

Prepared by: RETURN:

City Attorney's Office
200 N.W. 1st Avenue
Delray Beach, FL 33444

LANDSCAPE MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 20__ by and between the City of Delray Beach, Florida ("City") and Edwards Atlantic Avenue, LLC ("Owner").

WITNESSETH:

WHEREAS, in order to provide landscaping in the City, the City Commission has adopted ordinances setting forth requirements for landscaping; and,

WHEREAS, in order to comply with the City's landscape Ordinance the Owner shall be allowed to install landscaping material in the right-of-way of NE 6th Avenue (Federal Highway)* pursuant to the terms of this Agreement; and,

WHEREAS, this Agreement shall in no way be deemed an actual, constructive or any other type of abandonment by the City of the public right-of-way of NE 6th Avenue (Federal Highway) and,

WHEREAS, the City reserves the right at any time to utilize the right-of-way for right-of-way purposes; and,

WHEREAS, the public will benefit from the beautification of areas along its streets by the addition of landscaping; and,

WHEREAS, this Agreement is not effective unless the Owner has submitted a landscape plan and it has been approved by the City; and,

WHEREAS, the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party.

* For landscaping and Irrigation on the east side of NE 6th Avenue (Federal Highway) F between Atlantic Avenue and NE 1st Street

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The Parties hereby represent and warrant that the above recitals are accurate and correct and hereby incorporate them in this Agreement.

2. The Owner shall perform all conditions as required by the City or any Board of the City in conjunction with the site plan and review process for the required installation and maintenance of the landscaping. The subject property, further described in Exhibit "A", shall have an approved landscape plan, Exhibit "B", attached hereto and incorporated herein by reference.

3. The Owner shall be responsible for purchasing and installing all plant, tree, hedge or grass material or any other material as required by the Owner's approved landscaping plan. Owner shall further be responsible for obtaining all permits and approvals from all applicable governmental agencies.

4. The Owner hereby agrees to maintain the plantings in the right-of-way in accordance with the City's Ordinances and the terms and conditions of this Agreement. The Owner shall be responsible to maintain, which means the proper watering and proper fertilization of all plants and keeping them as free as practicable from disease and harmful insects; to properly mulch the plant beds; to keep the premises free of weeds; to mow and/or cut the grass to a proper height; to properly prune all plants which includes (1) removing dead or diseased parts of plants, or (2) pruning such parts thereof which present a visual hazard for those using the roadway. To maintain also means removing or replacing dead or diseased plants in their entirety, or removing or replacing those that fall below original project standards. All plants removed for whatever reason shall be replaced by plants of the same grade, not necessarily the same plant but of acceptable quality to the City and the Owner, as specified in the original plans and specifications and of a size comparable to those existing at the time of replacement. To maintain also means to keep litter removed from the landscaped areas in the right-of-way. Plants shall be those items which would be scientifically classified as plants and include but are not limited to trees, grass, or shrubs.

5. If at any time after the execution of this Agreement by the Owner, it shall come to the attention of the City that the landscaping is not properly maintained pursuant to the terms and conditions of this Agreement then the City may at its option issue a written notice that a deficiency or deficiencies exist, by sending a certified letter to the Owner. Thereafter, the Owner shall have a period of thirty calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the City may at its option, proceed as follows:

- (a)) Maintain the landscaping or part thereof, and invoice the Owner for expenses incurred.
- (b) Terminate this Agreement and require the Owner to comply with the City's current Ordinance on landscaping.
- (c)) Cite the Owner for failure to comply with the City's Ordinances.

6. At all times hereto, the Owner shall own and maintain all landscaping installed in the right-of-way by the Owner.

7. If for any reason the City decides that it needs the right-of-way of NE 6th Avenue (Federal Highway) or for any other public purpose this Agreement shall terminate, and the Owner shall be required to comply with the City's current Code of Ordinances regarding landscape requirements. Owner shall remove all landscaping from the right-of-way within 20 days of such notification, if so requested by the City.

8. Owner shall at all times hereafter indemnify, hold harmless and defend the City its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any kind, including attorney fees, court costs, and expenses, caused or alleged to be caused by any intentional or negligent act of, or omission of, Owner, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. In the event any lawsuit or other proceeding is brought against City by reason of any such claim, cause of action or demand, Owner shall, upon written notice from City, resist and defend such lawsuit or proceeding by counsel satisfactory to City. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement.

