

AGREEMENT BETWEEN
INDIAN RIVER COUNTY, FLORIDA
AND
HANLEX VERO BEACH LLC
FOR
DOLLAR GENERAL 27th AVENUE SW

FOR THE CONSTRUCTION OF OFF-SITE UTILITIES

THIS AGREEMENT (“Agreement”) by and between **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, the address of which is 1801 27th Street, Vero Beach, Florida 32960 (hereinafter the “COUNTY”) and (Hanlex Vero Beach LLC), the address of which is (1000 Color Place Apopka, FL. 32703) (hereinafter the “DEVELOPER”) is effective upon execution by the two parties (“Effective Date”).

WHEREAS, the DEVELOPER, in conjunction with the construction of improvements at Dollar General 27th Avenue SW is constructing water facilities to the subject property located at 2480 27th Avenue SW, whose legal description is attached as Exhibit “A” (the “Subject Property”); and

WHEREAS, pursuant to Section 918.05, the Code of Indian River County (the “Code”), the COUNTY, requires the DEVELOPER to provide the utility improvements to connect to the regional water main and force main. The COUNTY, pursuant to Section 201.11, of the Code, agrees to reimburse the DEVELOPER, as provided herein, for the cost of oversizing off-site utilities,

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and other good and valuable consideration, the COUNTY and DEVELOPER agree as follows:

1. OFF-SITE UTILITIES:

The DEVELOPER shall construct the necessary off-site utilities described herein as directed by the Indian River County Utilities Department (“IRCDUS”). The COUNTY shall reimburse the DEVELOPER for installing off-site utilities as outlined below:

The COUNTY shall reimburse the DEVELOPER for oversizing the installation of a water main from 8-inch diameter to 12-inch diameter along the east side of 27th Avenue SW from the termination of the existing 12-inch diameter water main to the Subject Property, a distance of approximately 895 linear feet, and extending the 12-inch diameter water main from the service point of the Subject Property to connect to an existing 6-inch diameter water main along 25th Street SW, a distance of approximately 460 linear feet for a total of approximately

1,355 linear feet (the "Water Main").

Reimbursement: The COUNTY shall reimburse the DEVELOPER pursuant to the provisions of Section 201.11, of the Code, for funds advanced by DEVELOPER to oversize the off-site Water Main. COUNTY shall reimburse DEVELOPER in accordance with Exhibit "B" for oversizing and extending the off-site Water Main. The actual reimbursement amounts shall be based on Exhibit "B", but in no event shall the County cost share exceed \$111,000.00.

Within 30 calendar days of acceptance of the bill of sale for the Water Main and submittal of the necessary maintenance security, COUNTY shall reimburse DEVELOPER its share of the cost of the Water Main, as set forth in Exhibit "B".

2. Amendment:

This Agreement may be modified only by a written instrument executed by all parties to the Agreement.

3. Assignability:

Either party may assign this Agreement so long as the assignment bears acknowledgment of the assignee and the other party. However, the rights granted herein shall run with the land and are not the personal property of the DEVELOPER. Therefore, while the DEVELOPER has the right under this Agreement to freely transfer the rights and obligations granted by this Agreement, the DEVELOPER, nor any assignee, shall have the right to transfer these rights to another property unless this Agreement is amended in writing.

4. Authority:

Each party hereto represents and warrants to the other that the execution of this Agreement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms.

5. Captions:

Captions, if included, in this Agreement are included for convenience only and are not to be considered in any construction or interpretation of this Agreement or any of its provisions.

6. Construction Plans, Technical Specifications and Contract Documents:

The DEVELOPER agrees to complete a final set of construction drawings and make submission for a Utilities Construction Permit (UCP) to IRCDUS, to Indian River County Public Works for a Right-of-Way permit (ROW), which includes, but is not limited to meeting all security requirements of section 312.11 of the Code, to the Florida Department of Environmental Protection (FDEP) for a general permit, and for all other necessary permits. The DEVELOPER shall not commence construction until all permits are approved and obtained.

