

PRE-ANNEXATION AGREEMENT

This Agreement is made this _____ day of _____, 2019 by and between the CITY OF VENICE, FLORIDA, a municipal corporation (hereinafter referred to as "City") and SSD Lands Holdings, LLC, a Florida Limited Liability Company, and Russell W. Snyder, Iralyn M. Snyder, Jason Milton and Jonathan Sol Kramer (hereinafter referred to as "Owners"),

WHEREAS, the Owners own parcels of land comprising approximately 80.3 +/- acres located in Sarasota County, Florida, which are more particularly described by the legal descriptions and map attached hereto as Exhibit "A" (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Owners have filed an annexation petition pursuant to Section 171.044, Florida Statutes, seeking to voluntarily annex and include the Subject Property within the corporate limits of the City; and

WHEREAS, in order to encourage the City to annex the Subject Property the Owners offer the provisions contained herein as a contractual inducement to the City to act favorably upon its petition; and

WHEREAS, the City has determined it will receive certain benefits from the development of the Subject Property under the jurisdiction of the City, as opposed to the Subject Property developing in unincorporated Sarasota County; and

WHEREAS, this Agreement, if accepted by the City, is a contract between the parties and is not meant as nor shall it be construed as a development order or any form of development approval; and

WHEREAS, the City has determined that in the event the Subject Property is annexed into the City, it would best serve the public interest that it be annexed subject to the terms and conditions contained herein.

NOW, THEREFORE, for and in consideration of the terms, conditions, and mutual covenants contained herein, the City and Owners agree as follows:

1. INTRODUCTORY CLAUSES. The above WHEREAS clauses are ratified and confirmed as true and correct.
2. CONDITION PRECEDENT. This Agreement shall not be binding or enforceable by

either party unless and until the City duly adopts an ordinance annexing the Subject Property into the corporate limits of the City.

3. COMPREHENSIVE PLAN AND ZONING. The Subject Property currently has a Sarasota County Future Land Use designation of Rural, a Sarasota County zoning designation of Open Use Estate 1 and is located within Subareas No. 1 and 2 of Area 2b of the Joint Planning and Interlocal Service Boundary Agreement between the City of Venice and Sarasota County (JPA/ILSBA). The Owners shall petition the City to redesignate the Subject Property to a City Future Land Use category and rezone the Subject Property to a district or districts under the City Zoning Code concurrent with the City's consideration and adoption of an ordinance annexing the property into the corporate limits of the City. Following annexation, the Subject Property shall be subject to all codes, laws, ordinances, and regulations in force within the City.
4. CONCURRENCY EVALUATION NOT MADE: NO RELIANCE OR, VESTED RIGHT. Nothing contained in this Agreement and no review of the impacts of the proposed development of the Subject Property upon public facilities and services which has occurred in the process of reviewing this annexation or in negotiating this Agreement shall be considered a determination that adequate public facilities will be available concurrent with the impacts of development of the Subject Property.
5. EXPANSION OF WATER UTILITY INFRASTRUCTURE. At the time of development of the Subject Property, the Owners, or their successors and assigns, shall design, construct, and pay for installing, extending, sizing, and upsizing all offsite and onsite potable water utility pipeline necessary to serve the full buildout of the project. All such work shall be performed in accordance with plans and specifications approved through the City's construction permitting process and in accordance with the current version of the City standard details. Fire flows shall be determined by the Fire Chief in coordination with the Utilities Director and City Engineer. Owners, or their successors and assigns, shall convey all potable water pipelines to the City or its designee together with such easements as may be required for access to and maintenance of said pipelines and appurtenances. Utilities conveyed to the City shall be accepted for maintenance in accordance with all applicable state and local codes and policies which shall be applied to both onsite and offsite utility improvements.

6. **ADDITIONAL REQUIREMENTS.**

- A. Owners are required to provide, at their cost, all access to the site including roadways, utilities and common area improvements as approved by the Utilities Director and City Engineer.
- B. Internal roadways and stormwater facilities shall be designed and constructed at the expense of Owners. Internal roadways and stormwater facilities shall be privately owned and maintained.
- C. Owners shall comply with all applicable requirements of the Amended and Restated Joint Planning and Interlocal Service Boundary Agreement between the City and Sarasota County, as amended, including provision of sewer service by Sarasota County.

7. **WATER UTILITY CHARGES.** The Owners, or their successors and assigns, shall pay all water utility rates, fees, and charges, including any capital charges such as water plant capacity charges, as determined by the City Code of Ordinances in effect at the time a building permit is issued for improvements that will be connected to the City's water utility systems.

8. **IMPACT FEES.** The City collects fire and law enforcement impacts fees as well as certain impact fees enacted by Sarasota County within the City. Development of the Subject Property shall be subject to such impact fees and any additional impact fees adopted by Sarasota County or the City in the future.

