

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date:	March 11, 2008	Consent [X]	Regular []
		Public Hearing []	
Submitted By:	Water Utilities Department		
Submitted For:	Water Utilities Department		

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Wastewater Development Agreement with Sunsport Gardens, Inc.

Summary: Sunsport Gardens, Inc. (Sunsport) owns property (Property) located at 14125 North Road within the Town of Loxahatchee Groves' (Town) municipal limits and operates an ongoing business enterprise on the Property. The Health Department permit for Property's existing wastewater treatment system is up for renewal and Sunsport has concluded that its best long-term option for wastewater service to the Property is permanent connection to an external wastewater system. They have approached the Water Utilities Department (Department) regarding connection to the Department's wastewater collection system (System) that runs along the Property's southern and eastern borders. Due to Property's location and the location of the wastewater connection, approval for connection is required from, and has been granted by, the Town. In addition, the Property's connection to the System requires Sunsport to install facilities within easements possessed by the Indian Trail Improvement District (ITID). The County's obligations under this Agreement are specifically contingent upon Sunsport to secure all necessary approvals from ITID. District 6 (MJ)

Background and Justification: The Department's Engineering Division has worked with Sunsport to address certain issues relative to the wastewater connection, including the prevention of stormwater inflow into Department's System, the basis for monthly wastewater billings, and the usage of septage haulers by visitors temporarily using Sunsport's facilities. Those issues are addressed as special conditions within the Agreement. Although the Department Director has been delegated the authority to enter into Standard Development Agreements, Board approval is being sought for the Wastewater Agreement due to non-standard terms and conditions associated with the Agreement.

Attachments:

- 1. Location Map
- 2. Three (3) Original Wastewater Development Agreements (DA 11-01008-000)

Recommended By:		2/14/08
	Department Director	Date
Approved By:		2/28/08
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept _____ Unit _____ Object _____

Is Item Included in Current Budget? Yes X No _____

Reporting Category N/A

B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no fiscal impact.

