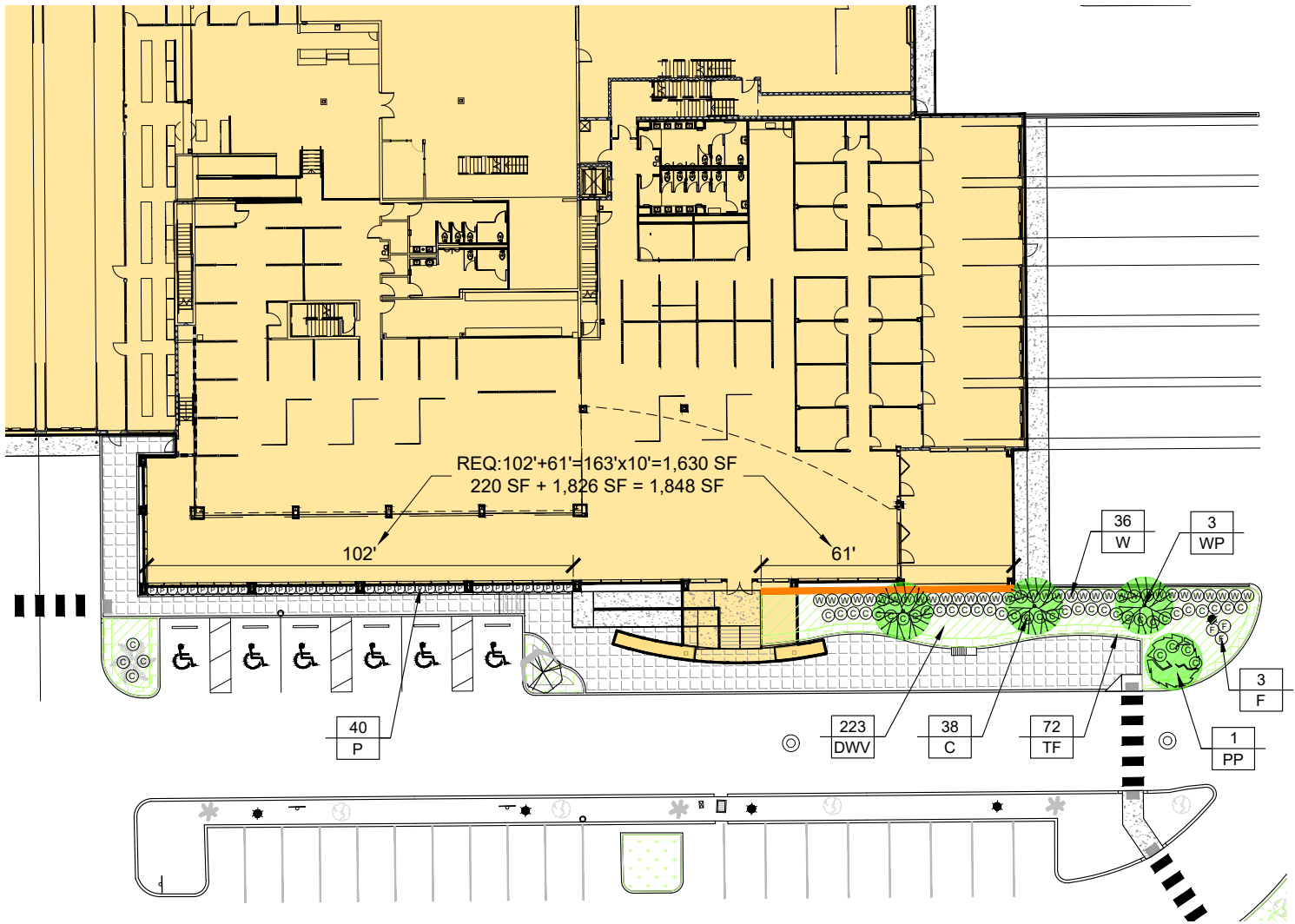
Alternate Solutions

EXHIBIT G

<p>Minimum Landscape Requirements for Zoning Districts. Roadway Landscape Buffer Standards.</p>	<p>structure and vehicular use setbacks shall be measured from the interior parcel line, not the property line. At time of plat and site plan, all buffer parcels shall be noted to include ownership and the perpetual maintenance responsibility of the owner or assigns.</p> <p>PMDD: Roadway landscape buffers shall not be shown as a separate parcel and all building, structure and vehicular use setbacks shall be measured from the property line</p>	<p>the property. Further, Section 4.2 of the MainStreet Design Standards indicates that future redevelopment should not impact existing uses. Applicant will meet landscaping quantity requirements</p>
<p>LDC 13-463 - Street Signage</p>	<p>Existing Sign Structures to Remain</p>	<p>Additional directional signs to be provided. Existing monument signs shall be refaced, under separate permit to meet LDC 13-463.</p>

EXHIBIT G

SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA



1 TREE, 20 SHRUBS, 30 GROUND COVER PLANTS PER 40 LF
 $163' / 40 \text{ LF} = (4) \text{ TREES REQUIRED}; (4) \text{ TREES PROVIDED}$
 $4 \times 20 = (80) \text{ SHRUBS REQUIRED}; (82) \text{ SHRUBS PROVIDED}$
 $4 \times 30 = 120 \text{ GC REQUIRED}; (295) \text{ PROVIDED}$

SOUTHERN BUILDING FACE LANDSCAPING		
(1)	PP	PIGEON PLUM
(3)	WP	WEeping PODOCARPUS
(40)	P	PLUMBAGO
(38)	C	COONTIE
(4)	F	FIREBRUSH
(223)	DWV	DWARF WALTER'S VIBURNUM
(72)	TF	TWIN FLOWER

THE CITY OF COCONUT CREEK REQUIRES A 10' LANDSCAPE BUFFER BETWEEN THE BUILDING AND THE VEHICULAR USE AREA. DUE TO KEEPING THE ADA PARKING SPACES AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE, WE HAVE RELOCATED THE REQUIRED 163' x 10' = 1,630 SF LANDSCAPE BUFFER TO THE EASTERN END OF THE BUILDING. WE HAVE INCLUDED A 204 SF AREA AND A 1,626 SF AREA = 1,848 SF FOUNDATION LANDSCAPE AREA ALONG THE SOUTHERN FACADE.



ALTERNATE DESIGN SOLUTION

SCALE: 1" = 40'

Date: 08.30.2025

SEI Job No: 2023-07

Sheet No.

