

**RESOLUTION NO. 2026-027**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE A TRI-PARTY REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY, COCOMAR PROPERTY OWNER, LLC, AND THE CITY OF COCONUT CREEK FOR THE PURPOSE OF MAINTAINING SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF LYONS ROAD, NORTH OF ATLANTIC BOULEVARD, RELATED TO THE GREYSTAR COCOMAR DEVELOPMENT PROJECT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on November 9, 2023, the City Commission granted site plan approval for the design and construction of a warehouse complex, known as the Greystar Cocomar Development Project (the “Project”), located along West Atlantic Boulevard at the northwest corner of Lyons Road; and

**WHEREAS**, a portion of the Project improvements, including but not limited to, sidewalks, landscaping, and irrigation (the “Improvements”), along an adjacent segment of approximately 1,000 feet of the western limits of the Lyons Road right-of-way, north of Atlantic Boulevard, will be constructed within Broward County’s property and/or right-of-way; and

**WHEREAS**, the City of Coconut Creek recognizes the need to enter into a Tri-Party Revocable License Agreement, designating and setting forth maintenance responsibilities related to the Improvements; and

**WHEREAS**, it shall be the responsibility of Cocomar Property Owner, LLC, and/or its successors, to maintain or coordinate the maintenance of the Improvements after the project's completion.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1:** That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

**Section 2:** That the City Commission hereby accepts the potential future budgeting and funding responsibilities projected to be necessary for maintenance contingency for the Improvements and supports the mobility project as it relates to the Greystar Cocomar Development Project.

**Section 3:** That the Mayor and the City Manager, or their designees, are hereby authorized to execute the Revocable License Agreement between Broward County, Cocomar Property Owner, LLC, and the City of Coconut Creek, attached hereto as Attachment “A,” transferring maintenance responsibilities for the Lyons Road right-of-way Improvements related to the Greystar Cocomar Development Project.

**Section 4:** That if any clause, section, other part or application of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this resolution.

**Section 5:** That this resolution shall be in full force and effect immediately upon its adoption.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Jacqueline Railey, Mayor

Attest:

\_\_\_\_\_  
Joseph J. Kavanagh, City Clerk

Railey \_\_\_\_\_  
Wasserman \_\_\_\_\_  
Welch \_\_\_\_\_  
Rydell \_\_\_\_\_  
Brodie \_\_\_\_\_