C. Department Fiscal Review: Debra M. West

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

Jim Bump 2-25-08
OFMB
m 02/19
02/15/08

Dr. J. Foster 2-25-08
Contract Development and Control
2/25/08

B. Legal Sufficiency:

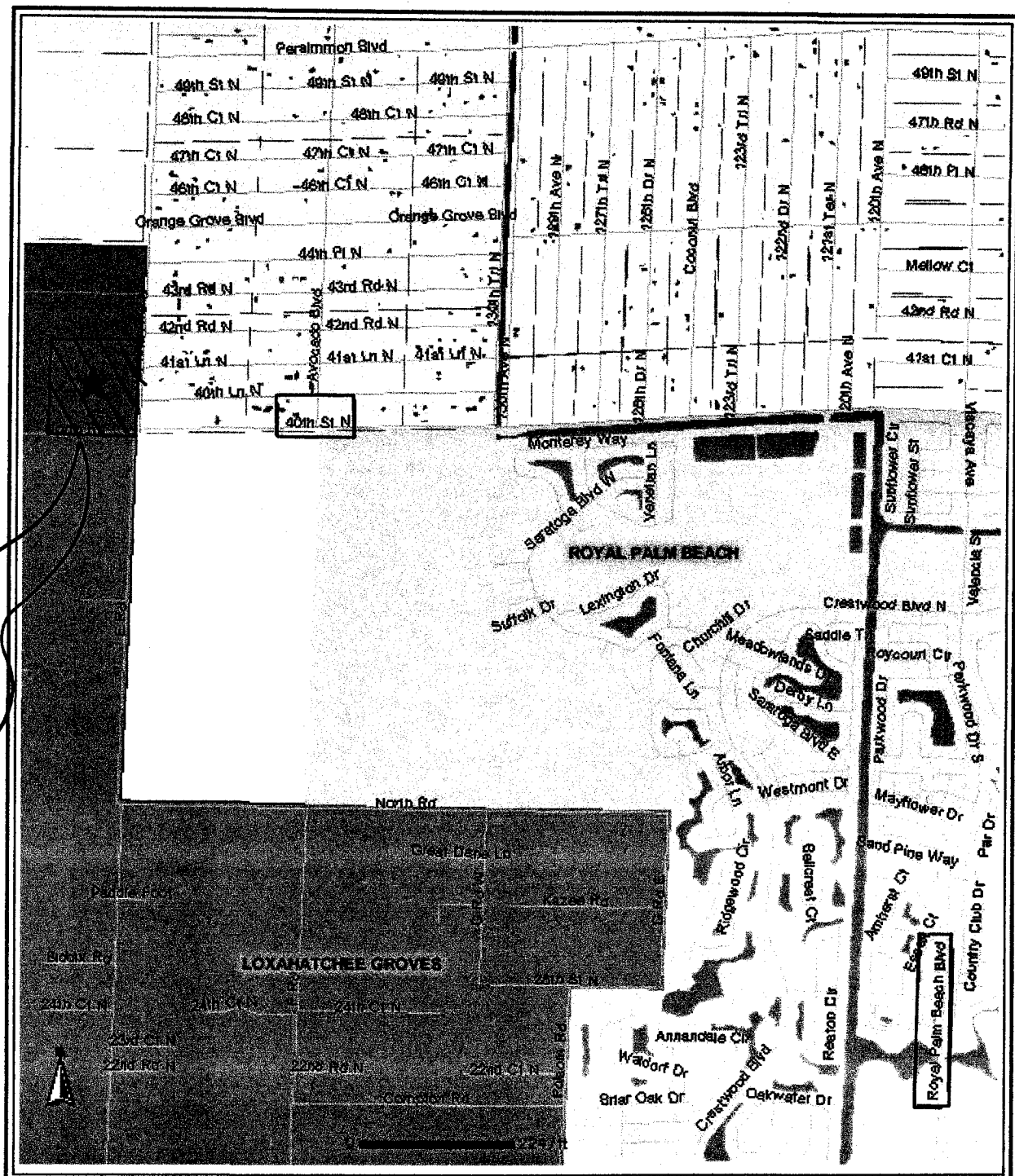
W. W. 2/27/08
Assistant County Attorney

This Contract complies with our
contract review requirements.

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



Sunsport Gardens

Map Scale 1:26960

Map produced on 11/7/2007

WASTEWATER

CHARGE #1023 RETURN VIA WILL CALL #133
ATTN: MARK FALLON, CONTRACT MANAGEMENT,
PBC WATER UTILITIES DEPT,
8100 FOREST HILL BLVD, WPB, FL 33413

WASTEWATER DEVELOPMENT AGREEMENT (DA)

THIS AGREEMENT made and entered into this _____ day of _____, 20____, by and between **PALM BEACH COUNTY**, a subdivision of the State of Florida, hereinafter referred to as "Utility" and **SUNSPORT GARDENS, INC.**, a Florida corporation, hereinafter referred to as "Property Owner."

WITNESSETH

WHEREAS, Property Owner owns property located in Palm Beach County, Florida, and as more fully described on **Exhibit "A"**, attached hereto and made a part hereof and hereinafter referred to as "Property", whereupon Property Owner has or is about to develop the Property by erecting thereon residential or non-residential improvements; and

WHEREAS, Property Owner desires to construct wastewater facilities hereinafter referred to as "facilities"; and

WHEREAS, upon the conditions set forth herein, Utility desires to accept ownership of the completed wastewater facilities for operation and maintenance purposes; and

WHEREAS, Property Owner understands that this contract for service in no way entitles Property Owner to densities which are greater than those allowed under the density provisions of the Comprehensive Plan of Palm Beach County, or to densities or development rights as may otherwise be limited by the Board of County Commissioners; and

WHEREAS, in the interest of public health and to encourage the use of central wastewater facilities, Utility desires to enter into this Agreement.