G1.0

Drawn By: Jay



5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073



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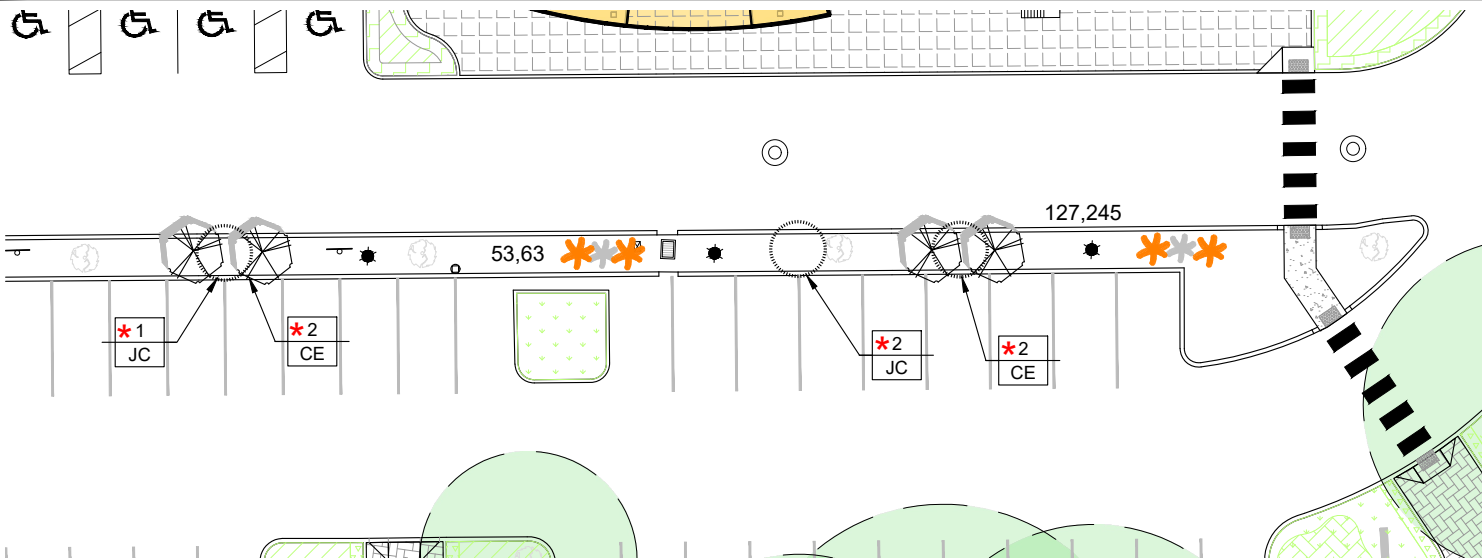
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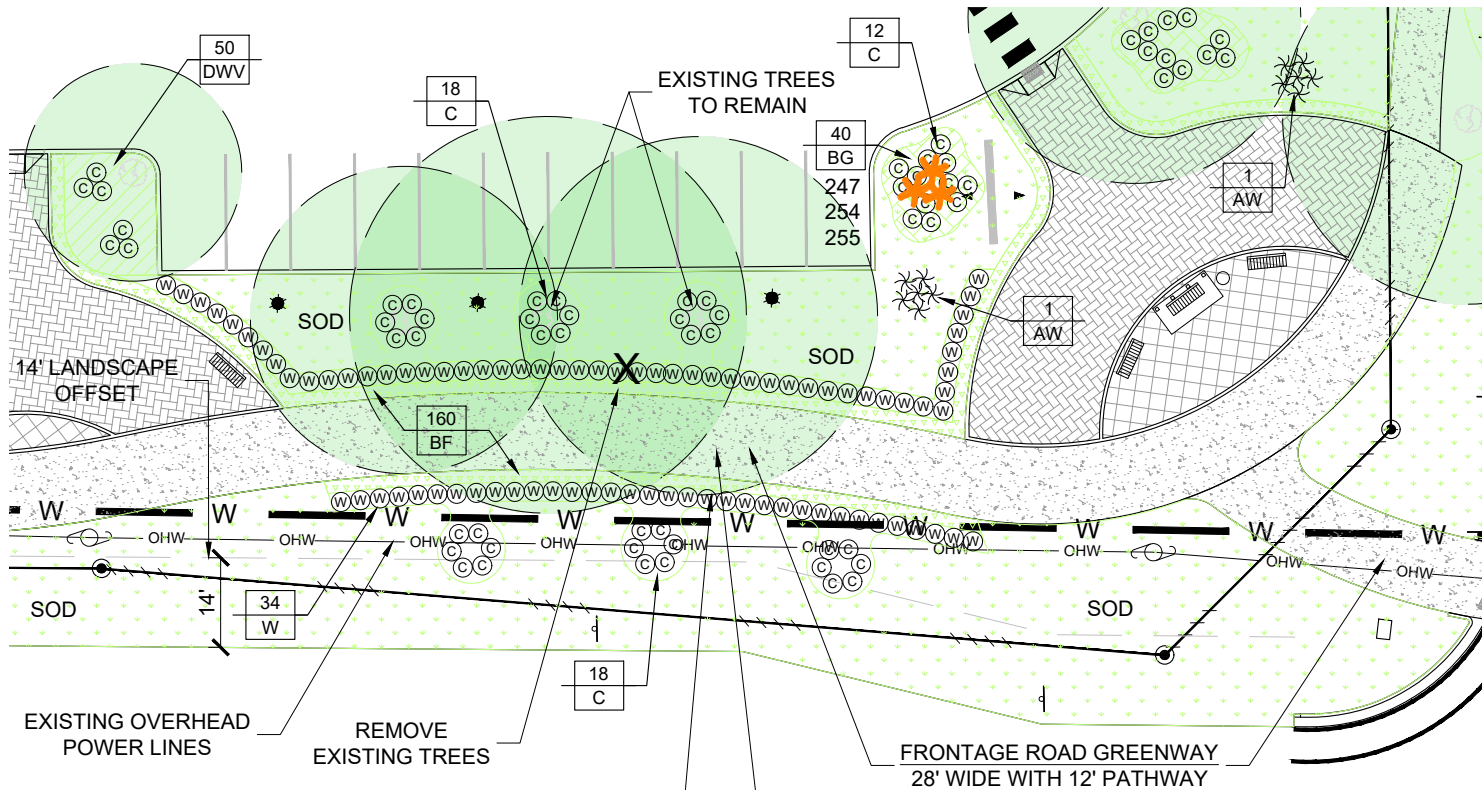
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EXHIBIT G



FDOT REQUIRES A 14' LANDSCAPE OFFSET FROM THE EDGE OF PAVEMENT AND ALSO DISCOURAGES PLANTING TREES IN DRAINAGE SWALES. THE CITY OF COCONUT CREEK REQUIRES TREES TO BE PLANTED MINIMUM 6' FROM UTILITY LINES. 7 OF THE REQUIRED SAMPLE ROAD STREET TREES HAVE RELOCATED AT THE REAR TO HELP SCREEN THE VEHICLE STORAGE LOT.



W. SAMPLE ROAD REQUIRES
 1 TREE / 30LF
 540' / 30' = 18 TREES REQUIRED
 18 NEW TREES PROVIDED
 * 7 PROVIDED INTERNALLY

CONTRACTOR TO FIELD VERIFY AND INSTALL
 A (ROCK BURRITO) MIN. 6" OF 57 STONE
 BENEATH SIDEWALKS INSTALLED OVER THE
 CRITICAL ROOT ZONE OF EXISTING TREES



ALTERNATE DESIGN SOLUTION

SCALE: 1" = 30'

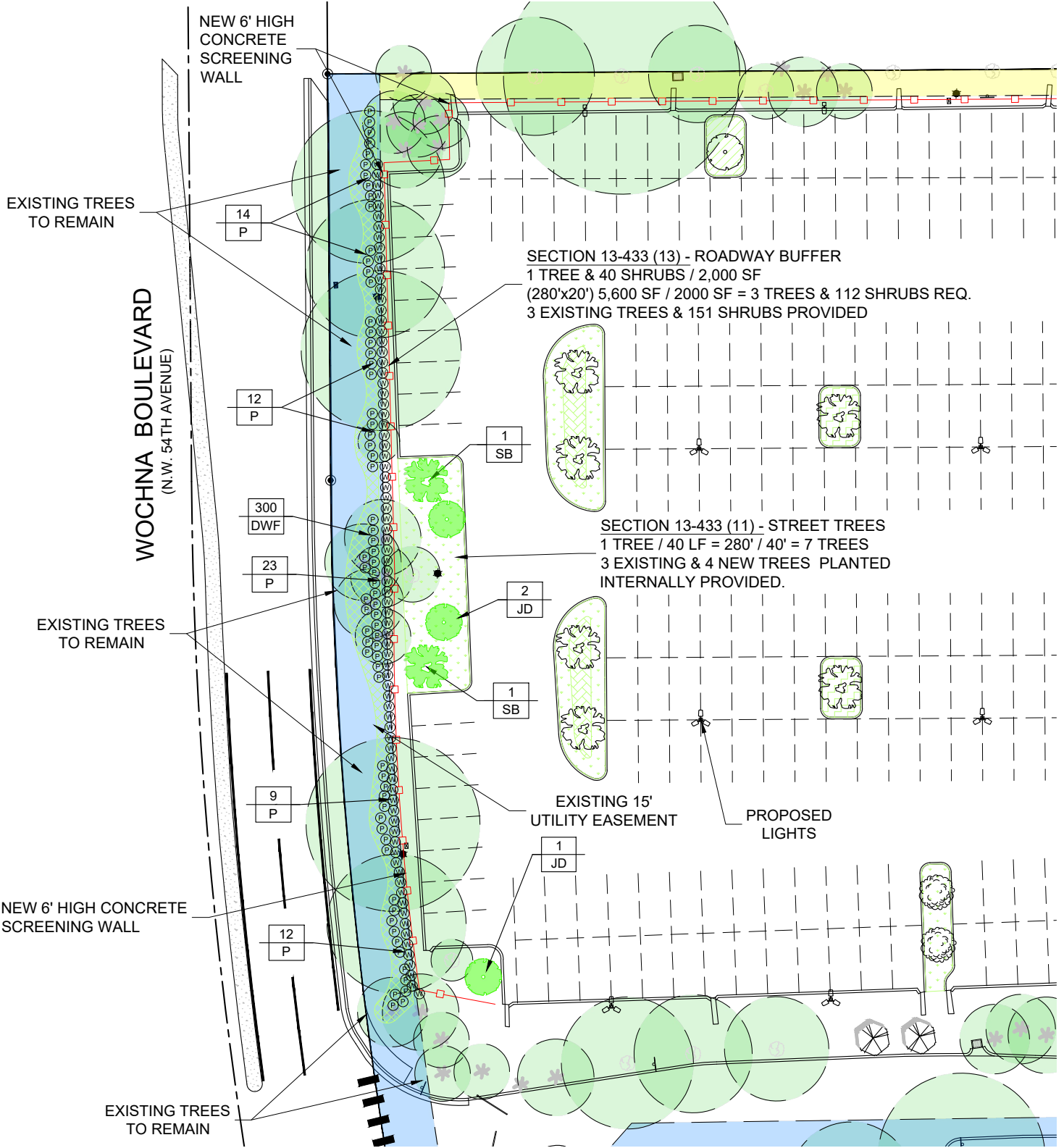
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SEI Job No: 2023-07
Sheet No. G1.1
Drawn By: Jay

