

Return recorded copy to:  
Broward County Highway Construction &  
Engineering Division  
Attention: Timothy Gray  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

Document reviewed by:  
Al DiCalvo  
Senior Assistant County Attorney  
115 S. Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

Folio: See Exhibit A

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**NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS, AND ASSIGNS OF ANY INTEREST IN THE BURDENED PARCEL SET FORTH IN EXHIBIT A ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT, WHICH SHALL RUN WITH THE BURDENED PARCEL.**

**REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,  
LENNAR HOMES, LLC, AND CITY OF CORAL SPRINGS**

This Revocable License Agreement ("Agreement") between Broward County, a political subdivision of the State of Florida ("County"), Lennar Homes, LLC, a Florida limited liability company authorized to do business in the State of Florida ("Licensee"), and City of Coral Springs, a municipal corporation organized and existing under the laws of the State of Florida ("City") (each a "Party" and collectively referred to as the "Parties"), is entered into and effective as of the date this Agreement is fully executed by the Parties (the "Effective Date").

**RECITALS**

- A. Licensee is the owner of property described in the attached Exhibit A (the "Burdened Property").
- B. The Burdened Property is adjacent to a right-of-way as set forth in Exhibit B (the "Revocable License Area") located on Wiles Road.
- C. County owns and controls the Revocable License Area and Wiles Road.
- D. Licensee seeks and County is amenable to Licensee's nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as set forth in Exhibit C (the "Improvements"), and to maintain and repair the Improvements, as set forth in Exhibit D (the "Maintenance Obligations").

E. The Improvements and maintenance thereof will benefit the residents of County and City.

F. City, through formal action of its governing body taken on the \_\_\_\_ day of \_\_\_\_\_, 2024, has accepted responsibility for the Maintenance Obligations and other such obligations of Licensee under the terms of this Agreement should Licensee fail to comply with such obligations.

G. City has authorized the appropriate municipal officers to execute this Agreement.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

#### **ARTICLE 1. DEFINITIONS**

1.1. **Approved Plans** means the construction documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area as referenced in the plans submitted to and approved in writing by the Contract Administrator, and filed under Project Reference Number 220309001.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.

1.4. **Division** means the Broward County Highway Construction and Engineering Division.

#### **ARTICLE 2. GRANT OF REVOCABLE LICENSE**

2.1. County hereby grants to Licensee a revocable license for nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this Agreement. The Improvements must meet County's Minimum Standards Applicable to Public Right-of-Way Under Broward County Jurisdiction as described in Section 25.1, Exhibit 25.A, of the Broward County Administrative Code.

2.2. Other than for the purposes identified in this Agreement, Licensee may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. Licensee may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any laws, administrative rules, or regulations of any applicable governmental entity or agency.

2.3. County shall retain full and unrestricted access to the Revocable License Area at all times.

2.4. Throughout the term of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements thereon.

Specifically, Licensee acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved, without any liability to County. County will provide Licensee with thirty (30) days' written notice of any such modifications to the Revocable License Area to allow Licensee to remove or relocate the Improvements at Licensee's own expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to Licensee, City, or any other party.

### **ARTICLE 3. LICENSEE'S OBLIGATIONS**

3.1. Licensee shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. Licensee may not proceed with the Improvements until all permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. Licensee may not make any alterations to the Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. Licensee shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. Licensee shall not be entitled to any compensation from County for making the Improvements.

3.4. Following Licensee's installation of the Improvements and County's approval of same (as set forth in Article 5), Licensee shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, Licensee shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit D. As part of the Maintenance Obligations, Licensee shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards and techniques. The Maintenance Obligations shall include all repair and replacement of materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. Licensee shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing by the Contract Administrator.

3.6. If Licensee takes any action or makes any omission that causes or results in alterations or damage to County property, Licensee shall, at its own expense, restore such property to its condition before the alterations or damages. If Licensee fails to make such restoration within thirty (30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice the Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.7. If Licensee takes any action or makes any omission that causes or results in alterations to the Revocable License Area (or any materials on the Revocable License Area), which alterations are not specified in the Approved Plans, Licensee shall, at its own expense, restore the Revocable License Area to its condition before the alterations were made, or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make such restoration within thirty (30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.8. If Licensee takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), Licensee shall, at its own expense, repair such damage. If Licensee fails to make such repair within thirty (30) days after County's request, County may make the repair or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the repair, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), Licensee shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, Licensee shall maintain and repair same in compliance with the requirements set forth in Exhibit D and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. Licensee shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any condition on the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property, or might pose a risk of injury to any person. Licensee shall contact the appropriate emergency services (fire-rescue, police, Florida Power & Light) immediately upon identification of any potential risk of injury to any person, and shall keep a written record of all contact made including the person(s) with whom Licensee has communicated.

3.12. Licensee shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any damage to the Revocable License Area or any injury to any person on the Revocable License Area.

3.13. Licensee may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If Licensee retains a third party for such purpose(s), Licensee shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the requirements of this Agreement. Licensee shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Notwithstanding Licensee's use of any third party, Licensee shall remain obligated and responsible to make the Improvements and perform the Maintenance Obligations if the third party does not. Licensee may not relieve itself of any of its obligations under this Agreement by contracting with a third party.

**ARTICLE 4. CITY'S OBLIGATIONS**

4.1. If Licensee fails to timely comply with any of the requirements set forth in Sections 3.5 and 3.10, upon written demand by Contract Administrator, City shall, at its own expense, immediately perform the Maintenance Obligations for the duration of this Agreement. In addition, if Licensee fails to timely comply with any of the requirements in Article 3, upon written demand by Contract Administrator, City shall, at its own expense, cure any and all deficiencies or failures by Licensee identified in the Contract Administrator's written notice to City. City shall cure such deficiencies and failures within thirty (30) days after such notice. If City fails to timely comply with its obligations under this section, County may fulfill such obligations or exercise its rights as provided in Article 7 of this Agreement. If County elects to fulfill such obligations, it will invoice the City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

4.2. City may retain a third party to perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Notwithstanding City's use of any third party, City shall remain obligated and responsible for performing the Maintenance Obligations if the third party does not. City may not relieve itself of any of its obligations under this Agreement by contracting with a third party.