NOW THEREFORE, for and in consideration of these premises, the mutual undertakings and agreements herein contained and assumed, Property Owner and Utility hereby covenant and agree as follows:

1. The foregoing statements are true and correct.
2. The following definitions and references are given for the purpose of interpreting the terms as used in this Agreement and apply unless the context indicates a different meaning:
 - (a) "UPAP" - the Uniform Policies and Procedures Manual of the Palm Beach County Water Utilities Department as may be amended from time to time, which is incorporated herein by reference;
 - (b) "Service" - the readiness and ability on the part of Utility to collect wastewater from the property;
 - (c) "Point of Service" - generally, the point where the pipes or meters of Utility are connected with the pipes of Property Owner as further defined in Chapter 1 of the UPAP;
 - (d) "Equivalent Residential Connection" (ERC) - a system capacity equivalency unit which corresponds to the peak demand of the $\frac{5}{8}$ " x $\frac{3}{4}$ " meter sub-category of the single family residential category of Customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees;
 - (e) "Mandatory Agreement Payment (MAP)" - twelve months of Guaranteed Revenue Fees plus applicable Franchise Fees payable to Utility upon submission of an SDA or renewal agreement for each ERC (*or ERIC*) represented in the Agreement;

DA # 11-01008-000

WASTEWATER

- (f) "Service Initiation" - the date a wastewater connection is requested;
 - (g) "Guaranteed Revenue Fee" - the fee designed to recover the carrying costs of system capacity which has been or is being constructed in anticipation of future service requests. Carrying costs include fixed operating and renewal and replacement expenses necessary to maintain excess system capacity for future use. Guaranteed Revenue does not recover variable operating expenses;
 - (h) "Total Accrued Amount (TAA)" - At the time of Service Initiation for each ERC, a TAA equal to sixty months Guaranteed Revenue Fees plus applicable Franchise Fees at the then current rate minus the MAP paid per each ERC shall be due and payable for such ERC. The TAA for each ERC will be determined at the time of Service Initiation;
 - (i) "Standard Development Renewal Agreement (SDRA)" - an agreement between Utility and Property Owner extending the capacity reservation for unused ERCs/ERICs in a Standard Development Agreement for an additional five (5) years; and
 - (j) "Franchise Fee" - A percentage surcharge applied to all of Utility's fees for Customers within portions of Utility's Service Area with said fees collected by Utility and distributed to another governmental entity.
3. Property Owner hereby grants and gives to Utility the exclusive right and privilege to construct, own, maintain, operate and expand the wastewater facilities in, under, upon, over and across the present and future streets, roads, easements, reserved utility sites and public places as provided and dedicated to public use in the record plats, or as provided for in agreement, dedications or grants made otherwise and independent of said record plats. Utility covenants that it will use due diligence in ascertaining all easement locations; however, should Utility install any of its facilities outside a dedicated easement area, Property Owner covenants and agrees that Utility will not be required to move or relocate any facilities lying outside a dedicated easement area as long as the facilities do not interfere with the then or proposed use of the area in which the facilities have been installed. Property Owner hereby further agrees that the foregoing grants include the necessary rights of ingress and egress to any part of the Property which Utility requests for the maintenance, operation or expansion of the wastewater facilities; that in the event Utility is required or desires to install any of its wastewater facilities in lands within the Property lying outside the streets and easement areas described above, then Property Owner shall grant to Utility, without cost or expense to Utility, the necessary easement or easements for such installation; provided, all such installations by Utility shall be made in such a manner as not to interfere with the then primary use of such Property. Property Owner shall obtain written approval from Utility prior to installing any structure or object, including, but not limited to, fences, gates, signs, trees or poles, within an easement area. In consideration of Utility's consent to an encroachment, Property Owner shall agree to indemnify and hold Utility harmless from and against all liabilities, damages, penalties, claims costs and expenses, including attorney's fees at all levels, which may be imposed upon or asserted against Utility as a result of or in any way connected to an encroachment approved by Utility. In the event Utility determines that it is necessary to construct, maintain, repair, remove, or replace any of its facilities located under, over or upon an easement, Property Owner shall immediately remove the encroachment from the easement upon the request of Utility at Property Owner's sole cost and expense. If Property Owner fails to remove the encroachment, Utility shall have the right to remove the encroachment from the easement. Property Owner shall pay all costs related to removing the encroachment from the easement incurred by Utility.