Ah Al Hendrickson
TOYOTA
 5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

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36 YEARS
 DELIVERING INNOVATIVE DESIGN NATIONWIDE

EXHIBIT G



ALTERNATE DESIGN SOLUTION

SCALE: 1" = 40'

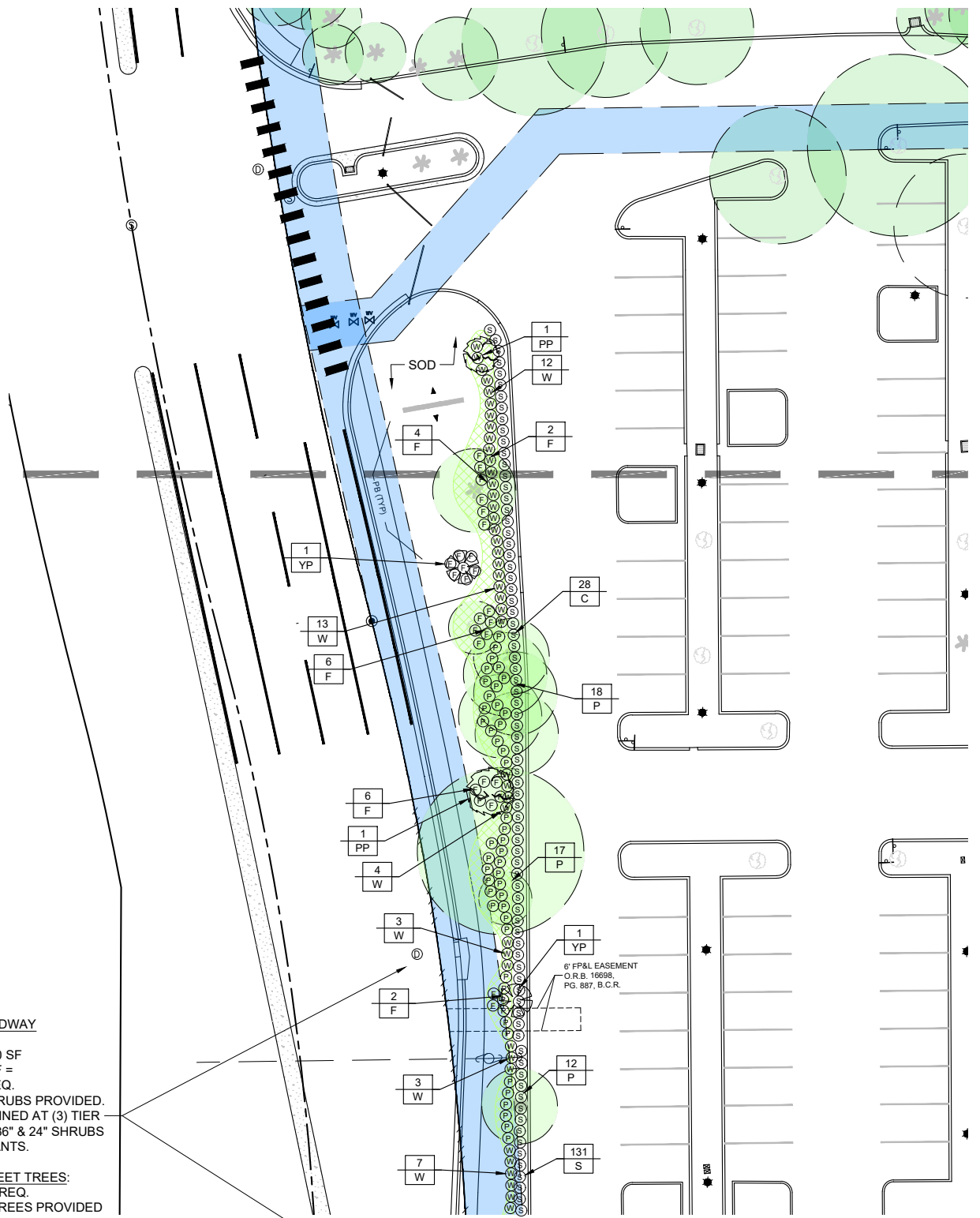
Date: 01.26.2026
 SEI Job No: 2023-07
 Sheet No. **G1.2**
 Drawn By: Jay

Ah Al Hendrickson
TOYOTA
 5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

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36 YEARS
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EXHIBIT G



SECTION 13-443 (13) - ROADWAY
LANDSCAPE BUFFER
1 TREE & 40 SHRUBS / 2000 SF
(400'x20') 8,000 SF / 2000 SF =
4 TREES & 160 SHRUBS REQ.
4 NEW TREES AND 327 SHRUBS PROVIDED.
PLANTS SHALL BE MAINTAINED AT (3) TIER
LEVELS WHICH INCLUDE (36" & 24" SHRUBS
& 12" GROUND COVER PLANTS.

SECTION 13-443 (11) - STREET TREES:
1 TREE / 40 LF = 10 TREES REQ.
7 EXISTING + 3 NEW = 10 TREES PROVIDED

MATCH LINE



ALTERNATE DESIGN SOLUTION

SCALE: 1" = 40'

Date: 01.26.2026

SEI Job No: 2023-07

Sheet No.

G1.3

Drawn By: Jay



5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073



**Spring
Engineering**
Architecture • Engineering • Land Planning

3014 U.S. HWY 19, HOLIDAY, FL (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747



DELIVERING INNOVATIVE
DESIGN NATIONWIDE

EXHIBIT G

**SECTION 13-443 (13) - ROADWAY
LANDSCAPE BUFFER**

1 TREE & 40 SHRUBS / 2000 SF
(400'x20') 8,000 SF / 2000 SF =
4 TREES & 160 SHRUBS REQ.
4 NEW TREES AND 327 SHRUBS PROVIDED.
PLANTS SHALL BE MAINTAINED AT (3) TIER
LEVELS WHICH INCLUDE (36" & 24" SHRUBS
& 12" GROUND COVER PLANTS.

SECTION 13-443 (11) STREET TREES:
1 TREE / 40 LF = 10 TREES REQ.
7 EXISTING + 3 NEW = 10 TREES PROVIDED



ALTERNATE DESIGN SOLUTION

SCALE: 1" = 40'

Date: 01.26.2026

SEI Job No: 2023-07

Sheet No.