**ARTICLE 5. COUNTY'S OBLIGATIONS**

5.1. County shall review the Approved Plans to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

5.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

5.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify Licensee and City of County's final approval or rejection of the Improvements.

5.4. County shall have no further obligations under this Agreement other than those stated in this article but may exercise any and all rights it has under this Agreement.

**ARTICLE 6. RISK OF LOSS**

All Improvements not permanently affixed to the Revocable License Area shall remain the property of Licensee, and all risk of loss for the Improvements (whether permanently affixed or not) shall be Licensee's risk alone. However, Licensee may not remove, replace, or alter any of the Improvements without the Contract Administrator's written consent and any required permitting.

**ARTICLE 7. TERM AND TERMINATION**

7.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

7.2. This Agreement may be terminated for cause by County if Licensee, City, or both breach any obligations under this Agreement and have not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice the breaching party or parties for the costs of the correction or may terminate this Agreement. If County opts to correct the breach and invoice the breaching party or parties for the costs of correction, the invoiced party or parties (as applicable) shall pay such invoice within thirty (30) days after receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

7.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County, which termination date shall not be less than thirty (30) days after the date of such written notice. Licensee and City acknowledge that each has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to Licensee and City of such termination in accordance with this section.

7.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice of such termination.

7.5. Upon termination of this Agreement, Licensee shall peaceably surrender its use of the Revocable License Area. If City has assumed the Maintenance Obligations pursuant to Article 4, City shall peaceably surrender use of the Revocable License Area.

7.6. Upon termination of this Agreement, Licensee shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area, unless the Contract Administrator, in writing, authorizes Licensee to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, Licensee shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If Licensee fails to comply with these removal and/or repair obligations within thirty (30) days after termination, County may perform them and then invoice Licensee for the cost thereof. Licensee shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by Licensee and City and shall become the property of County.

7.7. Upon termination of this Agreement, Licensee shall restore the Revocable License Area to its condition before the Improvements or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make such restorations within thirty (30) days after termination, County may make them and then invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

7.8. County shall have no obligation to compensate Licensee or City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

7.9. If tree mitigation is required as a result of termination of this Agreement, Licensee must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at Licensee's sole cost and expense.

7.10. If Licensee fails to comply with the requirements of Sections 7.6, 7.7, and/or 7.9, City shall perform said requirements within thirty (30) days after written notice is sent by the Contract Administrator. If City fails to timely perform such requirements, County may perform them, and then invoice City for the cost thereof. City shall pay the invoice within thirty (30) days after receipt.

7.11. Notice of termination shall be provided in accordance with Article 8 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 7.4 of this Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 8 of this Agreement.

#### **ARTICLE 8. NOTICES**

Unless otherwise stated herein, for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this article.

FOR COUNTY:

Broward County Highway Construction and Engineering Division  
Attn: Director  
1 N University Dr, Ste 300B, Plantation, FL 33324-2038  
Email address: rtornese@broward.org

FOR LICENSEE:

Lennar Homes, LLC  
Attn: Greg McPherson, Vice-President  
5505 Waterford District Drive, 5<sup>th</sup> Floor, Miami, FL 33126  
Email address: Greg.McPherson@Lennar.com

FOR CITY:

City of Coral Springs  
Attn: Frank Babinec, City Manager  
9530 West Sample Road, Coral Springs, FL 33065  
Email address: Fbabinec@coralsprings.gov

**ARTICLE 9. INDEMNIFICATION**

9.1. Licensee shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by Licensee, or any intentional, reckless, or negligent act or omission of Licensee, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, Licensee shall, upon written notice from County, defend each Indemnified Party with counsel satisfactory to County or, at County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party.

9.2. If Licensee or City contract with a third party to perform any of their obligations under this Agreement, the party contracting with a third party must enter into written agreements with such third parties, which contracts are required to include an indemnification provision by such third party in favor of the Indemnified Party using the language provided in Section 9.1.

9.3. County and City are entities subject to Section 768.28, Florida Statutes, as may be amended from time to time, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees, to the extent and within the limitations specified in Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

9.4. The obligations of this article shall survive the expiration or earlier termination of this Agreement.



**ARTICLE 10. INSURANCE**

10.1. For the duration of the Agreement, Licensee shall, at its sole expense, maintain the minimum coverages stated in Exhibit E in accordance with the terms and conditions of this article. Licensee shall maintain insurance coverage against claims relating to any act or omission by Licensee, its agents, representatives, employees, or any third parties in connection with this Agreement. County reserves the right at any time to review and adjust the limits and types of coverage required under this article.

10.2. Licensee shall ensure that "Broward County, Florida" is listed and endorsed as an additional insured as stated in Exhibit E on all policies required under this article.

10.3. On or before the Effective Date or at least fifteen (15) days before the commencement of the Improvements, as may be requested by County, Licensee shall provide County with a copy of all Certificates of Insurance or other documentation sufficient to demonstrate the insurance coverage required by this article. If and to the extent requested by County, Licensee shall provide complete, certified copies of all required insurance policies and all required endorsements within thirty (30) days after County's request.

10.4. Licensee shall ensure that all insurance coverages required by this article remain in full force and effect without any lapse in coverage throughout the duration of this Agreement and until all performance required of Licensee has been completed, as determined by Contract Administrator. Licensee or its insurer shall provide notice to County of any cancellation or modification of any required policy at least thirty (30) days prior to the effective date of cancellation or modification, and at least ten (10) days prior to the effective date of any cancellation due to nonpayment, and shall concurrently provide County with a copy of its updated Certificates of Insurance evidencing continuation of the required coverage(s).

10.5. Licensee shall ensure that all required insurance policies must be placed with insurers or surplus line carriers authorized to conduct business in the State of Florida with an A.M. Best rating of A- and a financial size category class VII or greater, unless otherwise acceptable to County's Risk Management Division.

10.6. If Licensee maintains broader coverage or higher limits than the insurance requirements stated in Exhibit E, County shall be entitled to any such broader coverage and higher limits. All required insurance coverages shall provide primary coverage and not require contribution from any County insurance, self-insurance, or otherwise, which shall be in excess of and shall not contribute to the required insurance provided by Licensee.