Property Owner as further consideration of this Agreement, and in order to effectuate the foregoing grants to Utility, hereby places the following covenant, as a covenant running with the land, upon the Property and thereby subjecting it to a reservation, condition, limitation or restriction in favor of Utility, as follows:

Utility, or its successors, has the sole and exclusive right to provide all wastewater facilities and services to the Property described in **Exhibit "A"** and in addition to any property to which wastewater service is actually rendered by Utility. All occupants of any residence or non-residential improvement erected or located on the Property, and all subsequent or future owners or purchasers of the Property, or any portion thereof, shall exclusively receive their wastewater service from the aforesaid Utility and shall pay for the same and shall abide by the terms and intent of this Agreement, and the UPAP, for as long as the aforesaid Utility provides such services to the property. Further, all occupants of any residence or non-residential

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improvement erected or located on the Property, and all subsequent or future owners or purchasers of the property, or any portion thereof, agree, by occupying any premises on the Property or by recording any deed of conveyance with respect to the Property, that they will not construct or otherwise make available or use wastewater service from any source other than that provided by Utility.

Any water well or water source used solely for the purpose of supplying irrigation for the Property is excluded from this restriction unless the Property is required to utilize reclaimed water in accordance with the Palm Beach County Reclaimed Water Ordinance.

Further, in order to give an additional and supplementary notice to all the future Property Owners of any of the Property of the rights of Utility to provide the Property with wastewater facilities and services, Property Owner hereby covenants and agrees to have the above restrictive covenant or its equivalent included in the general subdivision restrictions and to place the same of record in the Public Records of Palm Beach County, Florida.

4. Upon the continued accomplishment of all the prerequisites contained in this Agreement to be performed by Property Owner, Utility covenants and agrees that it will allow the connection of the wastewater collection facilities installed by Property Owner to the wastewater facilities of Utility in accordance with the terms and intent of this Agreement. Such connection shall be in accordance with rules and regulations of the Health Department, the UPAP, and other governmental agencies having jurisdiction over the wastewater collection and disposal operation of Utility.
5. Property Owner is required to pay Guaranteed Revenue Fees plus applicable Franchise Fees in order to support investment in plant facilities, as well as the fixed costs of maintaining such facilities and the unused capacity it represents. Therefore, Property Owner agrees to pay in accordance with the UPAP:

(a) a MAP per each ERC for the requested capacity upon submission of this Agreement; and

(b) a TAA per each ERC for the requested capacity upon Service Initiation.

Utility has advised Property Owner that construction of additional wastewater facilities will be completed in phases designed to coincide with the need for service to Property Owner and other Property Owners in the service area. Utility should not be expected to provide service to connections in excess of those reserved as evidenced by proper payment of Guaranteed Revenue.

The MAP required upon submission of this Wastewater Agreement is:

Wastewater:	\$197.52 per ERC x	16.25 ERCs =	\$3,209.70
		Franchise Fee	\$320.97
		TOTAL	<u>\$3,530.67</u>

Upon receipt of the MAP, Utility agrees to reserve **16.25** ERCs of Wastewater system capacity for Property Owner until **March 31, 2013**, which term may be extended in accordance with the UPAP, as may be amended from time to time, and upon payment of applicable fees. Property Owner acknowledges and agrees Utility shall not refund or reimburse the MAP upon expiration.

Property Owner acknowledges that it is the sole responsibility of Property Owner to provide payment of a new MAP at the then current fees thirty (30) days before the expiration of the original five-year term. Should multiple assignments exist for this Agreement, each assignee must submit the appropriate MAP for any unconnected ERCs related to the assignee's ERCs. Should Property Owner or assignee fail to submit a new MAP payment for their respective unconnected ERCs, Property Owner acknowledges and agrees that Utility may unilaterally execute a document evidencing termination and partial release of this Agreement except for the rights, duties, or obligations as set forth in Paragraphs 3, 4, 8, 9, 10, 13, and 14 of this Agreement and record the document in the public records of Palm Beach County, Florida.

At the time of Service Initiation, the applicable ERCs will be deducted from said reservation. Upon approval of Utility, the total number of ERCs may be increased up to 10% of the original reservation or ten (10) ERCs, whichever is greater, by an amendment to this Agreement. The

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MAP required for the amendment shall be paid at the rate applicable to the original Agreement. Any amendments to the SDA shall be binding upon both Utility and Property Owner and subject to all applicable rules and regulations of Utility; however, any amendments shall not extend the original five (5) year term of the Agreement. Any adjustment which is greater than that specified herein requires a new Agreement to be signed. Upon written notice to Utility, said ERCs may be adjusted downward however no refund or credit will be given by Utility to Property Owner for said downward adjustment.