G1.4

Drawn By: Jay



5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

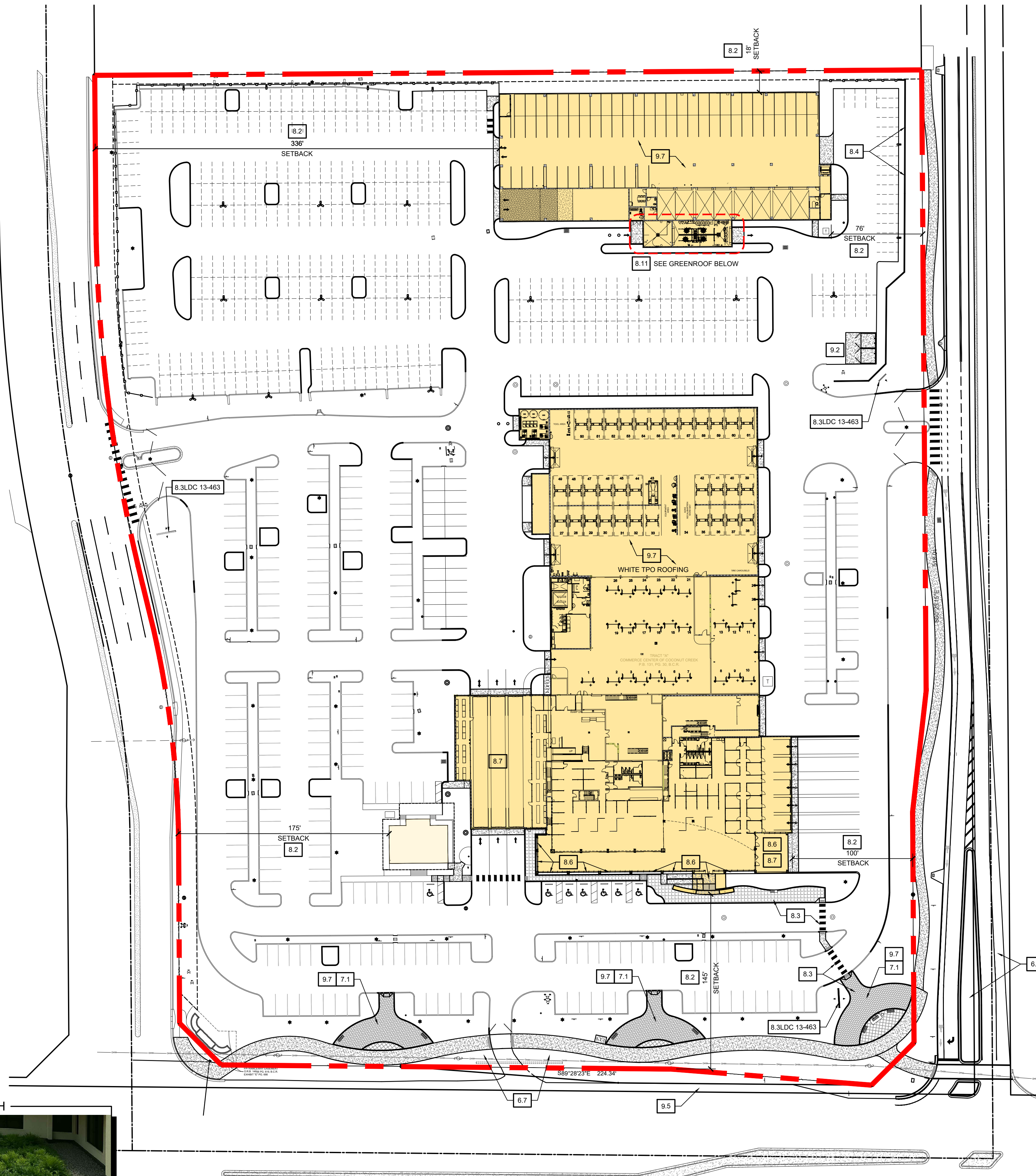


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SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA



ALTERNATIVE SOLUTIONS PLAN
SCALE: 1" = 50'



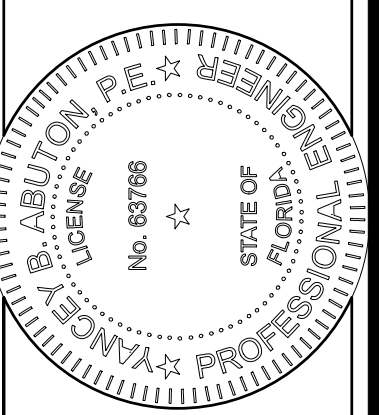
Mainstreet Design Standards	PMDD MS-T	Justification
5.1 - Land Dedication	Easement	Update Existing 28' Roadway Easement to Include 12' Meandering Sidewalk, Pavers, Landscape and Irrigation. This is an FDOT Requirement and Shall Also Include a Maintenance Agreement.
5.2.1 - Existing Wetlands	Na	No on-site wetlands.
5.2.2 - Green Space	10%	Meets code requirements.
5.2.3 - Water Features	Lakes	Adjacent lakes.
5.3 - Street Grid	Street Connectivity Per Standards	Meets code requirements.
5.4 - Development Blocks	MS-T Subdistrict Min. 4 Acres	Existing development site is 12,338 acres. Meets code requirements.
5.6 - Utilities	Utilities To be Underground	All utilities are underground.
6.4 - Street Type D Residential 60' ROW	Banks Road - 11' sidewalk with 5'x5' plant beds and parallel parking spaces. 1 Accent Tree per 12' and 40% Shrub/ Ground Cover	Banks Road - The Transportation and Mobility Department has specifically requested an 8' sidewalk and the removal of the parallel parking spaces.
6.7 - Frontage Road (Perimeter) Greenway	Sample Road - 28' Greenway with a 12' sidewalk with 10' Vertical Clearance. 1 Shade Tree per 30' and 1 Accent Tree per 700 SF and 40% Shrub/ Ground Cover	Sample Road - We are providing the minimum required 28' Greenway. The proposed facility is setback 145' and includes an existing parking lot. Due to existing overhead power, underground water line, large existing trees, existing sign, existing site lighting and FDOT landscape setbacks, (7) seven of the required trees have been installed internally. We have added bicycle parking, lighting, seating and a trash receptacle.
7.1 - Plaza Requirements	Provide Public Plazas and Open Space Within Mainstreet PMDD	Incorporate (3) three new public Plaza's intergraded with the pedestrian path and dealership vehicle display.
7.2 - Open Space Requirements	Provide Open Space 10% Transit Phase	Meets code requirements.
8.1.4 - Sub-District MS-T	PAR: 0.80 Building Height: 10 Stories or 120' Max	PMDD requires "Special" Land Use
8.2 - Setbacks	28' Minimum from Sample Road 10' Max. from Banks Road Parking Garage 15' Min. from Banks Road 5' Min. NW 54 th Ave 5' Min Along Northern Property Line	Existing building to remain, building addition expands closer to Banks Road but does not meet the max set back of 10'. The new building addition has a setback of 100' with an additional 10' wide landscape buffer. Meets code requirement. Meets code requirement. Meets code requirement.
8.3 - Street Orientation	Street Level Facade, Transparent Emphasized Entrance	At the corner of Sample Road and Banks Road there is a direct connection to the proposed pedestrian plaza which includes a dedicated ADA Route to the main entry portal into the building.
8.4 - Location Of Uses	Parking Garages Shall Be Screened with Landscape Buffers	Landscape buffer meets code along parking garage.
8.5 - Solar Orientation	Design Building to Take Advantage of Northern Exposure	Existing building orientation to remain. Proposed Toyota addition faces south towards Sample Road
8.6 - Shading	Provide Overhangs or Awnings on Buildings to Shade Windows	Overhangs are utilized along the main facade windows along with the entry portal which creates a large shade area around the facility main entry. This facility will also use low-e Solarban 90 glazing which is the latest evolution in solar control.
8.7 - Air Movement	Design Building to Allow for Natural Air Flow Thru the Breeweways	The service drive will act as a breezeway for natural air flow and will also have (3) HVLS fans. The main entry portal is open on 3 sides and will also provide an air movement breezeway.
8.8 - Materials	Use Two Different Materials on Façade	Meets code requirements.
8.9 - Fenestration	Commercial Buildings Shall Have Glass and Doors Along Front of Building	The existing Showroom is elevated at 42" above existing exterior grade. The proposed glass extends down to the finished floor of the showroom providing full view which meets the design intent of the MSDS.
8.10 - Articulation	Provide Building Articulation and Changes with different facades	Meets code requirements with multiple buildings with different facades.
8.11 - Roof Tops	Use Light Colored/ High Albedo Materials	Meets code requirements.
8.12 - Signage	Per PMDD Criteria	Meets code requirements.
8.13 - Lighting	Provide On Site Pedestrian and Parking-Lot Lighting	All lot lighting will be upgraded to high quality Dark Sky compliant led lighting which uses full cut-off fixtures around the perimeter.
8.14 - Parking Elements	Provide Parking Per Code	Meets code requirements.
9.0 - LEED Certified	Obtain LEED Certification	Shall meet code requirements.
9.1 - Education Campaign	Provide Green Element Educational Information	Meets code requirements.
9.2 - Recycling	Provide Onsite Recycling Program	Recycling provided on site Meets code requirements.
9.3 - Stormwater Management (SHEETS C3.0-C3.1)	Provide Stormwater Management for Site Drainage	Existing drainage system utilizing existing lakes and upgraded infiltration.
9.4 - Reduce Site Disturbance	Comply With LEED Sustainable Site Credit 5	Proposal for building addition over existing parking lot. Green elements are included.
9.5 - Alternative Transportation	Provide Pedestrian Bicycle Transportation	Pedestrian access to building and bike rack & bike lane in roadway.
9.6 - Light Pollution (SHEETS C4.2-C4.3)	Lights Face Downward and Avoid Night Sky Pollution	Meets code requirements.
9.7 - Reduce Heat Islands	Provide Green Roofs, Pervious Pavement or Parking Garages	Alternative design uses white TPO roofs, mature trees, pervious pavement and parking garage. Meets code requirements.
9.8 - Water Conservation	Design To Meet LEED Water Efficiency Credit 1	Meets code requirements.
9.9 - Energy Efficiency	Exceed Building Code Efficiency By 10%	Meets code requirements.
9.9.5 - Indoor Air Quality	Use Low Voc Materials, No Smoking. Isolate Janitor Rooms, Permanent Temperature and Humidity Sensors	Meets code requirements.
LDC 13.443(5) F. Building Landscape	10' Minimum Around Building with 1 Tree, 20 Shrubs and 30 Ground Cover Plants per 40 LF	Allow 10' landscape to be offset from the southern facade to allow the ADA parking spaces adjacent to the main entry. The required landscape shall be shifted to the east side of the entry portal along the southern side of the building.
LDC 13.443(1) Street Trees (SHEETS C5.0-C5.1)	7 Trees Required per 40 LF within 10' of the Right of Way 280' / 40' = 7 Required Trees	There is an existing concrete sidewalk, and 10' Utility Easement adjacent to the Right of Way. There are 6 existing Palm Trees which equal 2 Trees. We shall install 5 new trees on the back side of a proposed 6' high concrete screening wall which will total the Required 7 Trees.
LDC Sec. 13-443 Minimum landscape requirements for zoning districts.	Required: Such buffer areas shall be separate and distinct from and in addition to, other landscaping and landscape strips which may be required by this subdivision. PMDD: The required roadway landscape buffer width shall be permitted to coincide with the existing perimeter landscape buffer width, not in addition to.	The property is an existing auto dealership. The proposed modifications do not alter the use of the property. The existing auto dealership use is uniquely dependent on maintaining adequate parking and circulation and meeting the roadway landscape buffer width along N.W. 54 th Avenue would reduce this capacity. Applicant will meet landscaping quantity requirements.
13) Minimum Landscape Requirements for Zoning Districts, Roadway Landscape Buffer Standards.	Required: Roadway landscape buffer widths shall conform to section 13-331(g). Section 13-331(g) (1) Landscape buffers along major or minor streets. The following landscape buffers are required in all zoning districts per right-of-way width: ROW 16'-119' : 20' Landscape Buffer. PMDD: The required roadway landscape buffer width shall be permitted to coincide with the existing perimeter landscape buffer width.	The property is an existing auto dealership. The proposed modifications do not alter the use of the property. The existing auto dealership use is uniquely dependent on maintaining adequate parking and circulation and meeting the roadway landscape buffer width along N.W. 54 th Avenue would reduce this capacity. Applicant will meet landscaping quantity requirements.
LDC Sec. 13-443(13)(a) Minimum Landscape Requirements for Zoning Districts, Roadway Landscape Buffer Standards.	Required: Roadway landscape buffers shall be shown and delineated as separate parcels on all plats and site plans. All building, structure and vehicular use setbacks shall be measured from the interior parcel line, not the property line. At time of plat and site plan, all buffer parcels shall be noted to include ownership and the perpetual maintenance responsibility of the owner or assigns. PMDD: Roadway landscape buffers shall not be shown as a separate parcel and all building, structure and vehicular use setbacks shall be measured from the property line.	The property is an existing development site that has been developed as an auto dealership for decades. The proposed modifications do not alter the use of the property. Further, Section 4.2 of the MainStreet Design Standards indicates that future redevelopment should not impact existing uses. Applicant will meet landscaping quantity requirements.
LDC Sec. 13-443(13)(b) Minimum Landscape Requirements for Zoning Districts, Roadway Landscape Buffer Standards.	Required: Roadway landscape buffers shall be shown and delineated as separate parcels on all plats and site plans. All building, structure and vehicular use setbacks shall be measured from the interior parcel line, not the property line. At time of plat and site plan, all buffer parcels shall be noted to include ownership and the perpetual maintenance responsibility of the owner or assigns. PMDD: Roadway landscape buffers shall not be shown as a separate parcel and all building, structure and vehicular use setbacks shall be measured from the property line.	The property is an existing development site that has been developed as an auto dealership for decades. The proposed modifications do not alter the use of the property. Further, Section 4.2 of the MainStreet Design Standards indicates that future redevelopment should not impact existing uses. Applicant will meet landscaping quantity requirements.
LDC 13-463 - Street Signage	Existing Sign Structures to Remain	Additional directional signs to be provided. Existing monument signs shall be replaced, under separate permit to meet LDC 13-463.