10.7. Licensee shall declare in writing any self-insured retentions or deductibles over the limit(s) prescribed in Exhibit E and submit to County for approval at least fifteen (15) days prior to the Effective Date or commencement of the Improvements. Licensee shall be solely responsible for and shall pay any deductible or self-insured retention applicable to any claim against County. County may, at any time, require Licensee to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Any deductible or self-insured retention may be

satisfied by either the named insured or County, if so elected by County, and Licensee shall obtain same in endorsements to the required policies.

10.8. Unless prohibited by the applicable policy, Licensee waives any right to subrogation that any of Licensee's insurers may acquire against County, and shall obtain same in an endorsement of Licensee's insurance policies.

10.9. If any of the policies required under this article provide claims-made coverage: (1) any retroactive date must be prior to the Effective Date; (2) the required coverage must be maintained after termination or expiration of the Agreement for at least the duration stated in Exhibit E; and (3) if coverage is canceled or nonrenewed and is not replaced with another claims-made policy form with a retroactive date prior to the Effective Date, Licensee must obtain and maintain "extended reporting" coverage that applies after termination or expiration of the Agreement for at least the duration stated in Exhibit E.

10.10. Licensee shall require that each third party retained by Licensee for performance of any of Licensee's obligations under this Agreement maintains coverage that adequately covers the performance of the third party on substantially the same insurance terms and conditions required of Licensee under this article. Licensee shall ensure that all such third parties comply with these requirements and that "Broward County, Florida" is named as an additional insured under the third parties' applicable insurance policies.

10.11. Licensee shall not permit any third party to provide services under this Agreement unless and until the requirements of this article are satisfied. If requested by County, Licensee shall provide, within one (1) business day, evidence of any third party's compliance with this article.

10.12. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

10.13. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

10.14. The foregoing requirements in Sections 10.12 and 10.13 shall apply to City's self-insurance, if any.

10.15. If City contracts with one or more third parties to perform any of City's obligations set forth herein, City shall require that each third party (and any subcontractors retained by the third party) procure and maintain insurance coverages as provided in Exhibit E and Sections 10.1 through 10.11 of this Agreement. City must ensure that all such third parties name "Broward County, Florida" as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

10.16. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

#### **ARTICLE 11. MISCELLANEOUS**

11.1. Independent Contractor. Licensee and City are each an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither Licensee, City, nor any of their respective agents shall act as officers, employees, or agents of County. Neither Licensee nor City has the power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

11.2. Third-Party Beneficiaries. Licensee, City, and County do not intend to primarily or directly 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 shall be entitled to assert a right or claim against either of them based upon this Agreement.

11.3. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by Licensee or City, except to successors in interest taking title to Licensee's Burdened Property, without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

Licensee and City each represent that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. Licensee and City each agree that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

11.4. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County'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 will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

11.5. Compliance with Laws. Licensee and City shall each comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

11.6. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

11.7. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against either Party.

11.8. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall 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 thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

11.9. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

11.10. 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. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A DEMAND FOR A JURY TRIAL AFTER WRITTEN NOTICE BY THE OTHER PARTY, THE PARTY MAKING THE DEMAND FOR JURY TRIAL SHALL BE LIABLE FOR REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY TO CONTEST THE DEMAND FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**

11.11. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

11.12. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, C, D, and E are incorporated into and made a part of this Agreement.

11.13. Representation of Authority. Each individual executing this Agreement on behalf of a Party 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 legal authority.

11.14. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

11.15. Nondiscrimination. No Party to this Agreement may discriminate on the basis of race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the performance of this Agreement.

11.16. Time of the Essence. Time is of the essence for Licensee's and City's performance of all obligations under this Agreement.

11.17. Binding Effect. All of the obligations, covenants, and conditions under this Agreement shall be construed as covenants running with the Burdened Property and Revocable License Area and all rights given to and obligations imposed upon the respective parties shall extend and be binding upon the successors in interest and permitted assigns of the Parties.

11.18. Recording. Licensee, at its own expense, shall record this fully executed Agreement in its entirety in the Official Records of Broward County, Florida.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_; Lennar Homes, LLC, signing by and through its Vice President, duly authorized to execute same; and City of Coral Springs, signing by and through its duly authorized representative.

County

ATTEST:

Broward County, by and through  
its Board of County Commissioners

\_\_\_\_\_  
Broward County Administrator, as  
ex officio Clerk of the Broward County  
Board of County Commissioners

By \_\_\_\_\_  
Mayor  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
115 South Andrews Avenue, Suite 423  
Fort Lauderdale, Florida 33301  
Telephone:(954) 357-7600

By **Al A DiCalvo** Digitally signed by Al A DiCalvo  
Date: 2024.10.10  
18:14:37 -04'00'  
\_\_\_\_\_  
Al A DiCalvo (Date)  
Senior Assistant County Attorney

By **Michael Kerr** Digitally signed by Michael Kerr  
Date: 2024.10.11 17:05:24 -04'00'  
\_\_\_\_\_  
Michael J. Kerr (Date)  
Chief Counsel

AAD  
LennarHomes(SunsetTrails) Tri-PartyRLA-2023-01-WilesRd\_v3Final-2024-0904  
9/4/24

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,  
LENNAR HOMES, LLC, AND CITY OF CORAL SPRINGS

Licensee

WITNESSES:

Lennar Homes, LLC

[Signature]  
Signature

By [Signature]  
Carlos Gonzalez, Vice President

Juan J Romero  
(Print Name)

6<sup>th</sup> day of September, 2024

5505 Waterford District Drive  
Miami, FL 33126  
(insert address above)

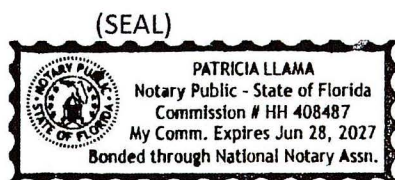
[Signature]  
Signature

Carolina Nayar

(Print Name)  
11401 NW 84th Street Apt 207  
Doral, FL 33178  
(insert address above)

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of September, 2024, by Carlos Gonzalez, Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.