6. Property Owner hereby agrees to construct and to transfer ownership and control up to the point of service to Utility, at no cost, the on-site and off-site wastewater collection systems referred to herein. Upon acceptance of said facilities, Utility hereby agrees to accept ownership of the wastewater facilities for operation and maintenance purposes. Property Owner shall cause to be prepared engineering plans and specifications prepared by and sealed by a professional engineer registered in the State of Florida, showing the on-site and off-site wastewater collection systems for the Property. Utility will advise Property Owner's engineer of any sizing requirements as mandated by the UPAP. Such detailed plans may be limited to a phase of the Property, and subsequent phases may be furnished from time to time. However, each such phase shall conform to a master plan for the development of the Property and such master plan shall be submitted to Utility concurrent with or prior to submission of plans for the first phase. All such plans and specifications, including hard copy and electronic media, submitted to Utility's engineer shall be subject to the approval of Utility and shall conform to Utility's standards as set forth in the UPAP, and no construction shall commence until Utility has approved such plans and specifications in writing. After approval, Property Owner shall cause to be constructed, at Property Owner's expense, the wastewater collection system as shown on the plans and specifications. Fees, as set forth in the UPAP, shall be levied by Utility to cover the cost of plan review and inspection. Property Owner shall also be required to pay Guaranteed Revenue Fees, Connection Fees, and Installation Fees as set forth in the UPAP.

During the construction of the wastewater collection systems by Property Owner, Utility may from time to time inspect such installation to determine compliance with the plans and specifications, adequacy of the quality of the installation, and further, shall be entitled to perform standard tests for pressure, infiltration, line and grade, and all other normal engineering tests to determine that the system has been installed in accordance with the approved plans and specifications and the UPAP. Inspection by Utility shall in no way relieve Property Owner of his responsibility to install the facilities in accordance with the approved plans and specifications and the UPAP. Complete as-built plans, including hard copy and electronic media when utilized, shall be submitted to Utility upon completion of construction.

Property Owner hereby agrees to transfer to Utility title to all wastewater collection systems installed by Property Owner's contractor, up to the point of service, pursuant to the provisions of this Agreement. Such conveyance is to take effect without further action upon the acceptance by Utility of the said installation. As further evidence of said transfer of title, upon the completion of the installation and prior to the rendering of service by Utility, Property Owner shall convey to Utility by bill of sale in a form supplied by Utility the complete on-site and off-site wastewater collection system as constructed by Property Owner and approved by Utility, along with the required Cost Documentation and Property Owner's No Lien Affidavit. Subsequent to construction of the facilities and prior to receiving a meter(s) from Utility, Property Owner shall convey to Utility all easements and/or rights-of-way covering areas in which wastewater lines are installed by a recordable document in a form supplied by Utility. All conveyance of easements or rights-of-way shall be accompanied by a paid title policy for the benefit of Utility in a minimum amount of:

- \$50.00 per linear foot of any granted utility easement (based on the centerline of the easement); and
- \$150,000 for a Utility-owned wastewater lift station (if not constructed within an existing utility easement).

Said title policy shall confirm the Grantor's rights to convey such easements or rights-of-way, and further, evidencing Utility's right to the continuous enjoyment of such easements or rights-of-way for those purposes set forth in this Agreement. The use of easement(s) granted by Property Owner may be used by other utilities as long as such use is approved by Utility. Utility's acceptance of the wastewater collection system installed by Property Owner shall be in accordance with the provisions as set forth in the UPAP. All installations by Property

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Owner or its contractor shall be warranted for one year (or five years in the case of lift station pumps and motor assemblies) from date of Final DEP Certification. Mortgagees holding liens on such properties shall be required to release such liens, subordinate their position or join in the granting of the easements or rights-of-way. All wastewater collection facilities shall be located within easements if not located within platted or dedicated rights-of-way.

Property Owner hereby agrees to pay to Utility, Guaranteed Revenue Fees, Connection Fees, Service Installation Fees, Franchise Fees, and any other applicable fees as set forth in the UPAP at the then current rate. The timely payment by Property Owner of all fees in accordance with the terms set forth herein, shall be considered essential to the continued performance by Utility of the terms and conditions of this Agreement. The construction and transfer of ownership of the wastewater collection system does not and will not result in Utility waiving or offsetting any of its fees, rules, or regulations. Property Owner shall not have any present or future right, title, claim, or interest in and to the wastewater facilities transferred to or owned by Utility.