9. **ATTORNEY FEE REIMBURSEMENT.** The Owners shall reimburse the City all monies paid by the City to the City Attorney for services rendered concerning this Pre-Annexation Agreement.

10. **INDEMNITY.** It is agreed that if the City shall accept and include the Owners' lands for inclusion within its corporate limits pursuant to the petition for annexation, the Owners shall and will indemnify and save the City harmless from all costs, including reasonable attorneys' fees, that may be incurred by it in defending any and all litigation involving the validity of such annexation proceeding.

The Owners further covenant and agree to and with the City that if the contemplated annexation shall ultimately be held invalid by court proceedings or excluded from the City limits by future legislation, then if and to the extent that the City shall continue to

supply water and other utility services to the Subject Property, it shall be entitled to charge at such rates as may be prescribed from time to time by the City for comparable services outside the corporate limits.

The Owners further covenant and agree, jointly and severally, to waive any claim for a refund of ad valorem taxes levied by and paid to the City on the Subject Property for any periods subsequent to the acceptance by the City of the Owners' petition for annexation and prior to the establishment of the invalidity thereof in the manner aforesaid.

11. DEFAULT. Upon the breach by either party of any term or condition of this Agreement, and upon the failure to cure same after thirty (30) days written notice from either party, then the non-defaulting party shall have the right to enforce same or to perform any such term or condition and recover the costs of same from the defaulting party.
12. ATTORNEY'S FEES. In the event of any default pursuant to the terms of this Agreement, the prevailing party shall be entitled to recover all attorney's fees and costs from the other party, whether the same be incurred for negotiation, trial or appellate proceedings.
13. BINDING ON SUCCESSORS. The covenants contained herein shall run with the Subject Property and shall inure to the benefit of and be binding upon the respective successors, heirs, legal representatives and assigns of the parties to this Agreement.
14. ENTIRE AGREEMENT. This document constitutes the entire agreement of the parties and cannot be changed or modified except by instrument in writing duly approved by both parties,
15. CONSTRUCTION OF AGREEMENT. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of this Agreement, the parties agree that such ambiguity shall be construed without regard to which of the parties drafted the provision in question.
16. INCORPORATION INTO ORDINANCE. This Agreement shall be incorporated into and shall become a part of the ordinance annexing the Subject Property into the City.
17. SEVERABILITY. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions are omitted.

IN WITNESS WHEREOF, the City and the Owners set their hands and seals hereto on the day and year first above written.

CITY OF VENICE, FLORIDA

ATTEST:

~~John W. Holie, Mayor~~
Ron Feinsod

Approved By City Council

Date: _____

APPROVED AS TO FORM:

City Attorney

SSD Land Holdings, LLC.

WITNESSES:

Pamela Berryman-Kuntz
Print Name: Pamela B. Kuntz

Sally M. Berryman
Print Name: Sally M. Berryman

Berryman
By: Gary Berryman
Its: Manager

WITNESSES:

Russell W. Snyder

Print Name: _____

By: _____
Its: _____

Print Name: _____

WITNESSES:

Iralyn M. Snyder

Print Name: _____

By: _____
Its: _____

Print Name: _____

WITNESSES

Jason Milton

IN WITNESS WHEREOF, the City and the Owners set their hands and seals hereto on the day and year first above written.

CITY OF VENICE, FLORIDA

ATTEST:

John W. Holic, Mayor

Approved By City Council

Date: _____

APPROVED AS TO FORM:

City Attorney

SSD Land Holdings, LLC.

WITNESSES:

Print Name: _____

Print Name: _____

WITNESSES:

Diane Mueller
Print Name: Diane Mueller

Joyce Gerhage
Print Name: Joyce Gerhage

WITNESSES:

Diane Mueller
Print Name: Diane Mueller

Joyce Gerhage
Print Name: Joyce Gerhage

WITNESSES

By: _____
Its: _____

Russell W. Snyder

Russell W. Snyder
By: Russell W. Snyder
Its: _____

Iralyn M. Snyder

Iralyn M. Snyder
By: Iralyn M. Snyder
Its: _____

Jason Milton

Stephanie David
Print Name: Stephanie David
Linus Kuo
Print Name: Linus Kuo

By: [Signature]
Its: _____

WITNESSES

Johnathan Sol Kramer

Print Name: _____

By: _____
Its: _____

Print Name: _____

Print Name: _____

By: _____
Its: _____

Print Name: _____

WITNESSES

X JSK
Jonathan Sol Kramer

Ryan Burns
Print Name: *Ryan Burns*

[Signature]
By: _____
Its: _____

Steven Berens
Print Name: *Steven Berens*