The Owner shall indemnify and hold harmless the City, its officers and employees from all suits, actions, claims and liability arising solely out of the Owner's installation and maintenance of landscaping in the City's right-of-way.

9. This Agreement shall constitute the entire Agreement of the parties with respect to the subject matter of it. All prior understandings and agreements between the parties with respect to such matters are merged into this Agreement, which alone fully and completely expresses their understanding.

10. This Agreement may not be assigned or transferred by the Owner, in whole or part without the written consent of the City.

11. This Agreement shall be binding on the Parties, their respective heirs, successors, legal representatives, and permitted assigns and shall be recorded in the Public Records of Palm Beach County and shall run with the land.

12. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on their behalf this day of , 20

ATTEST:

CITY OF DELRAY BEACH, FLORIDA

City Clerk

By: _____
_____, Mayor

Approved as to legal form
and sufficiency:

City Attorney

WITNESSES:

Juan Wilgis
Juan Wilgis
(Print or Type Name)

Robert Farrell
Robert Farrell
(Print or Type Name)

(OWNER) EDWARDS ATLANTIC AVENUE, LLC
John A. Leibold
John A. LEIBOLD, VICE PRESIDENT
(Print or Type Name)

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 8th day of May, 2018, by John A. Leibold, as _____
(name of officer or agent, title of officer or agent), of _____
Vice-President of Edwards Atlantic Avenue, LLC (name of LLC corporation
acknowledging), an Ohio limited liability company (state or place of incorporation)
corporation, on behalf of the corporation. He/~~She~~ is personally known to me or has produced
(Type of identification) as identification.



Susan Wilgus
Notary Public, State of Ohio
My Commission Expires 05-25-2020

Susan Wilgus
Signature of Person Taking Acknowledgment

Susan Wilgus
Name Typed, Printed or Stamped



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) ATLANTIC CROSSING - MAINTENANCE AREA B

LEGAL DESCRIPTION

A PORTION OF U.S. HIGHWAY NO. 1 (ALSO KNOWN AS N.E. 6TH AVENUE), BEING A PORTION OF THE PLATTED ROADWAY FOR DADE AVENUE AND PORTIONS OF BLOCK 116, "TOWN OF LINTON", AS RECORDED IN PLAT BOOK 1 PAGE 3 AND AS SHOWN IN ROAD PLAT BOOK 2, PAGE 210, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST SOUTHWEST CORNER OF TRACT A OF "ATLANTIC CROSSING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125 AT PAGES 80 THROUGH 85 OF SAID PUBLIC RECORDS (SAID POINT LYING AT THE POINT OF TANGENCY OF A CIRCULAR CURVE); THENCE SOUTH $89^{\circ}07'44''$ WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH $00^{\circ}52'16''$ WEST, ALONG A LINE 10.00 FEET EAST OF THE CENTERLINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 590.33 FEET; THENCE NORTH $89^{\circ}07'44''$ EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH $00^{\circ}52'16''$ EAST, ALONG THE WEST LINE OF SAID TRACT A AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 590.33 FEET TO THE POINT OF BEGINNING.

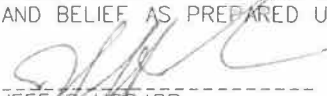
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11807 SQUARE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING NORTH $90^{\circ}00'00''$ EAST ALONG THE SOUTH LINE OF TRACT A OF "ATLANTIC CROSSING".

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

ABBREVIATIONS

L	*	ARCLength
D	*	DELTA (CENTRAL ANGLE)
L.B.	*	LICENSED BUSINESS
L.S.	*	LICENSED SURVEYOR
MON.	*	MONUMENT
O.R.B.	*	OFFICIAL RECORDS BOOK
P.O.B.	*	POINT OF BEGINNING
P.O.C.	*	POINT OF COMMENCEMENT
P.B.	*	PLAT BOOK
P.B.C.R.	*	PALM BEACH COUNTY RECORDS
PG.	*	PAGE
P.S.M.	*	PROFESSIONAL SURVEYOR
	*	8 MAPPER
R/W	*	RIGHT-OF-WAY

Project Name:	ATLANTIC CROSSING	DATE:	07/17/2018
JOB NO.	14167	DWG BY:	JSH
		CK'D BY:	TP
			SHEET 1 OF 3

JOB NO.	14167	Project Name:	ATLANTIC CROSSING	DWG BY:	JSH	SCALE:	1"=50'	
				CK'D By:	TP	DATE:	07/17/2018	SHEET 2 OF 3