7. Upon submission of this Agreement, Property Owner, at his expense, agrees to furnish Utility with a copy of the recorded Warranty Deed for the purpose of establishing ownership of the Property. Any mortgagee or lien holder having an interest in the Property shall be required to execute a Consent and Joinder of Mortgagee/Lienholder as supplied by Utility. Property Owner must submit either a title policy or a letter from an attorney licensed to do business in Florida confirming that there is no mortgage or lien on the Property. The title policy or letter must be issued within thirty (30) days of submittal of the SDA.
8. Property Owner agrees with Utility that all wastewater facilities conveyed to Utility for use in connection with providing wastewater service to the Property shall at all times remain in the complete and exclusive ownership of Utility and any entity owning any part of the Property or any residence or building constructed or located thereon shall not have the right, title, claim or interest in and to such facilities, or any part of them, for any purpose. In addition, Utility shall have the exclusive right and privilege to provide wastewater services to the Property and to the occupants of each residence or building constructed thereon.
9. Notwithstanding any provision in this Agreement, Utility may establish, revise, modify, and enforce rules, regulations, and fees covering the provision of wastewater service to the Property. Such rules, regulations, and fees are subject to the approval of the Palm Beach County Board of County Commissioners. Such rules, regulations, and fees shall be reasonable and subject to regulation as may be provided by law or contract. Fees charged to Property Owner or Customers located upon the Property shall be identical to fees charged for the same classification of service in the particular service area. All rules, regulations and fees as set forth in the UPAP, shall be binding upon Property Owner, upon any other entity holding by, through or under Property Owner, and upon any Customer of wastewater service provided to the Property by Utility. Said rules and regulations include, but are not limited to, Service Initiation, oversizing of facilities, use of previously oversized facilities or extension of facilities. Any fee or rate delinquent more than 120 days will automatically void this Standard Development Agreement.
10. Property Owner or his assignee shall not have the right to and shall not connect to the wastewater facilities of Utility until approval for such connection has been granted by Utility. The parties hereto further agree that the expense of construction operation and maintenance of all improvements beyond the point of service shall be the sole cost and expense of Property Owner or other than Utility.
11. Property Owner acknowledges and agrees that the transfer or assignment of this Agreement upon the sale, conveyance, transfer or assignment of the Property, or any portion thereof, as described in Exhibit "A" of this Agreement by Property Owner shall only be performed in accordance with the provisions of UPAP. Property Owner further acknowledges and agrees that documenting the transfer or assignment of this Agreement in a form acceptable to Utility is the sole responsibility of Property Owner. Failure to provide documentation to Utility of an assignment or transfer within thirty (30) days after the sale, conveyance, transfer, or assignment of the Property, or any portion thereof, may result in the cancellation of the capacity reserved and/or loss of the Mandatory Agreement Payment identified herein.
12. All notices provided for herein shall be in writing and transmitted by mail or by courier, and if to Property Owner shall be mailed or delivered to Property Owner at:

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14125 North Rd
Loxahatchee, FL 33470-4603;

and if to Utility, shall be mailed to Palm Beach County Water Utilities Department Contract Management Section, P.O. Box 16097, West Palm Beach, FL 33416-6097.

