

RESOLUTION NO. 2026-029

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 PROVIDES FOR CITY ENFORCEMENT OF THE REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY, COCOMAR PROPERTY OWNER, LLC, AND THE CITY OF COCONUT CREEK FOR THE MAINTENANCE OF SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS IN THE LYONS ROAD RIGHT-OF-WAY ADJACENT TO THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ATLANTIC BOULEVARD AND LYONS ROAD KNOWN AS THE GREYSTAR COCOMAR 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 has acted as intermediary and on February 26, 2026, the City Commission approved the Revocable License Agreement Between Broward County, Cocomar Property Owner, LLC, and the City of Coconut Creek (the “Revocable License Agreement”), providing for the maintenance of sidewalks, landscaping, and other improvements; and

WHEREAS, the City of Coconut Creek desires to enter into the attached Maintenance Agreement, attached hereto and made a part hereof as Exhibit “A,” to

provide enforcement mechanisms to ensure compliance with the Revocable License Agreement and the perpetual maintenance of the Improvements by Cocomar Property Owner, LLC; 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 has reviewed and hereby approves the attached Maintenance Agreement between the City of Coconut Creek and Cocomar Property Owner, LLC for the Lyons Road right-of-way improvements related 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 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 _____