[Signature]  
Print Name: Patricia Llama  
My Commission Expires: June 28, 2027  
Serial No., if any: HH 408487

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,  
LENNAR HOMES, LLC, AND CITY OF CORAL SPRINGS

City

ATTEST:

City of Coral Springs

  
Georgia Elliott  
City Clerk  
Georgia Elliott  
(Print Name)

By Scott Brock  
Mayor-Commissioner

Scott Brock, Mayor  
(Print Name and Title)

1 day of October, 2024

(SEAL)

Frank Babinec  
City Manager

Frank Babinec  
(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

Sherry Whitacre, Senior Deputy City Attorney  
Sherry Whitacre, Senior Deputy City Attorney (Sep 13, 2024 09:55 EDT)  
By \_\_\_\_\_  
City Attorney



**EXHIBIT A**

**LEGAL DESCRIPTION OF BURDENED PROPERTY**

Folio:

484107221450, 484107221460, 484107221470,  
484107221480, 484107221490, and 484107110020

PARCEL 1:

PARCEL A, WINDSOR SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE ABANDONED RIGHT-OF-WAY OF WILES ROAD, RECORDED IN INSTRUMENT #117677080 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2:

PARCEL A, WYNDHAM LAKES PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

PARCEL B (FPL EASEMENT), WYNDHAM LAKES PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 163, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE ABANDONED RIGHT-OF-WAY OF WILES ROAD, RECORDED IN INSTRUMENT #117677080 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

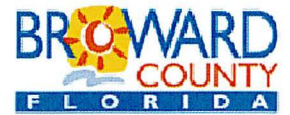
TRACT R1 OF THAT CERTAIN PLAT EXEMPTION, RECORDED AS INSTRUMENT NUMBER 118363110 AND IN MISCELLANEOUS MAP BOOK 9, PAGE 116, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

LOTS 1-144 OF THAT CERTAIN PLAT EXEMPTION, RECORDED AS INSTRUMENT NUMBER 118363110 AND IN MISCELLANEOUS MAP BOOK 9, PAGE 116, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

# LOCATION MAP

Revocable License Agreement between Broward County,  
LENNAR HOMES, LLC and the City of Coral Springs.  
Broward County Reference No. 220309001

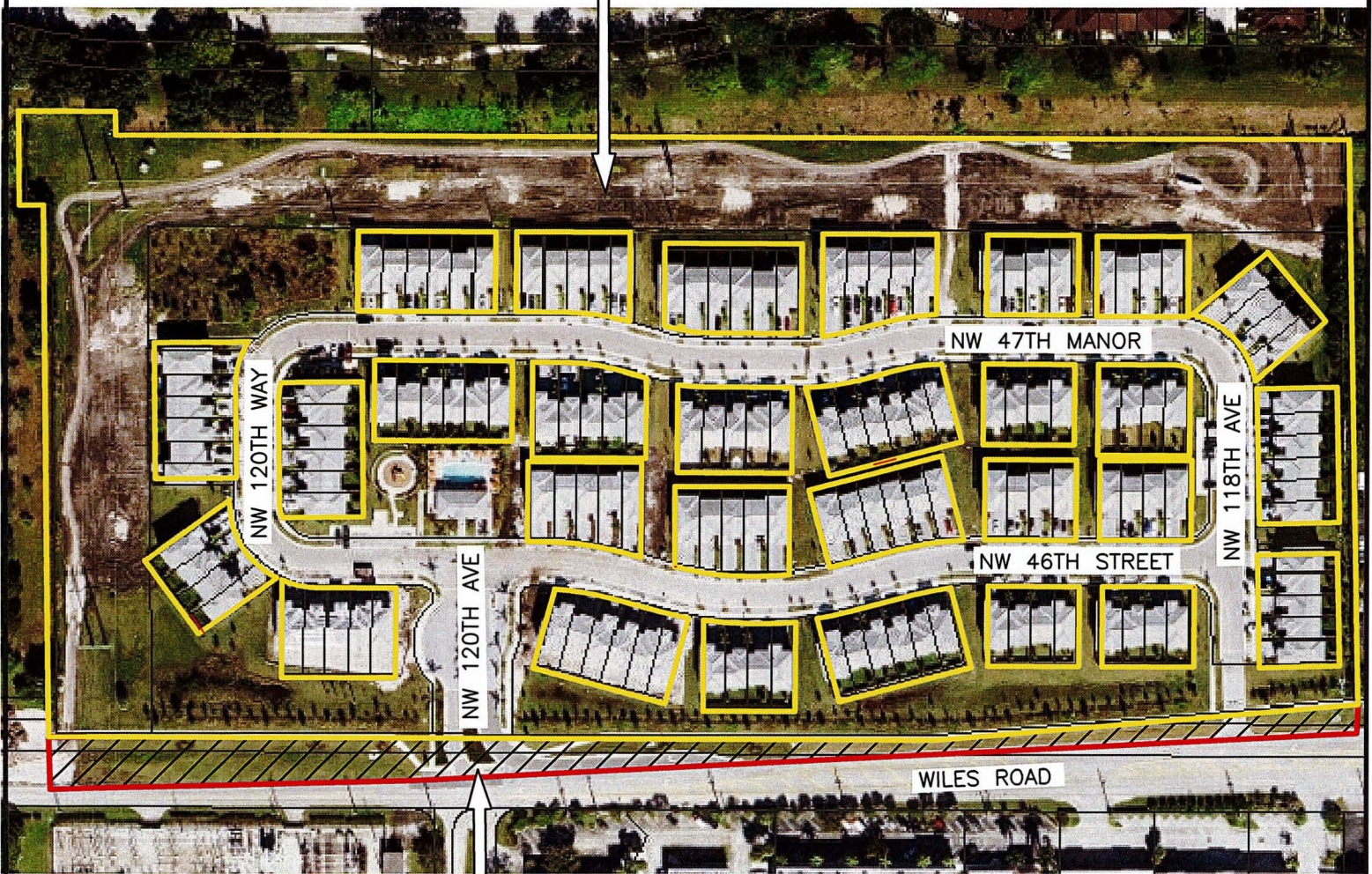


SECTION 7 , TOWNSHIP 48 SOUTH, RANGE 41 EAST



## EXHIBIT B

BURDENED  
PROPERTY  
(EXCLUDES BUILDING LOTS)



