

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT ("Agreement"), entered into this ____ day of _____, 2025, by and between the CITY OF COCONUT CREEK, a Florida municipal corporation (hereinafter "City") and COCOMAR PROPERTY OWNER, LLC, a Florida limited liability company, its successor and assigns (hereinafter "Cocomar"):

WITNESSETH:

WHEREAS, COCOMAR, wishes to install and maintain Landscape Improvements on property located in the public right-of-way of Hillsboro Boulevard owned and controlled by the State of Florida Department of Transportation ("FDOT"), adjacent to real property owned by COCOMAR, upon which warehouse with office / flex space is being built, which property is generally located on the northwest corner of Lyons Road and Atlantic Boulevard and legally described as:

A portion of Parcel "A", Coolidge Plat, according to the plat thereof, as recorded in plat book 143, page 40 together with a portion of Parcel "A", La Margarita Plat, according to the plat thereof, as recorded in plat book 147, page 48, both lying in Section 31, Township 48 South, Range 42 East, as recorded in the public records of Broward County, Florida. (Folios: 484231250010, 484231270010, 484231310020) referred to as ("Property"); and

WHEREAS, FDOT will only accept an application for said work from the City as the responsible public entity; and

WHEREAS, the City has agreed to become the responsible public entity in exchange for the commitments made by COCOMAR, in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

ARTICLE 1. RECITALS

1.1 The above recitals are true and correct and are incorporated herein by reference.

ARTICLE 2. SCOPE OF SERVICES

- 2.1 COCOMAR will procure the design and construction of improvements to the area located in FDOT Right-of-Way, more particularly described in **Exhibit "A,"** "Landscape Maintenance Boundaries", attached hereto and incorporated herein. Such improvements will include, but not limited to, the installation of irrigation, pavers, landscaping and sod as provided in the "Landscape Improvement Plans" attached hereto and incorporated herein as **Exhibit "B"**.
- 2.2 COCOMAR, or its successors and assigns as owners of the Property will assume responsibility for the maintenance of all Landscape Improvements within the Right of Way Improvement Area including the proper watering and proper fertilization of all plants and keeping them free as practicable from disease and harmful insects; to properly mulch the plant bed(s); to keep the premises free of weeds; to mow and/or cut the grass to a proper height; to properly prune all the plants which includes (1) removing dead or diseased parts of plants, and (2) pruning such parts thereof which present visual hazard for roadway users. To maintain also means removing or replacing dead or diseased plants in their entirety and removing or replacing those that fall below original project standards. All plants removed for whatever reason must be replaced by plants of the same grade. To maintain also means to keep litter removed from the landscaped areas in the right-of-way. Plants must be those items which would be scientifically classified as plants and include but are not limited to trees, grass, or shrubs. COCOMAR must also maintain the irrigation system within the Right of Way Improvement Area herein once the improvements are completed.
- 2.3 COCOMAR must obtain any and all necessary approvals and/or licenses from any entity with a property interest in the Right of Way Improvement Area for both the installation and all on-going maintenance, including, but not limited to, FDOT.
- 2.4 COCOMAR must require all contractors performing any portion of the work detailed in this Article to obtain and keep in effect during its performance of any of the work detailed in this Article, a minimum of one million dollars (\$1,000,000.00) general liability insurance policy with the City of Coconut Creek and FDOT listed as additional

insureds.

- 2.5 A copy of such proof of insurance and indemnification/hold harmless agreement must be provided to the City of Coconut Creek prior to any contractor performing any portion of the work. Failure to comply with this Section will create a material breach of this Agreement and may result in termination of this Agreement.

ARTICLE 3. TERM AND TIME OF PERFORMANCE OF AGREEMENT

- 3.1 This Agreement will become effective upon the last date that this Agreement is executed by all parties to this Agreement and will continue in full force and effect until terminated.
- 3.2 All duties, obligations, and responsibilities of the parties to this Agreement, required by this Agreement, will remain in full force and effect through the termination date or any extended termination date, as set forth above, unless written notice of termination by a party is provided pursuant to Section 4.5, "Termination," and Section 4.6, "Notices." Time will be deemed to be of the essence in performing the duties, obligations, and responsibilities required by this Agreement.

