

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

LANDSCAPE MAINTENANCE AGREEMENT

THIS AGREEMENT is made this ____ day of _____, 2019, by and between the City of Delray Beach, Florida ("City") and 214 NE 4th St., LLC ("Owner").

W I T N E S S E T H:

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 4th St. and NE 3rd Ave. 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 4th St. and NE 3rd Ave.; 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, it has been approved by the City, and said landscaping has been installed pursuant to said approved plan; and,

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

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 4th St. and/or NE 3rd Ave. 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 at the City's option, defend or pay for an attorney selected by the City Attorney to defend 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 or, at City's option, pay for an attorney selected by City Attorney to defend City. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement.

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. The Owner shall have the right, without the need of obtaining the written consent of the City, to assign its responsibilities pursuant to this Agreement to the homeowner's association established by the Owner, 214 NE 4th St. Homeowners' Association, Inc., subject to the Owner transferring its interest to 214 NE 4th St. Homeowners' Association, Inc., which will then be responsible for the maintenance of the common areas of the real property dedicated by Owner on a plat of the development, along with the right-of-way plantings shown in Exhibit "B". Said assignment of landscape responsibilities shall be in writing and recorded in the Public Records of Palm Beach County, Florida. Upon said permitted assignment, Owner shall be deemed released from all obligations hereunder. Except as stated herein, 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

Katerri Johnson, City Clerk

By: _____
Shelly Petrolia, Mayor

Approved as to legal form
and sufficiency:

Lynn Gelin, City Attorney

WITNESSES:

214 NE 4th St., LLC
a Florida Limited Liability Corporation

Lennie F. Smith

Lennie F. Smith

(Print or Type Name)

Deborah Stackhouse

Deborah Stackhouse

(Print or Type Name)

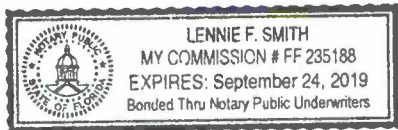
Scott C. Gallivan

(Print or Type Name)

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 22 day of April, 2019, by Scott C. Gallivan, as **Manager**/_____, of 214 NE 4th St., LLC, a Florida limited liability company, on behalf of the Company. He/She is personally known to me or has produced _____ (type of identification) as identification.



Lennie F. Smith

Signature of Person Taking Acknowledgment

Name Typed, Printed or Stamped

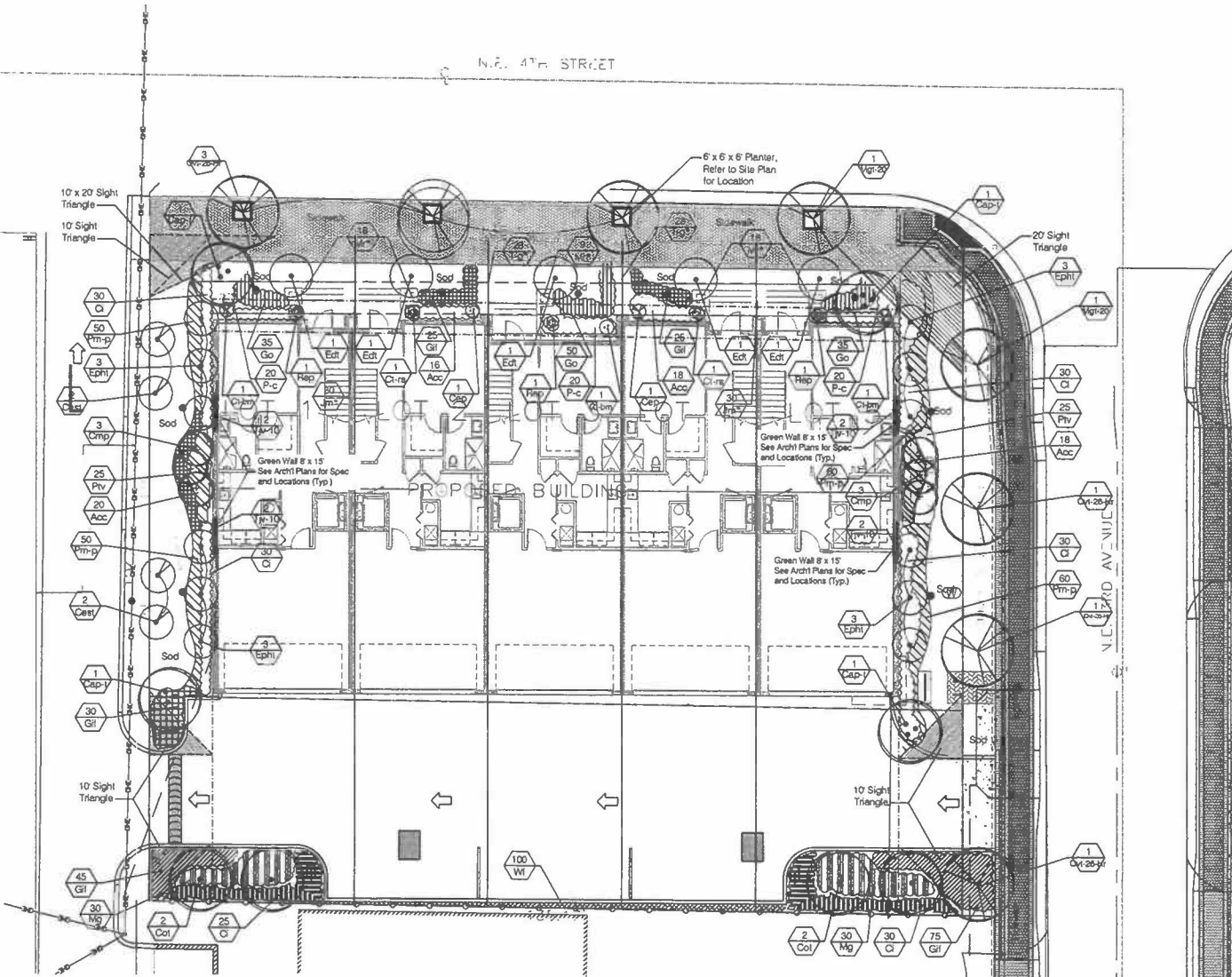
Exhibit "A" Legal Description

Lots 27 and 28, Block 81, Subdivision of Block 81, According to the plat thereof. As recorded in Plat Book 11, Page 32, Public Records of Palm Beach County, Florida.

Exhibit "B" Landscape Plan

NOTE: ALL TREES UTILIZED AT OR NEAR OVERHEAD POWER LINES CONFORM WITH FPL'S RIGHT- TREE, RIGHT-PLACE PROGRAM, TYPICAL

NOTE: REFER TO MECHANICAL PLANS FOR ALL ROOF TOP MOUNTED EQUIPMENT, TYPICAL



Landscape Plan

REVISIONS	BY
Revised 12/3/18 Per City Comments, Tree Mitigation	

DESIGNED BY:
CARTER & ASSOCIATES INC.
LANDSCAPE ARCHITECTS INC.
 74 N.E. 5th AVE. Delray Beach, FL 33483
 LA. 831
 561-272-9421

Landscape & Irrigation Plans for:
TOWNHOMES AT 214 4TH
 214 NE 4TH STREET
 Delray Beach, Florida 33444

Drawn	SP
Checked	D.H.C.
Date	3/2/18
Scale	1/8" = 1'-0"
Sheet No.	121517
Sheet	1 of 2