REVOCABLE  
LICENSE AREA

### LEGEND:

 REVOCABLE LICENSE AREA

 BURDENED PROPERTY

SHEET 1 OF 1

Scale:	Drawn by:	Date:	Checked by:	Date:	File Location:
Not to Scale	SB	6/11/2024	J.SOBRINO	6/11/2024	E:\RW\Location Maps\Agreements\RLA-2023-01.dwg



**DESCRIPTION:**

BEING A PORTION OF WILES ROAD RIGHT-OF-WAY, AS DESCRIBED IN WARRANTY DEEDS, AS RECORDED IN OFFICIAL RECORDS BOOK 5634, PAGE 945 AND OFFICIAL RECORDS BOOK 3330, PAGE 162 AND OFFICIAL RECORDS BOOK 14536, PAGE 965, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, S89°46'06"E, A DISTANCE OF 501.05 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF PARCEL "B", WYNDHAM LAKES PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PROLONGATED LINE, N00°33'43"W, A DISTANCE OF 21.00 FEET TO A POINT OF INTERSECTION WITH A LINE 14.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF A 23-FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 14536, PAGE 965 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, S89°46'06"E, A DISTANCE OF 930.20 FEET; THENCE N85°10'31"E, A DISTANCE OF 443.32 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF PARCEL "A", WINDSOR SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 26 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PROLONGATED LINE, S01°04'27"E, A DISTANCE OF 31.57 FEET; THENCE S87°00'44"W, A DISTANCE OF 330.58 FEET; THENCE S86°56'12"W, A DISTANCE OF 682.17 FEET; THENCE S88°20'44"W, A DISTANCE OF 194.18 FEET; THENCE S89°32'09"W, A DISTANCE OF 166.55 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF SAID WEST LINE OF PARCEL "B"; THENCE ALONG SAID PROLONGATED LINE, N00°33'43"W, A DISTANCE OF 58.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,108 SQUARE FEET OR 1.1503 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**


1. SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO THE SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°46'06"E, ALONG THE SOUTH LINE OF SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**CERTIFICATE:**


I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 23, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 6



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND PLANNING  
 LANDSCAPE ARCHITECTURE – SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991

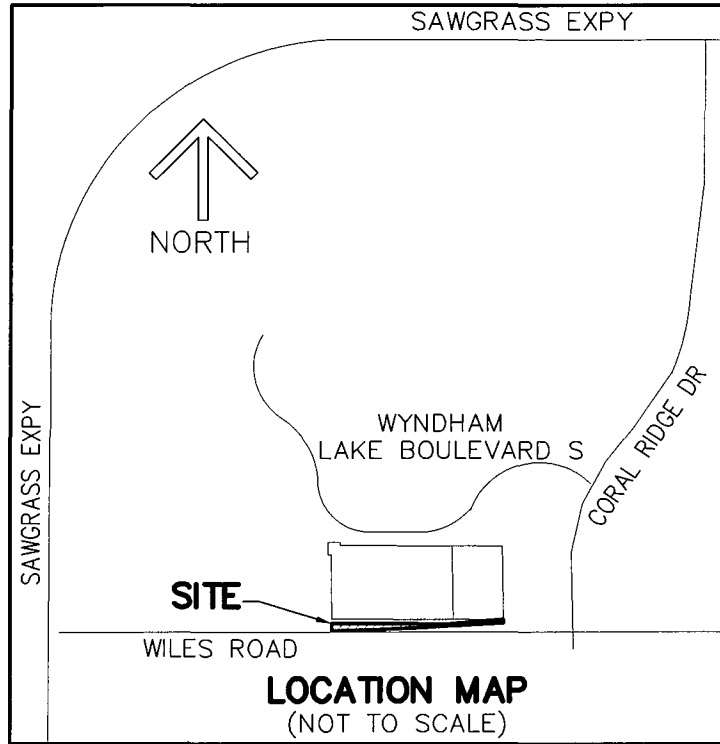


Digitally signed by  
 David Lindley  
 Date: 2024.06.19  
 12:45:43 -04'00'  
 Adobe Acrobat  
 version:  
 2024.002.20857

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	6-23-2023
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8224-REV LIC Area

**REVOCABLE LICENSE AREA  
 SKETCH AND DESCRIPTION**



**LEGEND/ABBREVIATIONS:**

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- NAD - NORTH AMERICAN DATUM
- P.B. - PLAT BOOK
- PG(S). - PAGE(S)
- L.B. - LICENSED BUSINESS
- R/W - RIGHT-OF-WAY
- O.R.B. - OFFICIAL RECORDS BOOK
- UE- UTILITY EASEMENT
- DE- DRAINAGE EASEMENT
- INS. - INSTRUMENT
- ⊙ - CENTER LINE

////// NVAL - NON-VEHICULAR ACCESS LINE

7-43-41 - SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST

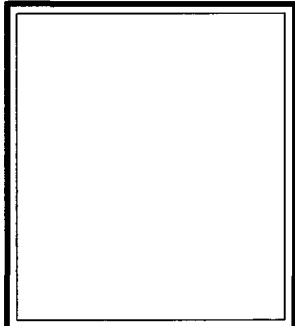
⊠ - INDICATES 1/4 SECTION CORNER

THIS IS NOT A SURVEY

SHEET 2 OF 6

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991

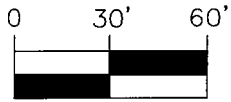
**REVOCABLE LICENSE AREA  
 SKETCH AND DESCRIPTION**



DATE	6-23-2023
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8224-REV LIC Area

EXHIBIT B

MATCHLINE SEE SHEET 4



1 INCH = 60 FEET

100' BERM &  
PLANTING AREA  
(P.B. 161, PG. 33)

100' FPL EASEMENT  
(O.R.B. 3815, PG. 615)  
(O.R.B. 3866, PG. 118)  
(O.R.B. 25604, PG. 24)

WEST LINE  
PARCEL "B"