(SEE TOYOTA COCONUT CREEK BUILDINGS EXHIBIT I FOR ADDITIONAL BUILDING DETAILS)

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100%
CONSTRUCTION DOCS.
ISSUE DATE: 04.09.2024

REV	DATE	DESCRIPTION
4	10/26/2024	PER CITY OF COCONUT CREEK



Al Hendrickson
TOYOTA
5201 W SAMPLE ROAD - COCONUT CREEK, FLORIDA 33073

CONTRACT DATE:
JANUARY 10, 2024



Spring Engineering
Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 898-1516 • FL COA NO. 00005158 & LICENSE NO. AA-C001747

ALTERNATIVE SOLUTIONS PLAN
DESIGNED BY: JAY
DRAWN BY: JAY
CHECKED BY: RPD
JOB NO. 2023-07

SHEET NO.
C2.3

EXHIBIT H

DECLARATION OF UNITY OF TITLE

THIS DECLARATION OF UNITY OF TITLE AGREEMENT (“Agreement”), is entered into this ____ day of _____, 20__ (“Effective Date”), by **Coconut Creek Automotive Management**, a Florida corporation (“Owner”), for the benefit of the **CITY OF COCONUT CREEK**, a Florida municipal corporation (the “City”).

WITNESSETH:

Owner is the fee owner of certain real property located in Broward County, Florida, generally located at **5201 West Sample Road** (the “Property”) and legally described as:

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.

which property is or will be subject to the **Al Hendrickson Toyota PMDD**, Planned MainStreet Development District under the Land Development Code of the City of Coconut Creek (the "PMDD"), which requires that the Property subject to the PMDD be under unified control.

NOW THEREFORE, Owner does hereby make the following declarations of conditions, limitations and restrictions on said Property:

1. The aforesaid Property be and the same is hereby established and declared to be unified as an indivisible building development site.
2. This Declaration of Unity Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, its successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing by the Director of the Department of Sustainable Development of the City of Coconut Creek, Florida.
3. The undersigned does further agree that this instrument shall be filed for record among the Public Records of Broward County, Florida.

[Signatures on following page]

IN WITNESS HEREOF, the undersigned has caused this Declaration of Unity of Title to be executed in appropriate manner and its seal to be affixed this _____ day of _____, 20__.

Signed and sealed in the presence of:

IN WITNESS WHEREOF, the Owners have caused this Agreement to be executed as of the day and year first written above.

WITNESSES:

OWNER:

Print: _____

_____,
a Florida corporation

Print: _____

By: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 20__, by _____ as _____ of _____, a Florida corporation, on behalf of the corporation. He/She [] is personally known to me or [] presented a _____ as identification.

Notary Stamp/Seal:

Notary Signature: _____

Notary Print: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

MORTGAGEE CONSENT TO DECLARATION OF UNITY OF TITLE

This MORTGAGEE CONSENT TO DECLARATION OF UNITY OF TITLE AGREEMENT is made as of _____, 20__ by _____ (“Mortgagee”) the owner and holder of that certain Mortgage, Assignment of Rents and Security Agreement recorded on _____ in Instrument Number _____ of the Public Records of Broward County, Florida, (“Mortgage”), which Mortgage encumbers the Property. Mortgagee consents to the foregoing Declaration of Unity of Title Agreement without in any manner releasing, satisfying or discharging the Mortgage, the Collateral Assignment of Leases, Rents and Licenses as recorded in Instrument # _____, the Collateral Assignment of Contract and License Rights as recorded in Instrument # _____ and Uniform Commercial Code Financing Statement as recorded in Instrument # _____, all of the Public Records of Broward County, Florida, with respect to the Property encumbered thereby. Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration of Unity of Title Agreement, any of its terms or provisions or the legal sufficiency thereof, and disavows any such warranty or representation. Mortgagee acknowledges that the Declaration of Unity of Title Agreement shall remain in full force and effect unless released by the City of Coconut Creek, Florida, and shall survive termination, foreclosure or satisfaction of the Mortgage.

IN WITNESS WHEREOF, the Mortgagee, by its duly authorized officer, has caused these presents to be signed in its corporate name, and its seal to be affixed hereto, this ___ day of _____ 20__.

WITNESSES:

MORTGAGEE:

Print: _____

By: _____

Print: _____

_____, _____

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing consent was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 20__, by _____ as _____ of _____, on behalf of the bank. He [] is personally known to me or [] presented a _____ as identification.