7. Definition

All pronouns shall be deemed to refer to the masculine, feminine, or neuter, singular or plural, as the identity of the party or parties may require.

8. DEVELOPER'S Obligations:

The design, preparation of contract documents, permitting, and construction of the Water Main shall be the DEVELOPER's responsibility and expense until such time the necessary testing, acceptance of the FDEP Certification of Completion, and acceptance of the Water Main dedication to IRCDUS per IRCDUS's Water & Wastewater Utility Standards, May 2019 or latest edition, has been completed and 1-year warranty is in place.

10. Entire Agreement

This Agreement embodies the entire agreement between the parties relative to the subject matter hereof, and there are no oral or written agreements between the parties, nor any representations made by either party relative to the subject matter hereof, which are not expressly set forth herein.

11. Governing Law & Jurisdiction:

This Agreement shall be governed by the laws of the State of Florida and the laws of the United States pertaining to transactions in such state, and all actions arising out of this Agreement shall be brought in Indian River County, Florida, or, in the event of federal jurisdiction, the United States District Court for the Southern District of Florida. All of the parties to this Agreement have participated freely in the negotiation and preparation hereof. Accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto.

12. Insurance and Indemnification:

The DEVELOPER shall ensure that, at least ten (10) days prior to the commencement of any work, the selected contractor and any subcontractor provides to the COUNTY a certificate of commercial general liability insurance with a reputable insurance company subject to approval by the COUNTY's risk manager in an amount not less than \$3,000,000 combined single limit for bodily injury and property damage in accordance with the COUNTY'S Administrative Policy Manual. The DEVELOPER shall ensure that, at least ten (10) business days prior to the commencement of any work the selected contractor and any subcontractor provides to the COUNTY a certificate of business auto liability insurance with a reputable insurance company subject to approval by the COUNTY'S risk manager in an amount not less than \$3,000,000 per occurrence combined single limit for bodily injury and property damage in accordance with the COUNTY'S Administrative Policy Manual. The commercial general liability and auto liability insurance policies shall name Indian River County, a political subdivision of the State of Florida, as an additional insured. In addition, the DEVELOPER shall ensure that, at least ten (10) business days prior to the commencement of any work the selected contractor and any subcontractor provides to the COUNTY a certificate of statutory workers' compensation insurance and employers' liability with a limit of \$100,000 for each accident, \$500,000 disease (policy limit) and \$100,000 disease (each employee) in accordance with the COUNTY'S Administrative Policy Manual. The DEVELOPER shall provide to the COUNTY at least thirty (30) days' written notice by registered mail, return receipt requested, addressed to the COUNTY'S risk manager, prior to cancellation or modification of any required insurance.

The DEVELOPER hereby releases and holds harmless the COUNTY, and the COUNTY'S officers, employees and agents, from and against any and all claims for damages, costs, third party claims, judgments, and expense to persons or property that may arise out of, or be occasioned by, any work contemplated by this agreement, or from any act or omission of any representative, agent, client, and/or employee of DEVELOPER, and DEVELOPER shall indemnify the COUNTY against any such claims and any judgments that may be entered in connection therewith, including attorney fees. DEVELOPER shall indemnify the COUNTY against any claim for damage that any utility, whether publicly or privately owned, may sustain or receive in connection with any work contemplated by this agreement. DEVELOPER shall not make any claim of any kind or character whatsoever against the COUNTY for damages that it may suffer by reason of the installation, construction, reconstruction, operation, and/or maintenance of any public improvement, or utility, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water and/or sanitary sewer mains and/or storm sewer facilities, and whether such damage is due to flooding, infiltration, backflow, and/or seepage caused from the failure of any installation, natural causes, or from any other cause of whatsoever kind or nature. It is the intention of this indemnification agreement on the part of DEVELOPER, and a condition of this agreement, that it shall be full and total indemnity against any kind or character of claim whatsoever that may be asserted against the COUNTY. DEVELOPER hereby agrees to defend any and all suits, claims, and causes of action brought against the COUNTY arising out of or in connection with any work contemplated by this agreement, and DEVELOPER agrees to pay any judgment or judgments, including attorney fees, that may be rendered against the COUNTY or against the COUNTY'S officers, employees or agents in connection therewith.