ARTICLE 4. MISCELLANEOUS

- 4.1 Public Records. The parties must comply with all public records requirements of Chapter 119, Florida Statutes, as may be required by law. The parties agree to:
- a. Keep and maintain all records that ordinarily and necessarily would be required by the City in order to perform the services;
 - b. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copies within a reasonable time at a cost that does not exceed the costs provided in Chapter 119, *Fla. Stat.*, or as otherwise provided by law;
 - c. Ensure that public records that are exempt or confidential and exempt from public records disclosure are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if COCOMAR does not transfer the records to the City;

- d. Upon completion of the services within this Agreement, at no cost, either transfer to the City all public records in possession of COCOMAR or keep and maintain public records required by the City to perform the services. If COCOMAR transfers all public records to the City upon completion of the services, COCOMAR must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If COCOMAR keeps and maintains public records upon completion of the services, COCOMAR must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF EITHER PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLA. STAT.*, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT 954-973-6774, PublicRecords@coconutcreek.net, 4800 West Copans Road, Coconut Creek, FL 33063.

- 4.2 Assignment and Performance. This Agreement will be recorded and will run with the land and shall automatically bind all successors-in-interest with respect to the Property. Upon transfer of the Property, this Agreement shall be binding on the then property owner(s) and all successor property owners and Cocomar shall have no further liability or obligation under this Agreement. This Agreement shall automatically bind COCOMAR successors-in-interest, neither this Agreement nor any interest herein may be assigned, transferred, or encumbered without the written consent of the other parties hereto.
- 4.3 All Prior Agreements Superseded. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein; and the parties agree that there are no

commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof will be predicated upon any prior representations or agreements whether oral or written.

4.4 Amendments. No modification, amendment, or alteration in the terms or conditions contained herein will be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

4.5 Termination.

- a. This Agreement may be terminated for cause by the City if COCOMAR has not corrected a breach within thirty (30) days after written notice from an aggrieved party (with a copy to the City Manager) identifying the breach.
- b. Notice of termination will be provided in accordance with the "Notices" section of this Agreement except that notice of termination by City Manager, which City Manager or his/her designee deems necessary to protect the public health, safety, or welfare may be verbal notice, which will be promptly confirmed in writing in accordance with the "Notices" section of this Agreement.

4.6 Notices. In order for a notice to a party to be effective under this Agreement, notice must be sent via U.S. first-class mail with a contemporaneous copy via e-mail to the addresses listed below and shall be effective upon mailing. The addresses for notice will remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COCOMAR:
Attn: Herbert Klotz
465 Meeting Street, Ste 500
Charleston, SC 29403
HKLOTZ@GREYSTAR.COM

FOR COCONUT CREEK:
Attn: City Manager
4800 West Copans Road
Coconut Creek, FL 33063
citymanager@coconutcreek.net

With a copy to City Attorney at
the same street address and
cityattorney@coconutcreek.net

- 4.7 Interpretation. The language of this Agreement has been agreed to by the parties to express their mutual intent and no rule of strict construction will be applied against either party hereto. The headings contained in this Agreement are for reference purposes only and will not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement will include the other gender, and the singular will include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.
- 4.8 Third Party Beneficiaries. The parties do not intend to directly or substantially benefit a third party by this Agreement. Therefore, the parties acknowledge that there are no third party beneficiaries to this Agreement and that no third party will be entitled to assert a right or claim against either of them based upon this Agreement.
- 4.9 Materiality and Waiver of Breach. The parties agree that each requirement, duty, and obligation set forth herein was bargained for at arms-length and is agreed to by the parties in exchange for quid pro quo, that each is substantial and important to the formation of this Agreement, and that each is, therefore, a material term hereof. A party's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of the terms of this Agreement.
- 4.10 Compliance with Laws. The parties must comply with all federal, state, and local

laws, codes, ordinances, rules, and regulations in performing their duties, responsibilities, and obligations related to this Agreement.