Notary Stamp/Seal:

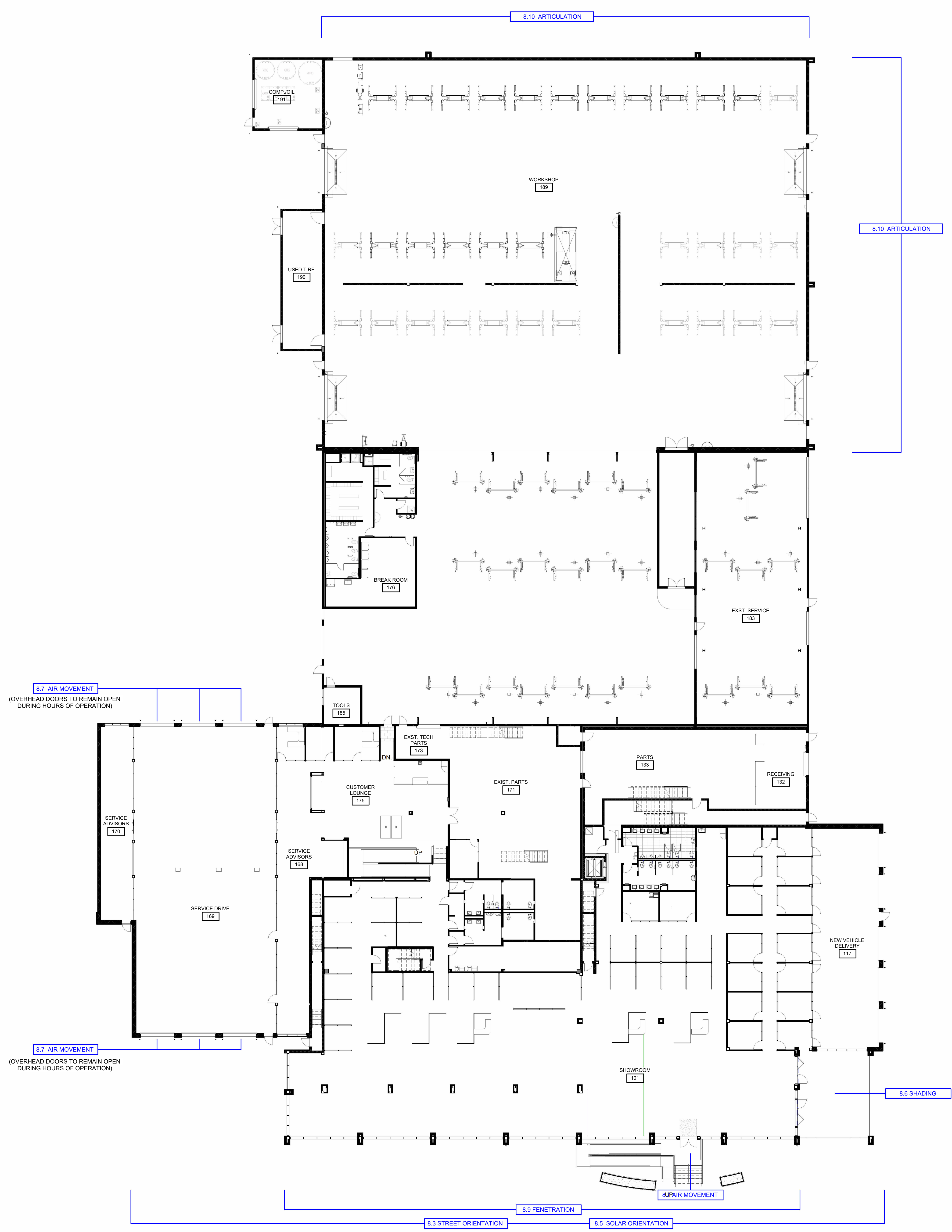
Notary Signature: _____

Notary Print: _____

Notary Public, State of Florida

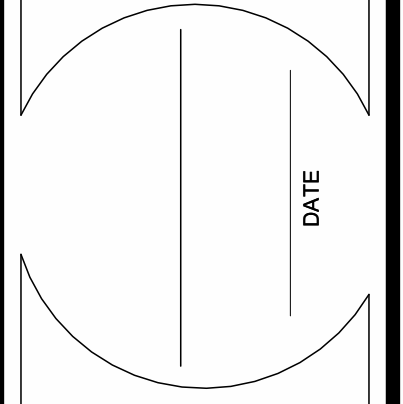
Commission No.: _____

My Commission Expires: _____



- STREET ORIENTATION 8.3**
PRIMARY FACADE PARALLEL TO STREET (REFER ALSO TO SITE PLANS)
55% TRANSPARENT STREET LEVEL FACADE (REFER ALSO TO SHEET A200-A)
BUILDING ENTRANCE EMPHASIZED BY WHITE GLASS PORTAL (REFER ALSO TO SHEET A200-A)
ENTRANCE PROTECTED FROM THE ELEMENTS BY CANOPY BEHIND PORTAL
- SOLAR ORIENTATION 8.5**
BUILDING IS USING PROPER SOLAR ORIENTATION TO THE GREATEST EXTENT POSSIBLE. THE BUILDING MATERIALS HAVE BEEN SELECTED TO MINIMIZE SOLAR HEAT GAIN, I.E. HIGH ALBEDO LIGHT ROOFING AND SOLARBAN 50 GLAZING
- SHADING 8.6**
OVERHANGS AND CANOPIES HAVE BEEN PROVIDED. (REFER TO SHEET A200-A)
- AIR MOVEMENT 8.7**
FANS PROVIDED IN LARGED AREAS. SEE PLAN FOR THE LOCATIONS
- MATERIALS 8.8**
BUILDING FACADES COMBINE A MIX OF HIGH QUALITY MATERIALS INCLUDING
1. ALUMINUM COMPOSITE MATERIALS
2. OPAQUE GLASS
3. STUCCO
REFER TO SHEET A200-A FOR COLORS AND LOCATIONS
- FENESTRATION 8.9**
FRONT FACADE PROVIDES OVER 50% TRANSPARENT GLAZING (REFER TO SHEET A200-A)
CLERESTORY WINDOWS ARE PROVIDED IN THE NORTH AND EAST ELEVATIONS AND ARE PROPORTIONALLY SIZED. (REFER TO SHEET A200-A)
- ARTICULATION 8.10**
WALL PLANE CHANGES ARE PROVIDED TO LIMIT UNBROKEN FACADES TO LESS THAN 100'. STREET LEVEL ENTRANCE PROVIDED FROM FRONT
ARCHITECTURAL DETAILS, ROOF LINES AND PARAPETS CONTINUE AROUND BUILDING CORNER (REFER ALSO TO SHEET A200-A)
CANOPIES AND OVERHANGS PROVIDED.
- ROOFTOPS 8.11**
ROOFTOP SERVICE EQUIPMENT SCREENED FROM VIEW WITH SCREENS AND PARAPETS. (REFER ALSO TO SHEET A200-B.)
LIGHT COLORED / HIGH ALBEDO ROOF PROVIDED.
ROOF OVERHANGS AT GLAZING PROVIDED (REFER ALSO TO SHEET A200-A)
- SIGNAGE 8.12**
BACKLIT SIGNAGE (REFER TO SHEET A200-A)
- LIGHTING 8.13**
DESIN INCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTING THE BUILDING ENTRANCE

REV.	DATE	DESCRIPTION



AL HENDRICKSON TOYOTA
5201 West Sample Road
Coconut Creek, FL 33073

MORGAN
AUTO GROUP

CONTRACT DATE: _____

37

YEARS
OF
EXPERIENCE
NATIONWIDE
DESIGN
LICENSE NO. AA-C001747

Spring
Engineering

Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL (727) 898-1516 • FL COA NO. 00001568 & LICENSE NO. AA-C001747

EXHIBIT I -
DEALERSHIP
FIRST FLOOR
PLAN

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NO. _____
2023-07

SHEET NO.
I-1.1

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1 DEALERSHIP BUILDING - FIRST FLOOR PLAN
1/16" = 1'-0"