13. Maintenance Security:

The DEVELOPER agrees to convey all right, title and interest in the aforementioned utility improvements to Indian River County, Florida, and provide security as set forth herein, subject to the COUNTY'S approval, for a period of one (1) year after the COUNTY'S acceptance of the improvements, plus an additional three (3) months, for an aggregate of fifteen (15) months. The maintenance security may only be in one of the following forms: (a) cash, whereupon the COUNTY and the Developer shall enter into the COUNTY'S standard Cash Escrow Deposit Agreement; (b) Letter of Credit, in the County's standard form, drawn and payable by a financial institution located within Florida; or (c) surety bond issued by a surety company licensed to do business in the State of Florida and having an A.M. Best rating of no less than A-VI. The value of the maintenance security shall be twenty-five percent (25%) of the total construction value of the utility improvements as certified by the Developer's licensed engineer and approved in writing by the County.

14. Multiple Counterparts:

This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) Agreement; but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart executed by the party to be charged.

15. Permits:

The DEVELOPER shall be responsible for obtaining all construction and operating permits required for the construction, delivery, use and monitoring of the water distributed to and wastewater collected from the Subject Property. If, through no fault of the parties involved, any federal, state or local government or agency (excluding the COUNTY) fails to issue necessary permits, or fails to grant necessary approvals, or requires a material change in the system, then to the extent necessary and if possible, the parties agree to negotiate an amendment to the Agreement to reflect the change in condition. If the COUNTY determines that it is impossible or impracticable to perform under the terms of this Agreement because of the above, then COUNTY shall have the right to terminate this Agreement, and the parties shall have no further obligations to each other.

The DEVELOPER shall comply with reasonable requests by the COUNTY concerning on-site operations and maintenance prior to County acceptance including but not limited to all FDEP regulations relating to bacteriological and hydrostatic testing, cross connection control, monitoring, color-coding of water and wastewater equipment. DEVELOPER shall meet all necessary IRCDUS construction requirements, including the posting of the required security.

16. Recording of Agreement:

This Agreement, and any assignment, may be recorded in the official records of Indian River County by the COUNTY. If recorded, the DEVELOPER shall pay for all recording costs.

17. Severability / Invalid Provision:

If any provision of the Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement.

18. Term:

The term of this Agreement is five (5) years. Unless otherwise agreed to by the parties in writing, this Agreement shall not be renewed automatically for successive terms. Notwithstanding the foregoing, this Agreement shall be coterminous with FDEP Permit for construction and with the County's Utility Construction Permit, whichever provides a shorter time period, but shall be not more than five (5) years from the date of issuance. The County may terminate this Agreement early in its sole discretion if it determines that the development project intended to be served by the improvements is suspended or discontinued.

19. Time of Essence:

Time is of the essence of this Agreement; however, if the final date of any period which is set out in any provision of this Agreement falls on a Saturday, Sunday or legal holiday under the laws of the State of Florida, then, in such event, the time of such period shall be extended to the next business day which is not a Saturday, Sunday or legal holiday.

20. Release:

DEVELOPER, on behalf of itself and its successors, and assigns, hereby releases, acquits, and forever discharges COUNTY and its respective present and former elected officials, employees, agents, representatives, and insurers, from all claims, causes of action, demands, debts, liabilities, and obligations, of every name and nature, known or unknown, asserted or unasserted, accrued or unaccrued, both at law or in equity, from the beginning of time to the Effective Date specific as to the subject matter of this Agreement, including any monetary damages or reimbursement required to be paid by the COUNTY hereunder.

