

RESOLUTION NO. 2025-169

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED MAINTENANCE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND COCOMAR PROPERTY OWNER, LLC, WHICH AGREEMENT TRANSFERS AND ASSIGNS RESPONSIBILITIES FOR THE MAINTENANCE OF SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS IN THE WEST ATLANTIC BOULEVARD (STATE ROAD 814) RIGHT-OF-WAY ADJACENT TO THE PROPERTY LOCATED ALONG WEST ATLANTIC BOULEVARD AT THE NORTHWEST CORNER OF THE INTERSECTION OF LYONS ROAD KNOWN AS THE GREYSTAR COCOMAR DEVELOPMENT PROJECT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 9, 2023, HSQ Group received site plan approval from the City for the design and construction of the Greystar Cocomar office/warehouse development complex located along West Atlantic Boulevard and the northwest corner of Lyons Road; and

WHEREAS, consistent with the approved site plan, Cocomar Property Owner, LLC, wishes to install improvements as shown and listed in the attached agreement, located within the right-of-way on West Atlantic Boulevard (State Road 814), which roadway is under the jurisdiction of the Florida Department of Transportation (FDOT); and

WHEREAS, the City of Coconut Creek has acted as intermediary and entered into an agreement with FDOT for the maintenance of sidewalks, landscaping, and other improvements, as reflected in the attached agreement.

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 responsibility for future budgeting and funding projected to be necessary for maintenance contingency and supports the mobility project as it relates to the Greystar Cocomar Development Project.

Section 3: That the City Manager, or designee, is hereby authorized to execute the maintenance agreement between the City of Coconut Creek and Cocomar Property Owner, LLC, delegating maintenance responsibilities for the Atlantic Boulevard right-of-way improvements related to the Greystar Cocomar Development Project to Cocomar Property Owner, LLC.

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 _____, 2025.

Jacqueline Railey, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

Railey _____
Wasserman _____
Welch _____
Rydell _____
Brodie _____