13. The rights, privileges, obligations, and covenants of Property Owner and Utility shall survive the completion of the work of Property Owner with respect to completing wastewater facilities and services to any phased area and to the Property as a whole.
14. Unless Property Owner is requesting additional capacity for the property described in **Exhibit "A"**, this Agreement shall supersede, null and void, all previous agreements or representations, either verbal or written, heretofore in effect between Property Owner and Utility, made with respect to the matter herein contained, and when duly executed, constitutes the entire agreement between Property Owner and Utility. No additions, alterations, or variations of terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waiver are expressed in writing and duly signed by the parties hereto. This Agreement shall be governed by the laws of the State of Florida and shall become effective upon execution by the parties hereto. The venue for actions arising out of this Agreement is in Palm Beach County, Florida.
15. Special Conditions:
 - (a) Property Owner currently receives potable water service from the Seminole Improvement District (SID). Property Owner agrees that monthly wastewater commodity fees to be charged by Utility shall be determined by reading the SID master water meter. Property Owner agrees that all wastewater discharged into Utility's wastewater system shall originate as potable water flowing through the existing SID master water meter, and that no unmetered water source (including, but not limited to water from lakes, canals, and wells) shall be discharged into Utility's wastewater system. Notwithstanding the prior sentence, Property Owner shall be able to discharge wastewater into Utility's wastewater system which originates from either of two (2) dump stations located on the Property as of the effective date of this Agreement. These dump stations shall only be used to empty wastewater holding systems utilized by recreational vehicles, campers, or other similar vehicles. Wastewater entering Utility's wastewater system through the dump stations shall be subject to the same pretreatment requirements as all other wastewater on the Property.
 - (b) Prior to Service Initiation, Property Owner shall be required to modify its existing on-site wastewater collection system to eliminate any stormwater inflow into Utility's wastewater system. Utility shall inspect the on-site wastewater collection system prior to Service Initiation to determine whether Property Owner is in compliance with this condition.
 - (c) Service Initiation Fees under this Agreement shall be based upon the existing SID master water meter size. Pursuant to the Interlocal Agreement between Palm Beach County and SID dated 04/18/2006 (County Resolution No. R2006-0732), SID shall continue to provide potable water service to the Property until a certain unidentified date in the future, at which time Utility shall take over potable water service to the Property.
 - (d) As the Property is located within the legislative boundaries of the Town of Loxahatchee Groves (Town), the consent of the Town is required for the County to provide the services set forth in this Agreement. Property Owner has acquired said consent, and said consent is attached hereto and incorporated herein as **Exhibit "B."**
 - (e) Subject to the terms of the Town's consent set forth in **Exhibit "B"**, and any subsequent interlocal agreement between Utility and Town, Utility shall be the sole provider of centralized wastewater service to the Property. However, subject to any restrictions imposed the Palm Beach County Health Department or any other entity with jurisdiction of the provision of wastewater service to the Property, visitors to the Property may utilize septic truck haulers to empty wastewater holding systems utilized by recreational vehicles, campers, or other similar vehicles.

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- (f) Property Owner shall be responsible for obtaining any required permits, property interests, consents, or other approvals required by third parties to connect to the Utility's existing wastewater system. Included within this requirement is the necessary consent of the Indian Trail Improvement District (ITID) to utilize ITID easements to connect to the Utility's wastewater system. The failure of Property Owner to obtain any such approvals shall relinquish Utility from any of its obligations under this Agreement, and shall be grounds for termination of this Agreement by Utility.
- (g) Utility will accept an Opinion of Title from an attorney licensed to do business in Florida stating that Property Owner has full and sole legal authority to provide any easements required by this Agreement. The Opinion of Title is in lieu of a title policy as required in Section 6.

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IN WITNESS WHEREOF, Property Owner and Utility have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

ATTEST:

Clerk & Comptroller (or Deputy Clerk)

PALM BEACH COUNTY, FLORIDA, BY
ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Addie L. Greene, Chairperson
BAS 2/14/08

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By: _____
Bevin A. Beaudet,
Department Director or Designee

WITNESSES:

ROBERT A. FEKETE
Typed or Printed Name

HELEN K. FEKETE
Typed or Printed Name

PROPERTY OWNER:

By: _____
Signature
Morley Schloss
Typed or Printed Name
President, Board of Directors
Title

[Corporate
Seal]

NOTARY CERTIFICATE

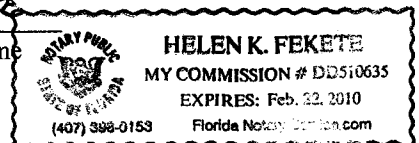
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2nd day of JAN., 2008
by MORLEY SCHLOSS PRES. of SUNSPORT GARDENS, INC., a
FLORIDA CORPORATION, on behalf of the CORP.. He/she is personally
known to me or has produced _____ as identification.