IN WITNESS WHEREOF, the COUNTY and the DEVELOPER have accepted, made, and executed this Agreement as follows:

DEVELOPER: Hanlex Vero Beach LLC

Witness Signature

By: _____

Witness Printed Name

Printed name: Hans Pistor
Hanlex Vero Beach LLC
President/Owner

Witness Signature

Date: _____

Witness Printed Name

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ___ online or ___ in person notarization this ___ day of _____, 2023, by _____, _____ of Hanlex Vero Beach LLC. He/she is either personally known to me or has produced _____ type of identification.

Notary Public

Name: _____
Commission # _____
Expiration Date _____

Attest: _____
Jeffery R. Smith, Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Joseph H. Earman, Chairman

BCC Approved: _____

Approved as to Form and Legal Sufficiency

Approved by:

Dylan Reingold, County Attorney

Michael C. Zito, Interim County Administrator

F:\UTILITIES\UTILITY - ENGINEERING\PROJECTS - UTILITY CONSTRUCTION PERMITS\VERO BEACH MOB - UCP #3447\ADMIN\BCC - AGREEMENT\VERO MOB DEV AGREEMENT DRAFT.DOC

EXHIBIT-A

Legal Description

(To be Provided by Common Oak Engineering)

EXHIBIT "A"

Legal Description of Property

DESCRIPTION

A PARCEL OF LAND BEING A PART OF TRACT 13 (LESS CANAL) IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH TOWNSHIP LINE OF TOWNSHIP 33 SOUTH, AND THE EAST RIGHT OF WAY LINE OF EMERSON AVENUE, AND RUN NORTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE RUN EAST A DISTANCE OF 647.50 FEET; THENCE RUN NORTH A DISTANCE OF 307.63 FEET; THENCE RUN WEST A DISTANCE OF 647.50 FEET; THENCE RUN SOUTH A DISTANCE OF 307.63 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Construction Cost Share