1/22/2026 3:27:07 PM

- STREET ORIENTATION 8.3**
PRIMARY FACADE PARALLEL TO STREET (REFER ALSO TO SITE PLANS)
53% TRANSPARENT STREET LEVEL FACADE (REFER ALSO TO SHEET A200-A)
BUILDING ENTRANCE EMPHASIZED BY WHITE GLASS PORTAL (REFER ALSO TO SHEET A200-A)
ENTRANCE PROTECTED FROM THE ELEMENTS BY CANOPY BEHIND PORTAL
- SOLAR ORIENTATION 8.5**
BUILDING IS USING PROPER SOLAR ORIENTATION TO THE GREATEST EXTENT POSSIBLE. THE BUILDING MATERIALS HAVE BEEN SELECTED TO MINIMIZE SOLAR HEAT GAIN, I.E. HIGH ALBEDO LIGHT ROOFING AND SOLARBAN 90 GLAZING
- SHADING 8.6**
OVERHANGS AND CANOPIES HAVE BEEN PROVIDED. (REFER TO SHEET A200-A)
- AIR MOVEMENT 8.7**
FANS PROVIDED IN LARGED AREAS. SEE PLAN FOR THE LOCATIONS
- MATERIALS 8.8**
BUILDING FACADES COMBINE A MIX OF HIGH QUALITY MATERIALS INCLUDING
1. ALUMINUM COMPOSITE MATERIALS
2. OPAQUE GLASS
3. STUCCO
REFER TO SHEET A200-A FOR COLORS AND LOCATIONS
- FENESTRATION 8.9**
FRONT FACADE PROVIDES OVER 50% TRANSPARENT GLAZING (REFER TO SHEET A200-A)
CLERESTORY WINDOWS ARE PROVIDED IN THE NORTH AND EAST ELEVATIONS AND ARE PROPORTIONALLY SIZED. (REFER TO SHEET A200-A)
- ARTICULATION 8.10**
WALL PLANE CHANGES ARE PROVIDED TO LIMIT UNBROKEN FACADES TO LESS THAN 100'. STREET LEVEL ENTRANCE PROVIDED FROM FRONT
ARCHITECTURAL DETAILS, ROOF LINES AND PARAPETS CONTINUE AROUND BUILDING CORNER (REFER ALSO TO SHEET A200-A)
CANOPIES AND OVERHANGS PROVIDED.
- ROOFTOPS 8.11**
ROOFTOP SERVICE EQUIPMENT SCREENED FROM VIEW WITH SCREENS AND PARAPETS. (REFER ALSO TO SHEET A200-B.)
LIGHT COLORED / HIGH ALBEDO ROOF PROVIDED.
ROOF OVERHANGS AT GLAZING PROVIDED (REFER ALSO TO SHEET A200-A)
- SIGNAGE 8.12**
BECKLIT SIGNAGE (REFER TO SHEET A200-A)
- LIGHTING 8.13**
DESIN INCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTTING THE BUILDING ENTRANCE

REV	DATE	DESCRIPTION

DATE

AL HENDRICKSON TOYOTA

MORGAN AUTO GROUP

5201 West Sample Road
Coconut Creek, FL 33073

CONTRACT DATE: _____

37 YEARS
DESIGN NATIONWIDE
DESIGN LICENSE NO. AA-C007147

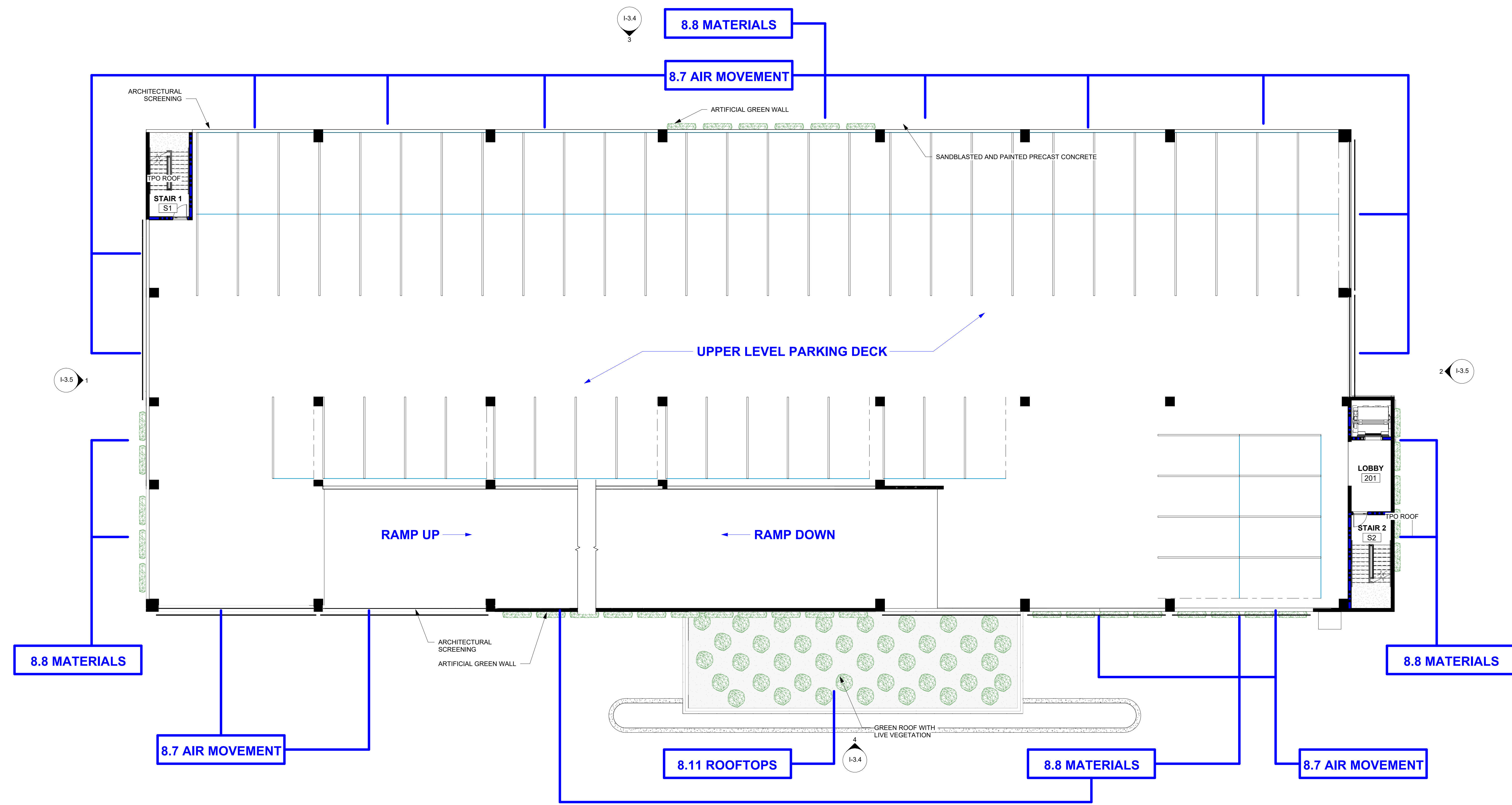
Spring Engineering
Architecture • Engineering • Land Planning