**PARCEL "A"**  
**WYNDHAM LAKES  
SOUTH**  
(P.B. 161, PG. 33)

**PARCEL "B"**  
**WYNDHAM LAKES  
PLAZA**  
(P.B. 163, PG. 21)

**PARCEL "A"**  
**WYNDHAM LAKES  
PLAZA**  
(P.B. 163, PG. 21)

35' R/W  
(O.R.B. 3330, PG. 162)

23' R/W  
(O.R.B. 14536, PG. 965)

12' UE  
(P.B. 163,  
PG. 21)

12' UE (P.B. 163, PG. 21)  
(RELEASE BY  
INSTRUMENT #117677080)

SOUTHWEST CORNER  
OF PARCEL "B"  
(P.B. 163, PG. 21)

NVAL  
(INSTRUMNET  
#118268345)

70' R/W RESERVATION  
(DEED BOOK 539,  
PG. 244)

12' UE (P.B. 161, PG. 33)

NORTH R/W LINE OF WILES ROAD  
(O.R.B. 14536, PG. 965)

SOUTH LINE OF  
(O.R.B. 14536, PG. 965)

P.O.B.

N00°33'43"W  
21.00'

S89°46'06"E  
930.20'

R/W ABANDONMENT  
(INS. #117677080)

**WILES ROAD**

117' R/W  
(O.R.B. 3330, PG. 162)  
(O.R.B. 5634, PG. 945)  
(O.R.B. 14536, PG. 965)

P.O.C.

SOUTH QUARTER CORNER  
OF SECTION 7-48-41

SOUTH LINE OF  
SECTION 7-48-41  
NORTH LINE OF  
SECTION 18-48-41 (O.R.B. 5634,  
PG. 945)

N00°33'43"W  
58.68'

59' R/W  
(O.R.B. 5634,  
PG. 945)

166.55'  
S89°32'09"W

SOUTH R/W LINE  
OF WILES ROAD  
(O.R.B. 5634, PG. 945)

S88°20'44"W  
194.18'

**LOT 12**  
**WILES ROAD CENTER**  
(P.B. 114, PG. 27)

**UNPLATTED**

THIS IS NOT A SURVEY

SHEET 3 OF 6



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991

REVOCABLE LICENSE AREA  
SKETCH AND DESCRIPTION

DATE 6-23-2023

DRAWN BY SAS

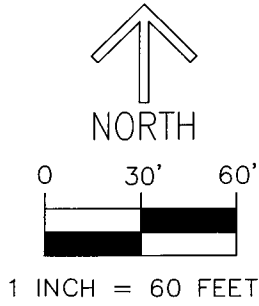
F.B./ PG. N/A

SCALE 1"=60'

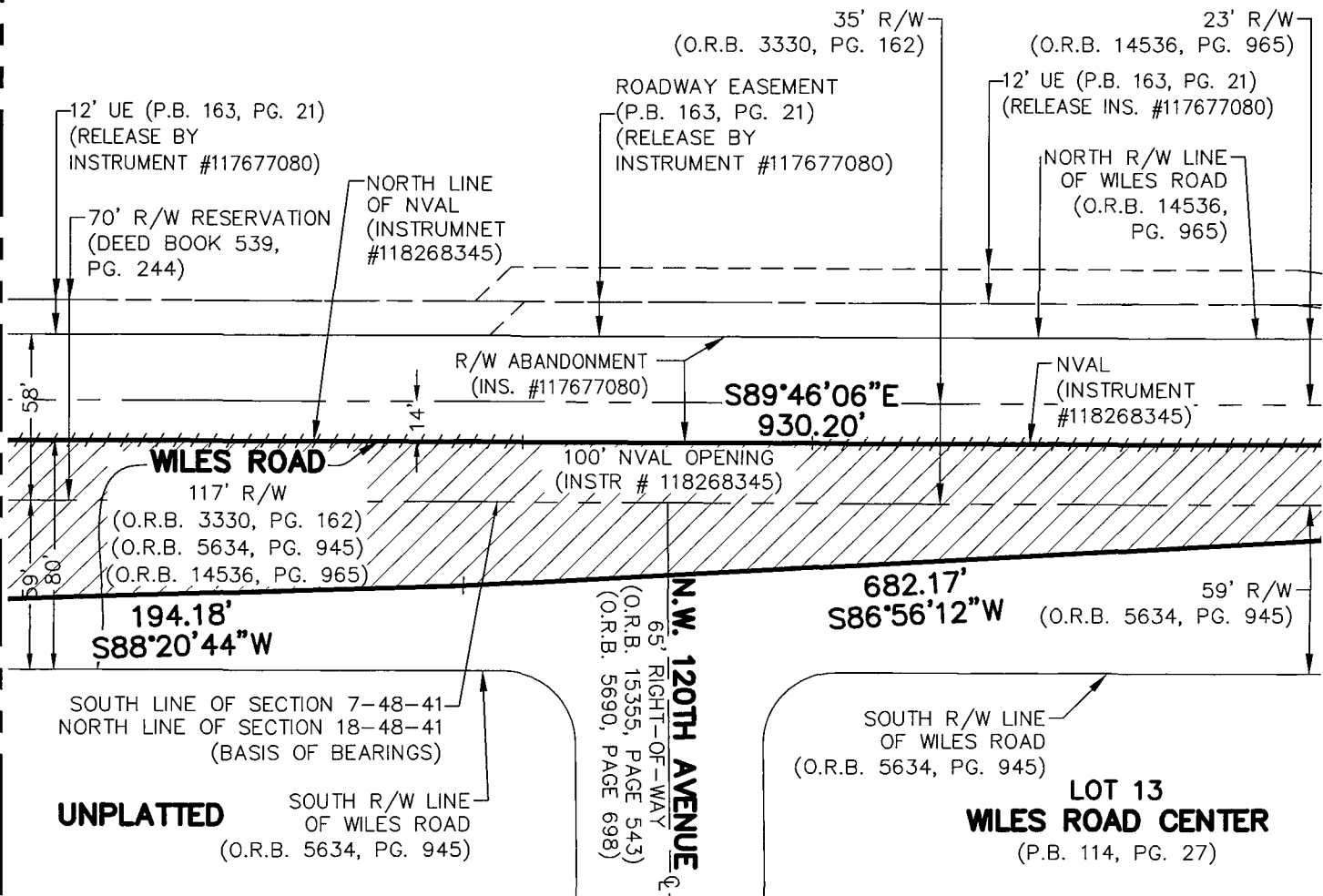
JOB NO. 8224-REV LIC Area

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5



**PARCEL "A"**  
**WYNDHAM LAKES PLAZA**  
(P.B. 163, PG. 21)



THIS IS NOT A SURVEY

SHEET 4 OF 6



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991

REVOCABLE LICENSE AREA  
SKETCH AND DESCRIPTION

DATE 6-23-2023

DRAWN BY SAS

F.B./ PG. N/A

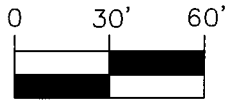
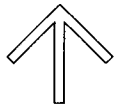
SCALE 1"=60'