Hanlex Vero Beach, LLC

DOLLAR GENERAL AT VERO BEACH (2480 27TH AVE SW)				IRC UCP # : 3545
County Reimbursement of ROW Water Main Loop Extension and 12" Upgrade				
DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL
County Approved Bill of Sale Items:				
12" Water Main Extension				
12" Gate Valve	2	LF	\$3,600.00	\$7,200.00
12" DR-18 C-900	1367	LF	\$50.00	\$68,350.00
12" x 6" Reducer	1	EA	\$935.00	\$935.00
12" x 12"x 6" Tee	2	EA	\$600.00	\$1,200.00
12" 45 Bend	2	EA	\$660.00	\$1,320.00
12" 90 Bend	1	EA	\$715.00	\$715.00
12" Bell Restraint	28	EA	\$210.00	\$5,880.00
12" Mega Lug Restraint	15	EA	\$225.00	\$3,375.00
Fire Hydrant Assembly and Valve	1	EA	\$5,000.00	\$5,000.00
12" x1" Tapping Sleeve and Valve (27th Ave SW)	1	EA	\$1,740.00	\$1,740.00
1" Blue Pex Water Service Line	12	LF	\$10.00	\$120.00
6" Mega Lug Restraint	3	EA	\$200.00	\$600.00
12" Directional Drill (27th Ave SW) HDPE	80	LF	\$170.00	\$13,600.00
Tracer Wire	1355	LF	\$0.50	\$677.50
12" Jumper Saddle	4	EA	\$1,560.00	\$6,240.00
Site Contractor Overhead Costs				\$0.00
SUB TOTAL:				\$116,952.50
25th St Crossing Additional Items				
12" Gate Valve	1	EA	\$3,840.00	\$3,840.00
12" DR-18 C-900	80	LF	\$60.00	\$4,800.00
12" 45 Bend	2	EA	\$650.00	\$1,300.00
12" 90 Bend	1	EA	\$820.00	\$820.00
12" Bell Restraint	11	EA	\$225.00	\$2,475.00
12" Mega Lug Restraint	8	EA	\$225.00	\$1,800.00
12" Directional Drill (25th St SW) HDPE	40	LF	\$210.00	\$8,400.00
SUB TOTAL:				\$23,435.00
COUNTY APPROVED BILL OF SALE TOTAL:				\$140,387.50
Additional 12" WM Extension Items not Included on Bill of Sale				
Open Cut Driveways/ Repair Asphalt	520	LF	\$15.00	\$7,800.00
BT Point	4	EA	\$800.00	\$3,200.00
Bacterial Testing	4	EA	\$1,000.00	\$4,000.00
Blow Off	1	EA	\$2,630.00	\$2,630.00
Restore Sod	1500	LF	\$8.00	\$12,000.00
MOT for Extension	1	LS	\$2,100.00	\$2,100.00
Mobilization	1	EA	\$2,500.00	\$2,500.00
Survey & Layout	1	LS	\$3,950.00	\$3,950.00
Silt Fence	1500	LF	\$1.60	\$2,400.00
Regrading of Swales	1	LS	\$1,500.00	\$1,500.00
Additional As-Built	1	LS	\$1,500.00	\$1,500.00
Additional Testing	1	LS	\$0.00	\$0.00
Additional Design/Engineering Fees	1	LS	\$5,500.00	\$5,500.00
Bonding	1	LS	\$514.00	\$514.00
ADDITIONAL ITEMS FOR 12" WM EXTENSION TOTAL:				\$49,594.00
12" WM EXTENSION AND UPGRADE TOTAL:				\$189,981.50
8" Water Main Extension Credit				
8" Gate Valve	1	EA	\$2,820.00	(\$2,820.00)
8" DR-18 C-900	923	LF	\$32.00	(\$29,536.00)
12" x 8" Reducer	1	EA	\$950.00	(\$950.00)
8" x 8"x 6" Tee	1	EA	\$420.00	(\$420.00)
8" 45 Bend	2	EA	\$450.00	(\$900.00)
8" Bell Restraint	20	EA	\$130.00	(\$2,600.00)
12" Mega Lug Restraint	1	EA	\$225.00	(\$225.00)
8" Mega Lug Restraint	8	EA	\$210.00	(\$1,680.00)
6" Mega Lug Restraint	3	EA	\$200.00	(\$600.00)
8" Blow Off	1	EA	\$2,630.00	(\$2,630.00)
Fire Hydrant Assembly and Valve	1	EA	\$5,000.00	(\$5,000.00)
8" x1" Tapping Sleeve and Valve (27th Ave SW)	1	EA	\$1,000.00	(\$1,000.00)
1" Blue Pex Water Service Line	12	LF	\$10.00	(\$120.00)
Tracer Wire	921	LF	\$0.50	(\$460.50)
8" Jumper Saddle	2	EA	\$1,400.00	(\$2,800.00)
8" EQUIVALENT BILL OF SALE ITEMS:				(\$51,741.50)
Open Cut Driveways/ Repair Asphalt	520	LF	\$15.00	(\$7,800.00)
BT Point	2	EA	\$800.00	(\$1,600.00)
Bacterial Testing	2	EA	\$1,000.00	(\$2,000.00)
Restore Sod	1000	LF	\$8.00	(\$8,000.00)
Regrading of Swales	1	LS	\$1,200.00	(\$1,200.00)
Mobilization	1	LS	\$2,500.00	(\$2,500.00)
Survey & Layout	1	LS	\$2,000.00	(\$2,000.00)
Silt Fence	1150	LF	\$1.60	(\$1,840.00)
Bonding	1	LS	\$300.00	(\$300.00)
ADDITIONAL ITEMS FOR 8" WM EXTENSION TOTAL:				(\$27,240.00)
8" WM EXTENSION CREDIT TOTAL:				(\$78,981.50)
TOTAL REIMBURSEMENT TO BE PAID BY COUNTY				\$111,000.00