

**RESOLUTION NO. 2025-003**

**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 4161 HILLSBORO, LLC, WHICH AGREEMENT TRANSFERS AND ASSIGNS RESPONSIBILITIES FOR THE MAINTENANCE OF SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS IN THE WEST HILLSBORO BOULEVARD (STATE ROAD 810) RIGHT-OF-WAY ADJACENT TO THE PROPERTY LOCATED AT 4161 WEST HILLSBORO BOULEVARD TO 4161 HILLSBORO, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on October 27, 2022, 4161 Hillsboro, LLC received Site Plan approval from the City for the design and construction of the self-storage facility located at 4161 West Hillsboro Boulevard; and

**WHEREAS**, 4161 Hillsboro, LLC wishes to install improvements as shown and listed in the attached agreement, located within the right-of-way on West Hillsboro Boulevard (State Road 810) and controlled by the Florida Department of Transportation (FDOT); and

**WHEREAS**, the City has acted as intermediary and entered into an agreement with FDOT for the maintenance of the sidewalks, landscaping, and other improvements; and

**WHEREAS**, 4161 Hillsboro, LLC has agreed to accept responsibility to complete and maintain the sidewalks, landscaping, and other improvements, pursuant to 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 has reviewed and hereby approves the attached agreement between the City of Coconut Creek and 4161 Hillsboro, LLC for the maintenance of sidewalks, landscaping, and other improvements in the West Hillsboro Boulevard (State Road 810) right-of-way adjacent to the property located at 4161 West Hillsboro Boulevard.

**Section 3:** That the City Manager, or designee, is hereby authorized to execute the attached agreement between the City of Coconut Creek and 4161 Hillsboro, LLC for the maintenance of sidewalks, landscaping, and other improvements in the West Hillsboro Boulevard (State Road 810) right-of-way adjacent to the property located at 4161 West Hillsboro Boulevard.

**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.

\_\_\_\_\_  
Sandra L. Welch, Mayor

Attest:

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

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