JOB NO. 8224-REV LIC Area

EXHIBIT B

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6



1 INCH = 60 FEET

**PARCEL "A"**  
**WYNDHAM LAKES PLAZA**  
(P.B. 163, PG. 21)

**PARCEL "A"**  
**WINDSOR SQUARE**  
(P.B. 158, PG. 26)

20' DE (O.R.B. 25061, PG. 772)

12' DRAINAGE EASEMENT  
(O.R.B. 29727, PAGE 1578)

ROADWAY EASEMENT  
(RELEASE BY  
INSTRUMENT #117677080)

12' UE (P.B. 163, PG. 21)  
(RELEASE INS. #117677080)

ROADWAY EASEMENT  
(P.B. 163, PG. 21)  
(RELEASE BY  
INSTRUMENT #117677080)  
NVAL  
(INSTRUMENT  
#118268345)

ROADWAY EASEMENT  
(P.B. 163, PG. 21)  
(RELEASE BY  
INSTRUMENT #117677080)

23' R/W  
(O.R.B. 14536, PG. 965)

35' R/W  
(O.R.B. 3330, PG. 162)

NVAL  
(INSTRUMENT  
#118268345)

R/W ABANDONMENT  
(INS. #117677080)

N85°10'31"E  
443.32'

930.20'  
S89°46'06"E

682.17'  
S86°56'12"W

**WILES ROAD**

117' R/W  
(O.R.B. 3330, PG. 162)  
(O.R.B. 5634, PG. 945)  
(O.R.B. 14536, PG. 965)

330.58'  
S87°00'44"W

NVAL  
(INS.  
#118257434)

59' R/W  
(O.R.B. 5634,  
PG. 945)

SOUTH LINE OF SECTION 7-48-41  
NORTH LINE OF SECTION 18-48-41  
(BASIS OF BEARINGS)

**LOT 13**  
**WILES ROAD**  
**CENTER**  
(P.B. 114, PG. 27)

SOUTH R/W LINE  
OF WILES ROAD  
(O.R.B. 5634,  
PG. 945)  
**LOT 14**  
(P.B. 114, PG. 27)

**LOT 15**  
(P.B. 114, PG. 27)

**LOT 16**  
(P.B. 114, PG. 27)

**LOT 17**  
(P.B. 114,  
PG. 27)

THIS IS NOT A SURVEY

SHEET 5 OF 6



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991

REVOCABLE LICENSE AREA  
SKETCH AND DESCRIPTION

DATE 6-23-2023

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=60'

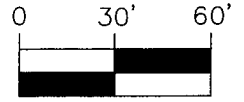
JOB NO. 8224-REV LIC Area

EXHIBIT B

MATCHLINE SEE SHEET 5

**PARCEL "A"**  
**WINDSOR SQUARE**  
(P.B. 158, PG. 26)

**PARCEL "B"**  
**WINDSOR SQUARE**  
(P.B. 158, PG. 26)



1 INCH = 60 FEET

EAST LINE  
PARCEL "A"

23' R/W  
(O.R.B. 14536, PG. 965)

ROADWAY EASEMENT  
(P.B. 158, PG. 26)  
(RELEASE BY  
INSTRUMENT #117677080)

30' EMERGENCY  
EGRESS ONLY  
(INSTR # 118257434)

R/W ABANDONMENT  
(INS. #117677080)

12' DRAINAGE EASEMENT  
(O.R.B. 29727, PAGE 1578)

N85°10'31"E  
443.32'

S01°04'27"E  
31.57'

35' R/W  
(O.R.B. 3330,  
PG. 162)

330.58'  
S87°00'44"W

**WILES ROAD**

NVAL  
(INS. #118257434)

NVAL  
(INS. #118257434)

117' R/W  
(O.R.B. 3330, PG. 162)  
(O.R.B. 5634, PG. 945)  
(O.R.B. 14536, PG. 965)

59' R/W  
(O.R.B. 5634,  
PG. 945)

SOUTH LINE OF SECTION 7-48-41  
NORTH LINE OF SECTION 18-48-41  
(BASIS OF BEARINGS)

**LOT 17**

SOUTH R/W LINE  
OF WILES ROAD  
(O.R.B. 5634,  
PG. 945)

**LOT 19**

(P.B. 114, PG. 27)

**LOT 18**

(P.B. 114, PG. 27)

**UNPLATTED**

THIS IS NOT A SURVEY

SHEET 6 OF 6



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991

REVOCABLE LICENSE AREA  
SKETCH AND DESCRIPTION

DATE 6-23-2023

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 8224-REV LIC Area



## EXHIBIT C

Revocable License Agreement between Broward County, LENNAR HOMES, LLC, and the City of Coral Springs for the installation of Improvements within the Revocable License Area shown on Exhibit B.

### **SCOPE OF IMPROVEMENTS:**

Installation of landscaping and irrigation within the Revocable License Area.

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with the Broward County Highway Construction and Engineering Division under Project Reference No. 220309001.

Additionally, at least 50% of the landscaping shall be native species, and all landscaping shall comply with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

## EXHIBIT D

### **Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements**

#### **General Requirements**

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

**All items checked below are applicable to this Revocable License Agreement.**

#### **Landscaping**

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.

#### **Tree and Palm**

- Tree trimming and pruning will be performed in accordance with the Broward County Natural Resource Protection Code (Chapter 27), and Chapter 9, Article XI, of the Broward County Code of Ordinances. Tree trimming and pruning will be performed by a contractor that is in possession of a Broward County tree-trimming license (minimum Class "B" license).
- Maintain a clearance of 14'- 6" from grade to lowest limbs of tree over vehicular travel lanes and 7'- 0" clearance over pedestrian walkways.