Signature of Notary

HELEN K. FEKETE
Typed, Printed, or Stamped Name
of Notary

Notary Public
Serial Number DD510635



WASTEWATER

EXHIBIT "A"

LEGAL DESCRIPTION

**THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 43 SOUTH,
RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.**

CONTAINING 40.207 ACRES OF LAND MORE OR LESS.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

OK
01/03/08 *(signature)*

CONSENT AND JOINDER OF MORTGAGEE/LIENHOLDER

MORLEY SCHLOSS, a(n) INDIVIDUAL, ~~existing under the laws~~
~~of the State of _____ and authorized to do business in the State of Florida,~~
hereby certifies that it is the mortgagee/lienholder under a mortgage from SUNSPORT
GARDENS, INC., a(n) FL CORP., dated 4-8-06, filed 4-10-06,
and recorded in Official Record Book 20176, Page, 1961, as modified by
~~Mortgage Modification Agreement dated _____, filed _____ and~~
~~recorded in Official Record Book _____, Page _____,~~ all in the Public
Records of Palm Beach County, Florida, and hereby consents to and joins in the execution of the
Agreement between Palm Beach County and **SUNSPORT GARDENS, INC., a Florida**
corporation., for the provision of potable water, wastewater, and/or reclaimed water service to
the property described in **Exhibit "A"** to the Agreement and further consents to and joins in the
granting of utility easements to Palm Beach County as provided for in the aforesaid agreement
with Palm Beach County.

MORLEY SCHLOSS, as mortgagee aforesaid, consents to the
recording by _____ ~~or~~ Palm Beach County, Florida, in the
Public Records of Palm Beach County, Florida of the contract.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 2ND
day of JANUARY, 2008.

WITNESSES:

Robert A. Fekete
Signature
ROBERT A. FEKETE
Typed or Printed Name

Helen K. Fekete
Signature
HELEN K. FEKETE
Typed or Printed Name

MORLEY SCHLOSS
a(n) INDIVIDUAL
authorized to do business in the
State of Florida.
By: Morley Schloss
Title
MORLEY SCHLOSS
Typed or Printed Name

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2ND day of JAN.
2008 by MORLEY SCHLOSS. He/she is personally known to me or has produced
as identification.

My Commission
Expires: 2-22-2010
DD510635
Serial Number

Helen K. Fekete
Signature of Notary
HELEN K. FEKETE
Typed, Printed, or Stamped Name

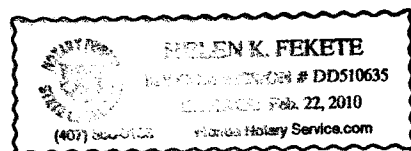


Exhibit "B"



TOWN CLERK, LOXAHATCHEE GROVES

14579 Southern Blvd, Suite 2

Loxahatchee Groves, FL 33470

Phone: (561) 793-2418 | Fax: (561) 793-2420 | clerk@loxahatcheegroves.org

November 27, 2007

VIA FACSIMILE: (561) 793-3716

Chris King, District Administrator

Indian Trail Improvement District

13476 61st Street North

West Palm Beach, FL 33412

Re: Town of Loxahatchee Groves ("Town") / Sunsport Gardens Inc. - Connection to Palm Beach County Wastewater Force Main Connection

Dear Mr. King:

The Town of Loxahatchee Groves has received a request from Sunsport Gardens Inc., dated November 20, 2007 regarding their intent to connect to the Palm Beach County Wastewater Force Main which runs along 140th Street.

This letter is to advise you that pursuant to the Town Council's direction taken at the November 30, 2007 Town Council meeting that the Town consents to the connection to the County's wastewater force main subject to the following conditions:

1. That Sunsport Gardens Inc. executes an indemnification and hold harmless agreement with the Town;
2. That Sunsport Gardens Inc agrees that at some point in time in the future, if the Town has a wastewater force main within 100 feet of the Sunsport Gardens Inc. property line, that the connection to the Town's wastewater force main will be made;
3. That the Town will not be responsible for making any repairs to the County's wastewater force main connection.

I trust that this letter indicating the Town's consent to the connection will be sufficient to allow Sunsport Gardens Inc. to address their emergency issue with respect to their waste water system.

If you have any further questions, or require additional information, please do not hesitate to contact our office.

Sincerely,

Irving Rosenbaum, D.P.A., Ed. D.
Town Manager

CC: Mayor David Browning
Members of the Town Council
David N. Tolcos, Esq.

DNT:js

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