

EXHIBIT A

WATER AGREEMENT

FOR SINGLE-FAMILY HOMEOWNER

FOR 6591 Ranches, LLC
(NAME OF OWNER)

LOCATION: 6591 Appaloosa Trail, Southwest Ranches, FL 33330

THIS AGREEMENT effective this ____ day of _____, 20____, made and entered into by and between:

THE CITY OF COOPER CITY, a municipal corporation of the State of Florida, hereinafter referred to as the “CITY,” the Town of Southwest Ranches, a municipal corporation of the State of Florida, hereinafter referred to as the “TOWN,” and 6591 Ranches, LLC, an individual with a property address of 6591 Appaloosa Trail, Southwest Ranches, FL 33330 hereinafter referred to as the “OWNER.” CITY, TOWN, and OWNER may hereinafter be collectively referred to as the “Parties.”

W I T N E S S E T H:

WHEREAS, CITY is the owner and operator of a water treatment plant, together with water distribution facilities known as COOPER CITY WATER SYSTEM; and

WHEREAS, OWNER controls certain real property in Broward County, Florida, as shown and described in Exhibit “A” attached hereto and made a part of hereof; and all references made in this Agreement to PROPERTY shall refer specifically to OWNER’S PROPERTY described in Exhibit “A” attached; and

WHEREAS, the PROPERTY is located in the TOWN; and

WHEREAS, OWNER desires to procure water service from CITY for the PROPERTY;
and

WHEREAS, Section 19-142 of the CITY’s Code of Ordinances authorizes the CITY to provide water service outside of the CITY’s municipal boundaries, subject to Ch. 180, F.S., and the terms and conditions set forth in the CITY Code; and

WHEREAS, Section 180.19, F.S., authorizes a municipality to provide water service outside of its corporate limits and in another municipality, subject to the terms and conditions as may be agreed upon between such municipalities and the owner of the property receiving such service; and

WHEREAS, the Parties desire to enter into an agreement setting forth the mutual understandings and undertaking regarding the furnishing of said water services for the PROPERTY; and

WHEREAS, the Cooper City City Commission has approved this Agreement and has authorized the proper CITY officials to execute this Agreement by motion passed at a regular City Commission meeting on _____, 20____; and

WHEREAS, the Town Council has approved this Agreement and has authorized the proper Town officials to execute this Agreement by motion passed at a regular Council meeting on JUN 27, 2024.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings of CITY and OWNER and other good and valuable considerations, these parties covenant and agree with each other as follows:

PART I - DEFINITIONS

- A. The term OWNER shall refer to the Contracting Party in this Agreement who has an ownership interest in the PROPERTY.
- B. The term EQUIVALENT RESIDENTIAL CONNECTION, referred to in this Agreement as ERC, is the assumed average daily flow of a detached single-family residential unit.
- C. The term PROPERTY refers to the real property described in Exhibit “A” attached to and incorporated into this Agreement.
- D. The term CITY COMMISSION shall refer to the City of Cooper City City Commission.

PART II - OWNER’S OBLIGATIONS

A. CONTRIBUTION PAYMENTS FROM OWNER

The contribution charges (both water and sewer) shall be calculated according to rates set by Resolution of the City Commission. In addition to all rates, fees and charges otherwise imposed on consumers within the City, in accordance with Section 180.191, F.S., and Section 19-142 of the City Code, the OWNER shall pay to the CITY a surcharge equal to twenty-five percent (25%) of all charges for services provided under this Agreement. This surcharge payment shall be due and payable along with payment for all services provided by this Agreement.

Payment of the contribution charges is a condition precedent to the execution of this Agreement. The contribution charges applicable for this Agreement are summarized as follows:

CONTRIBUTION (WATER)

Non-Residential 2.5# ERC’s @ \$1,390.82 Per ERC, plus deposit \$50.00 and 25% surcharge \$881.76 for a total of \$4,408.81
Total ERC’s 2.5 (WATER)

OWNER has paid to CITY the sum of Four Thousand Four Hundred-eight dollars and eighty one cent.

\$ 4,408.81 for THE CONTRIBUTION CHARGES DUE AT THE TIME THIS AGREEMENT IS APPROVED BY THE CITY COMMISSION.

PART III. - MUTUAL COVENANTS

A. EXCLUSIVE RIGHTS OF CITY

CITY shall have the exclusive right to furnish water service to consumers within the PROPERTY covered by this Agreement. Notwithstanding anything to the contrary, the CITY's duties and obligations, as set forth herein, shall be subject to the CITY having adequate water capacity to serve the PROPERTY. The City shall have the sole authority and discretion to determine its water capacity and its ability to serve the PROPERTY pursuant to this Agreement.