- Maintain travel lanes to be clear of any palm fronds, branches or debris.
- Dead fronds from palm trees must be removed from the ground immediately. Sabal and Washington Palms must be thinned of dead or dying fronds twice annually.
- Canopy Trees must be pruned to remove sucker growth and to maintain clear visibility between grade and a height of at least 7'- 0". All damaged, dead, or diseased limbs resulting from weather or pests must be removed upon discovery.
- Ornamental Trees such as Cattley Guava, Ligustrum and Oleander Standards must be pruned on a semi-annual basis by thinning and shaping to maintain the desired shape of the trees.

**Tree Fertilization**

- Canopy Trees (up to three inches - 3") caliper must be fertilized to maintain good health and to meet the minimal requirements of each plant species.
- All palms must be fertilized at a minimum interval of three (3) times per year.

**Irrigation**

Perform routine and preventive maintenance and repair of the irrigation system, which includes but is not limited to the following:

- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.
- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust satins on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

**Pavers**

- Damage to pavers must be repaired within thirty (30) days of notification to the Licensee.
- Damage to pavers that may pose a safety hazard to the public must be repaired within twenty- four (24) hours of notification to the Licensee.
- Paver surfaces must be maintained to meet the Americans with Disabilities Act (ADA) compliance, including assuring that there are no tripping hazards in the pedestrian walking path.
- Paver surfaces must be cleaned as necessary to prevent slippery paver surfaces.

**Tree Grates/Tree Root Ball/Tree Pit “Surround” Zone**

- Tree grates must be maintained and adjusted in a manner appropriate to prevent interference with the growth of the tree’s trunk.
- Tree grates must be maintained in a manner appropriate to maintain ADA compliance on any abutting walking surface.
- Damages to tree grates must be repaired within thirty (30) days of notification to the Licensee.
- Damages to tree grates that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.
- Tree grates must be pressure washed at a minimum of once per year and as necessary to prevent a safety hazard to the public.

**Lighting**

- Ongoing maintenance of the lighting system is required to ensure continuous functionality and the safety of the public.
- Deficiencies, including outages, excess light spillage, low lumens, fixture or pole corrosion, damage to the fixture and/or pole, exposed wiring, and any other deficiencies that affect functionality must be repaired within twenty-four (24) hours of notification to the Licensee.

**Planters**

- Ongoing maintenance of the planters is required to ensure functionality and the safety of the public.
- Damages to planters must be repaired within thirty (30) days of notification to the Licensee.
- Damages to planters that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.

**NOTES:**

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

Broward County NatureScape program information can be found at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Florida-Friendly Landscaping principles and information can be found at:

<http://floridayards.org>

**EXHIBIT E  
INSURANCE REQUIREMENTS**

**Project:** Revocable License Agreement with LENNAR HOMES, LLC, and the City of Coral Springs  
**Agency:** Highway Construction and Engineering Division

TYPE OF INSURANCE	ADDL INSD	SUBR WVD	MINIMUM LIABILITY LIMITS		
				Each Occurrence	Aggregate
<b>GENERAL LIABILITY - Broad form</b> <input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Premises-Operations <input checked="" type="checkbox"/> XCU Explosion/Collapse/Underground <input checked="" type="checkbox"/> Products/Completed Operations Hazard <input checked="" type="checkbox"/> Contractual Insurance <input checked="" type="checkbox"/> Broad Form Property Damage <input checked="" type="checkbox"/> Independent Contractors <input checked="" type="checkbox"/> Personal Injury  <b>Per Occurrence or Claims-Made:</b> <input checked="" type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made <b>Gen'l Aggregate Limit Applies per:</b> <input type="checkbox"/> Project <input type="checkbox"/> Policy <input type="checkbox"/> Loc. <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bodily Injury		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	\$2,000,000
			Personal Injury		
			Products & Completed Operations		
<b>AUTO LIABILITY</b> <input checked="" type="checkbox"/> Comprehensive Form <input checked="" type="checkbox"/> Owned <input checked="" type="checkbox"/> Hired <input checked="" type="checkbox"/> Non-owned <input checked="" type="checkbox"/> Any Auto, If applicable <i>Note: May be waived if no driving will be done in performance of services/project.</i>			Bodily Injury (each person)		
			Bodily Injury (each accident)		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	
<input type="checkbox"/> <b>EXCESS LIABILITY / UMBRELLA</b> <b>Per Occurrence or Claims-Made:</b> <input type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made <i>Note: May be used to supplement minimum liability coverage requirements.</i>					
<input checked="" type="checkbox"/> <b>WORKER'S COMPENSATION</b> <i>Note: U.S. Longshoremen &amp; Harbor Workers' Act &amp; Jones Act is required for any activities on or about navigable water.</i>	N/A	<input checked="" type="checkbox"/>	Each Accident		STATUTORY LIMITS
<input checked="" type="checkbox"/> <b>EMPLOYER'S LIABILITY</b>			Each Accident	\$500,000	
<input type="checkbox"/> <b>PROFESSIONAL LIABILITY (ERRORS &amp; OMISSIONS)</b> <b>All engineering, surveying and design professionals.</b>			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> <b>POLLUTION / ENVIRONMENTAL LIABILITY</b>			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> Installation floater is required if Builder's Risk or Property are not carried. <i>Note: Coverage must be "All Risk", Completed Value.</i>			*Maximum Deductible (Wind and/or Flood):		<b>Completed Value</b>
			*Maximum Deductible:		
<b>Description of Operations:</b> Broward County is additional insured for liability. Insured's insurance shall provide primary coverage and shall not require contribution from the County, self-insurance or otherwise. Waiver of subrogation applies in favor of Broward County. For Claims-Made policies insurance must be maintained and evidence of insurance must be provided for at least three (3) years after completion of the contract of work.					

**CERTIFICATE HOLDER:**  
Broward County  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301

Digitally signed by  
COLLEEN A.  
POUNALL  
Date: 2024.06.10  
14:32:04 -04'00'  
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Risk Management Division