3014 U.S. HWY 19, HOLIDAY, FL 32701-1516 • FL COA NO. 000015158 & LICENSE NO. AA-C007147

EXHIBIT I - PARKING GARAGE LEVEL 2-5 PLANS

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NO. 2023-07

SHEET NO. **1-3.2**

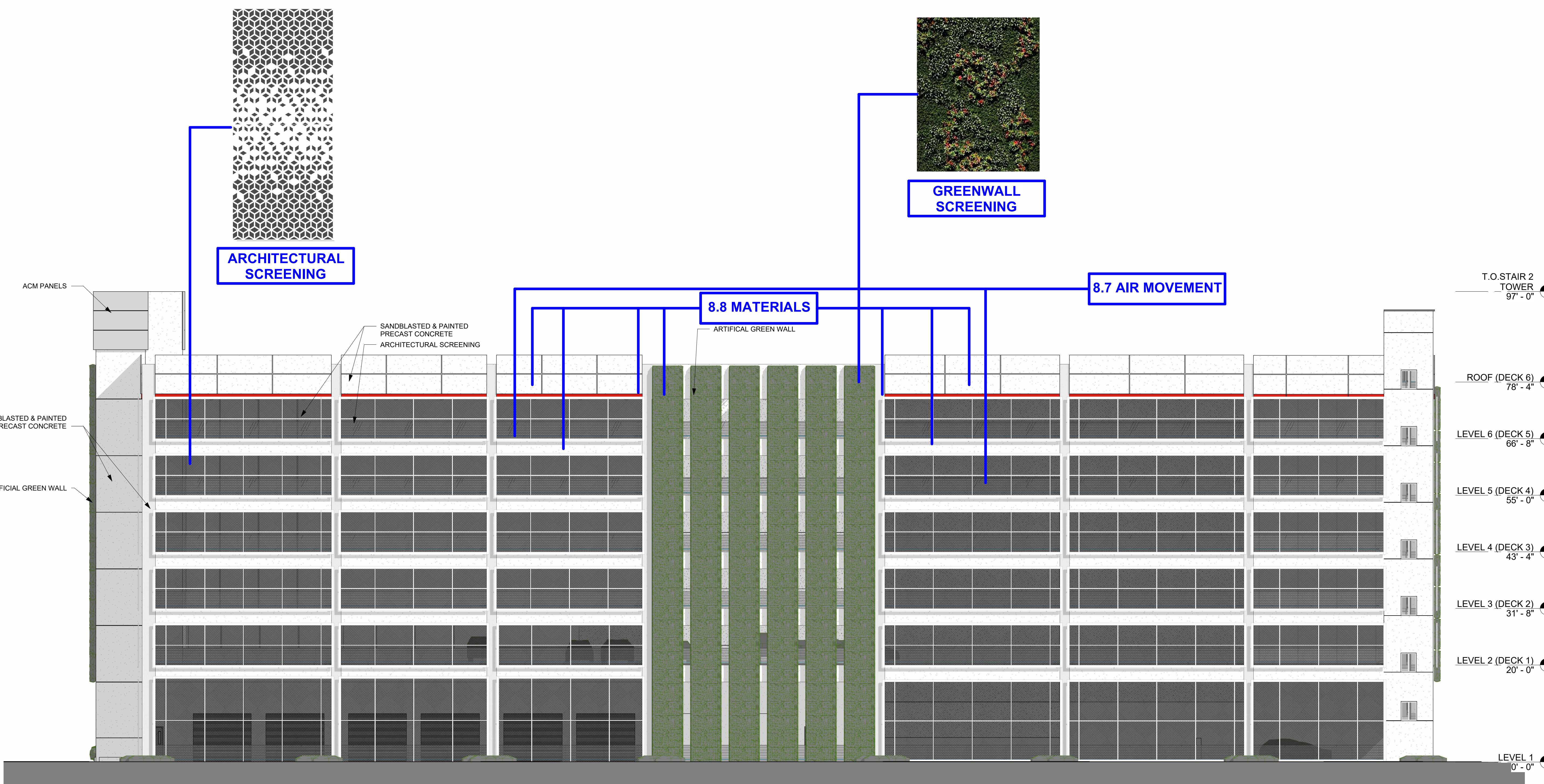


1 EXHIBIT I - PARKING GARAGE LEVEL 2-5 PLAN
3/32" = 1'-0"

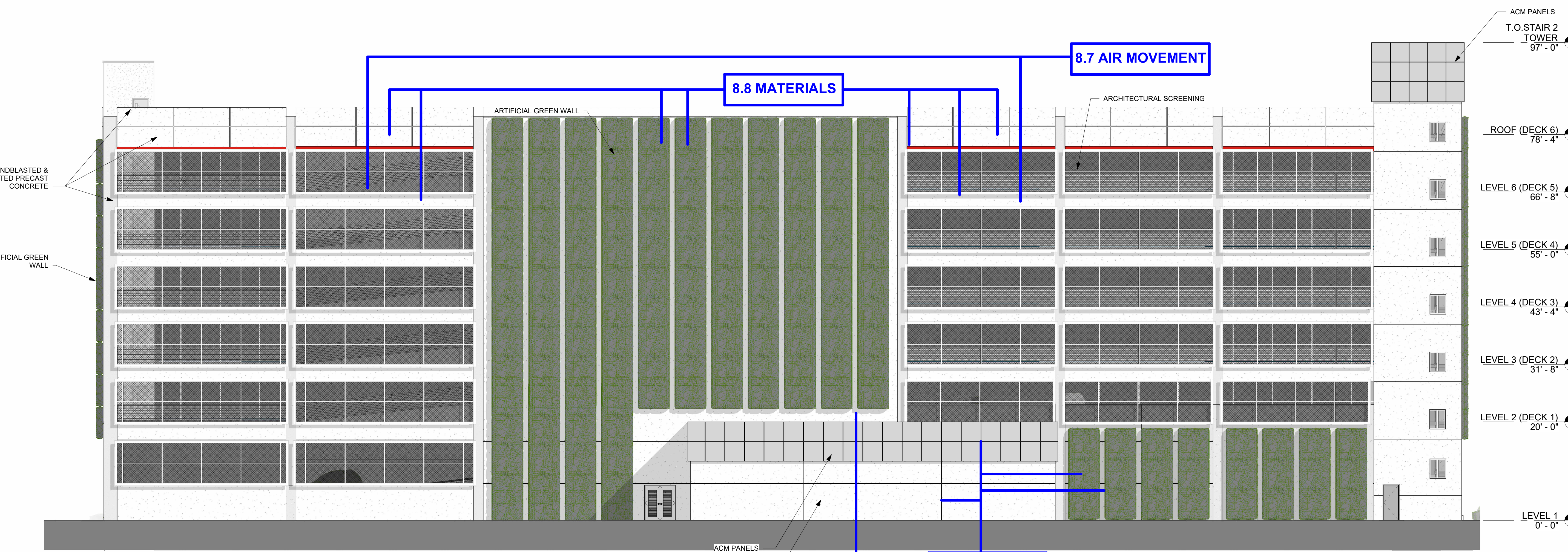
THRESHOLD BUILDING: TO THE BEST OF THE ARCHITECT/ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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3/3/2026 3:26:25 PM



3 NORTH EXTERIOR ELEVATION
3/32" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"

- STREET ORIENTATION 8.3**
PRIMARY FACADE PARALLEL TO STREET (REFER ALSO TO SITE PLANS)
55% TRANSPARENT STREET LEVEL FACADE (REFER ALSO TO SHEET A200-A)
BUILDING ENTRANCE EMPHASIZED BY WHITE GLASS PORTAL (REFER ALSO TO SHEET A200-A)
ENTRANCE PROTECTED FROM THE ELEMENTS BY CANOPY BEHIND PORTAL
- SOLAR ORIENTATION 8.5**
BUILDING IS USING PROPER SOLAR ORIENTATION TO THE GREATEST EXTENT POSSIBLE. THE BUILDING MATERIALS HAVE BEEN SELECTED TO MINIMIZE SOLAR HEAT GAIN, I.E. HIGH ALBEDO LIGHT ROOFING AND SOLARBAN 50 GLAZING
- SHADING 8.6**
OVERHANGS AND CANOPIES HAVE BEEN PROVIDED. (REFER TO SHEET A200-A)
- AIR MOVEMENT 8.7**
FANS PROVIDED IN LARGED AREAS. SEE PLAN FOR THE LOCATIONS
- MATERIALS 8.8**
BUILDING FACADES COMBINE A MIX OF HIGH QUALITY MATERIALS INCLUDING
1. ALUMINUM COMPOSITE MATERIALS
2. OPAQUE GLASS
3. STUCCO
REFER TO SHEET A200-A FOR COLORS AND LOCATIONS
- FENESTRATION 8.9**
FRONT FACADE PROVIDES OVER 50% TRANSPARENT GLAZING (REFER TO SHEET A200-A)
CLERESTORY WINDOWS ARE PROVIDED IN THE NORTH AND EAST ELEVATIONS AND ARE PROPORTIONALLY SIZED. (REFER TO SHEET A200-A)
- ARTICULATION 8.10**
WALL PLANE CHANGES ARE PROVIDED TO LIMIT UNBROKEN FACADES TO LESS THAN 100'. STREET LEVEL ENTRANCE PROVIDED FROM FRONT
ARCHITECTURAL DETAILS, ROOF LINES AND PARAPETS CONTINUE AROUND BUILDING CORNER (REFER ALSO TO SHEET A200-A)
CANOPIES AND OVERHANGS PROVIDED.
- ROOFTOPS 8.11**
ROOFTOP SERVICE EQUIPMENT SCREENED FROM VIEW WITH SCREENS AND PARAPETS. (REFER ALSO TO SHEET A200-B.)
LIGHT COLORED / HIGH ALBEDO ROOF PROVIDED.
ROOF OVERHANGS AT GLAZING PROVIDED (REFER ALSO TO SHEET A200-A)
- SIGNAGE 8.12**
BECKLIT SIGNAGE (REFER TO SHEET A200-A)
- LIGHTING 8.13**
DESIN INCLUDES ILLUMINATED ENTRY COLORED GLASS PORTAL HIGHLIGHTING THE BUILDING ENTRANCE

REV	DATE	DESCRIPTION

REVIEW

ISSUE DATE: 12-02-2025

AL HENDRICKSON TOYOTA

MORGAN AUTO GROUP

5201 West Sample Road
Coconut Creek, FL 33073

CONTRACT DATE: _____

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EXHIBIT I - PARKING GARAGE EXTERIOR ELEVATIONS

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

JOB NO. _____

2023-07

SHEET NO. I-3.4

THRESHOLD BUILDING: TO THE BEST OF THE ARCHITECT/ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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