B. WELLS PROHIBITED EXCEPT FOR IRRIGATION

OWNER, his successors and assigns, and the owners and occupants of buildings on OWNER'S PROPERTY shall not install or maintain any water wells except for irrigation purposes. These wells shall not be connected to any potable water system.

C. PROMULGATION OF REASONABLE RULES OF SERVICES

CITY shall have the right to promulgate, from time to time, reasonable rules and regulations relating to the furnishing of water service to consumers within the PROPERTY encompassed by this Agreement. Such rules and regulations may relate to, but are not limited to, rates, deposits, and connection charges and the right to discontinue services under certain conditions. OWNER hereby acknowledges and agrees that rates are subject to change at any time by CITY. The OWNER shall be subject to all local, state and federal ordinances, rules and regulations applicable to the services provided by the CITY, including, but not limited to, Chapter 19 and Chapter 25 of the CITY's Code of Ordinances, as may be amended from time to time.

D. CITY NOT LIABLE FOR OWNER'S OR CONSUMER'S PROPERTY

CITY shall not be liable or responsible for maintenance or operation of any pipes, pipelines, valves, fixtures or equipment on any of the properties of the customers, consumers or users on OWNER'S PROPERTY other than the water service lines within granted easements to CITY pursuant to this Agreement. In the event that CITY cannot provide sufficient water service as a result of the actions of any regulatory agency, then CITY'S sole obligation shall be to refund OWNER'S contribution charges as described in this Agreement.

E. OWNER'S RESPONSIBILITY

CITY shall provide one water line to the property and install a meter. Immediately upon installation of the meter, billing of base charges as well as applicable commodity charges will commence. OWNER is responsible to connect house lines to meter.

F. EFFECTIVE DATE

Unless otherwise specified in this Agreement, this Agreement shall not be binding until fully executed, but once executed, it shall have a retroactive effect commencing from the date of the City Commission Meeting at which it was approved.

G. SYSTEM ON CONSUMER’S PROPERTY TO BE KEPT IN GOOD WORKING CONDITION

Each consumer of water service on OWNER’S PROPERTY shall keep all water pipes, service lines, connections and necessary fixtures and equipment on the premises occupied by said consumer, and within the interior lines of the lot occupied by the consumer in good order and condition. The sale of water by CITY to the consumer shall occur at the consumer’s side of the entire meter installation, but the obligation for the maintenance of the lines shall be as set forth above and applicable to CITY regulations.

H. DISCLAIMER

Any temporary cessations or interruptions of the furnishings of water to the PROPERTY described herein, irrespective of duration, at any time caused by an Act of God, fires, strikes, casualties, accidents, power failures, necessary maintenance work, breakdowns, damage to equipment or mains, civil or military authority, riots or other cause beyond the control of CITY shall not constitute a breach of the provisions contained herein nor impose any liability upon CITY by OWNER, his successors and assigns.

I. SEVERABILITY

If and section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining hereof.

J. RECORDING OF AGREEMENT

The provisions of this Agreement shall run with the land and be binding upon and inure to the benefits of successors to title to the property. This Agreement shall be recorded by CITY among the Public Records of Broward County, Florida, for the particular purpose of placing all owners or occupants of properties in OWNER’S PROPERTY connected to or to be connected to said water system of CITY upon notice of each and every one of the provisions herein contained to the same extent and with the same force and effect as if said owners and occupants had joined with the parties to this Agreement in the execution thereof; and the acquisition or occupancy of real PROPERTY in OWNER’S PROPERTY connected to or to be connected to said water system of CITY shall be deemed conclusive evidence of the fact that the said owners or occupants have consented to and accepted the Agreement herein contained and have become bound thereby.

K. HOLD HARMLESS PROVISION

It is mutually agreed that CITY shall be indemnified and held harmless by the OWNER from any and all liability for damages if CITY’S obligations under this Agreement cannot be fulfilled as a result of any ruling or order by any other governmental or regulatory agency having jurisdiction over the subject matter hereof; and in such event, this Agreement shall be null and void and unenforceable by either party regarding that portion of the OWNER’S PROPERTY for which CITY cannot perform its obligation.

L. ATTORNEY’S FEES FOR LITIGATION

The parties agree that in the event that it becomes necessary for any party to this Agreement to litigate in order to enforce its rights under the terms of this Agreement, then, and in that event, the prevailing party shall be entitled to receive from the non-prevailing party reasonable Attorney’s fees and the costs of such litigation, including appellate proceedings.