- 4.11 Severability. In the event any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part will be deemed severed from this Agreement and the balance of this Agreement will remain in full force and effect.
- 4.12 Joint Preparation. This Agreement has been jointly prepared by the parties hereto, and will not be construed more strictly against any one (1) party.
- 4.13 Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in Articles 1 through 7 of this Agreement will prevail and be given effect.
- 4.14 Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the state of Florida. All parties acknowledge and accept that jurisdiction of any controversies or legal problems arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, will be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement will be exclusively in such state courts, forsaking any other jurisdiction which either party may claim by virtue of its residency or other jurisdictional device. **BY ENTERING INTO THIS AGREEMENT, THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHTS THE PARTIES MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**
- 4.15 Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated herein by reference. The attached Exhibits are incorporated into and made a part of this Agreement.
- 4.16 Representation of Authority. Each individual executing this Agreement on behalf of a party hereto hereby represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action

to execute this Agreement on behalf of such party and does so with full and legal authority.

- 4.17 Counterparts. This Agreement may be executed in one (1) or more counterparts, each of which will be an original, but together such counterparts will constitute only one (1) instrument.
- 4.18 Recording. This Agreement will be recorded in the Public Records of Broward County, Florida, and is intended to be, and is, a continuing obligation of COCOMAR, its successors and assigns, (a) to install, maintain and replace, if necessary, Landscape Improvements, (b) to bear the total financial responsibility for such installation, maintenance and replacement, and (c) to bear the liability for injury, if any, arising from the installation, maintenance and replacement of said Landscape Improvements.
- 4.19 Indemnification. COCOMAR, its successors and assigns, must indemnify and hold harmless the City from and against any and all claims, damages, losses and expense, including reasonable attorney's fees and costs actually incurred, whether incurred in litigation, appeals, or otherwise, arising out of, or resulting from, the performance of work under this Agreement; provided that any such claim, damages, loss or expense which (a) is attributable to bodily injury, or to injury to, or destruction of, tangible property (other than for the work itself) including the loss of use resulting therefrom, and (b) is caused in whole, or in part, by any negligent act or omission of COCOMAR, any contractor, or subcontractor, employed by COCOMAR, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this section will not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for COCOMAR, or any contractor or subcontractor, under worker's compensation acts, disability benefit acts or any other employee benefit acts. Nothing in this section will affect the immunity of the City pursuant to Chapter 768, Florida Statutes. In the event COCOMAR assigns its obligations herein after written agreement of the City, City hereby agrees that COCOMAR will have no further obligations or liabilities following the recordation of such assignment in the Public

Records of Broward County, Florida. COCOMAR must obtain the approval of the City of any assignment of the obligations herein prior to such assignment being effective or the release of COCOMAR from any obligations hereunder. The City will not unreasonably withhold such approval upon written request.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

COCOMAR PROPERTY OWNER, LLC



Witness

Printed Name: Austin Judd

By: 

Printed Name: Herbert Klotz

As (Title): Director, Industrial
Vice President

Date: 11/10/25

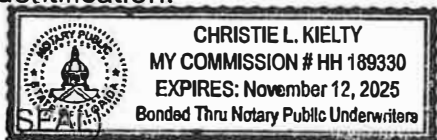


Witness

Printed Name: Tatiana Zapata

STATE OF Florida)
) SS
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 10 day of November 2025
by X physical presence or by ☐ online notarization, by Herbie Klotz as
_____ (title) of COCOMAR PROPERTY OWNER, LLC who is personally known
to me or produced _____ as
identification.



NOTARY PUBLIC: Christie Kielty

My commission expires: 11/12/2025

Christie Kielty
Print name:

**MAINTENANCE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND
COCOMAR PROPERTY OWNER, LLC**

CITY OF COCONUT CREEK,

By: _____
Sheila N. Rose, City Manager

ATTEST:

Joseph J. Kavanagh, City Clerk

APPROVED AS TO LEGAL FORM AND
SUFFICIENCY:

Terrill C. Pyburn, City Attorney