PART IV - NOTICE

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by prepaid certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified as the place for giving of notice, which shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the request, the parties designate the following as the respective places for the giving of notice:

FOR THE CITY OF COOPER CITY
City Manager
9090 S.W. 50th Place
Cooper City, Florida 33328

FOR THE OWNER
6591 Ranches, LLC
1985 N Andrews Ave #200
Wilton Manors, FL 33311

FOR THE TOWN OF _____
SOUTHWEST RANCHES
13400 GRIFFIN RD
SOUTHWEST RANCHES FL 33330

Notice so addressed and sent by prepaid certified mail, with return receipt requested, shall be deemed given when it shall have been so deposited in the United States mail.

PART V - ADDITIONAL PROVISIONS

A. EXHIBITS

The following exhibits are attached, as part of this Agreement and are incorporated into this Agreement:

EXHIBIT “A” – Legal Description of PROPERTY

EXHIBIT “B” – A copy of the site plan of the PROPERTY reduced to 8 ½ by 14” page size.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

Signed, sealed, delivered
in the presence of:

THE CITY OF COOPER CITY:

ATTEST:

BY: MAYOR JAMES CURRAN

DATE: _____

CITY CLERK

Approved as to legal form:

CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME personally appeared _____ to me well known and known to me to be the person (s) described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed said instrument for the purposes therein expressed.

20____. WITNESS my hand and official seal, this _____ day of _____,

NOTARY PUBLIC STATE OF FLORIDA

My commission expires:

OWNER:
6591 RANCHES, LLC

BY: [Signature]
MICHAEL GOVERN

DATE: 1/29/2025

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME personally appeared MICHAEL GOVERN to me well known and known to me to be the person (s) described in and who executed the foregoing instrument, and acknowledged to and before me that Michael Govern executed said instrument for the purposes therein expressed.

[Signature] WITNESS my hand and official seal, this 29 day of JANUARY, 20 25.
SARAH MOREO

NOTARY PUBLIC STATE OF FLORIDA

My commission expires:



Signed, sealed and delivered
in the presence of:

THE TOWN OF SOUTHWEST RANCHES

ATTEST:


Debra M. Ruesga, Town Clerk

BY: 
Steve Breitkreuz, Mayor

DATE: JUNE 27, 2024

Approved as to legal form:


Keith Poliakoff, Town Attorney

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME personally appeared STEVE BREITKREUZ to me well known and known to me to be the person (s) described in and who executed the foregoing instrument, and acknowledged to and before me that STEVE BREITKREUZ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 27th day of JUNE, 20 24.


NOTARY PUBLIC STATE OF FLORIDA

My commission expires:

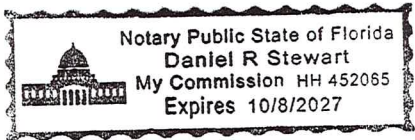


EXHIBIT A

Tract 28, less the North 990.51 feet thereof, in Section 2, Township 51 South, Range 40 East, Everglades Sugar and Land Co. Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 39, of the Public Records of Miami-Dade County, Florida, less the South 40 feet and less the East 20 feet therefrom, Said lands situate, lying and being in, Broward County, Florida.

Prepared by:

Nicolas Fernandez, Esq.
NICOLAS FERNANDEZ, P.A.
5760 SW 8th Street, Suite 500
Miami Florida 33144

Return to:

Butler Title, LLC
300 South Pine Island Road
Suite 110
Plantation, Florida 33324

Property Appraiser's ID #: 514002-01-0186

STATUTORY WARRANTY DEED

THIS INDENTURE, made this September 21, 2023, between **Graveran Investment LLC, a Florida limited liability company** ("Grantor"), whose post office address is 3450 West 84 Street, Suite 201, Hialeah, Florida 33018, and **6591 Ranches, LLC, a Florida limited liability company** ("Grantee"), whose post office address is 1985 N Andrews Avenue, Suite 200, Wilton Manors, Florida 33311.

Witnesseth, that Grantor, for the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Tract 28, less the North 990.51 feet thereof, in Section 2, Township 51 South, Range 40 East, Everglades Sugar and Land Co. Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 39, of the Public Records of Miami-Dade County, Florida, less the South 40 feet and less the East 20 feet therefrom, Said lands situate, lying and being in, Broward County, Florida.

THIS conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2022.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in the presence of:

Name: [Signature]
Anabel Geimon
Name: Anabel Geimon

Graveran Investment LLC, a Florida limited liability company

By: [Signature]
Jeannie M. Graveran-Santana, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this September 27, 2023, by Jeannie M. Graveran-Santana, Manager of Graveran Investment LLC, a Florida limited liability company, who is personally known to me or has produced Florida's drivers' license and who did take an oath.

(Notary Seal)

[Signature]
Notary Public
My Commission Expires:

