

**INTERLOCAL AGREEMENT**  
**FOR POTABLE WATER AND WASTEWATER UTILITY SERVICES**

**THIS INTERLOCAL AGREEMENT FOR POTABLE WATER AND WASTEWATER UTILITY SERVICES** (the “Agreement”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2024, by and between the municipalities of the Town of Dundee (hereinafter the “Town”), and the City of Winter Haven (hereinafter the “City”), Florida municipal corporations organized and existing under the laws of the State of Florida (hereinafter collectively the “Municipalities”).

**FACTUAL RECTIALS**

**WHEREAS**, Municipalities are Florida municipal corporations vested with home rule authority pursuant to the Municipal Home Rule Powers Act, Chapter 166 of the Florida Statutes, and Article VIII, §2 of the Florida Constitution; and

**WHEREAS**, Municipalities are vested with governmental, corporate and proprietary powers to enable it to conduct and perform municipal functions and render municipal services, including the general exercise of any power for municipal purposes; and

**WHEREAS**, Baxter Groves (the “Owner”), a Florida general partnership, is the fee simple owner of the land(s) identified by the Polk County Property Appraiser as Parcel Identification Number 272820-000000-044020 (the “Property”); and

**WHEREAS**, Owner was conveyed fee simple ownership of the Property by virtue of that certain Warranty Deed (the “Deed”) dated February 19, 1992, and recorded in Official Records Book 3068, Page(s) 0278, public records of Polk County, Florida; and

**WHEREAS**, copies of the Deed and Polk County Property Appraiser Parcel Details for the Property are attached hereto as **Exhibit “A”** and made a part hereof by reference; and

**WHEREAS**, on August 10, 2004, at a duly noticed public meeting, the Town Commission of the Town of Dundee passed and adopted Ordinance No. 04-101 (the “Ordinance”) extending the corporate limits of the Town to include the Property within the

Town's municipal boundaries; and

**WHEREAS**, a copy of the Ordinance is attached hereto as **Exhibit "B"** and made a part hereof by reference; and

**WHEREAS**, City currently provides potable water, wastewater, and reclaimed utility services to the *Cypress Creek Village Mobile Home Park Phases I – IV*; and

**WHEREAS**, Owner proposes to develop the Property (see **Exhibit "A"**) in order to design and construct the *Cypress Creek Village Phase V* (the "Development"); and

**WHEREAS**, copies of the proposed conceptual site plan and aerial depictions of the Development are attached hereto as **Exhibit "C"** and made a part hereof by reference; and

**WHEREAS**, Town and City acknowledge and agree that, on the effective date of this Agreement, the City has available capacity and the utility facilities readily available and necessary to provide potable water, wastewater, and reclaimed utility service(s) to the Development; and

**WHEREAS**, Town and City mutually agree and acknowledge that the City has no general duty to supply potable water and/or wastewater utility service(s) to area(s) outside its corporate limits; and

**WHEREAS**, Section 163.01, Florida Statutes, the *Florida Interlocal Cooperation Act*, authorizes the Town and City, which also possess home rule and other general law authority, to enter into agreements with each other to ensure the most efficient use of their respective powers and to exercise, jointly, any power, privilege, or authority which agencies share in common and which each might exercise separately; and

**WHEREAS**, Town and City acknowledge that an interlocal agreement entered into pursuant to the *Florida Interlocal Cooperation Act* ("FICA"), codified in Part I of F.S. Ch. 163, is considered a contract binding the parties thereto; and

**WHEREAS**, Town and City covenant and agree that they have the power and authority to enter into this Agreement and bind their respective governmental entities to the provisions of this Agreement; and

**WHEREAS**, Municipalities acknowledge that planned, orderly growth is essential to the economic and social well-being of the people of the Municipalities which are located in Polk County, Florida; and

**WHEREAS**, Municipalities acknowledge that orderly and economic growth depends in large part upon the ability of local governments to cooperate and provide an environment for development which includes, but is not limited to, the timely availability of public facilities and public services; and

**WHEREAS**, Municipalities acknowledge that public resources managed by local governments should be used in an efficient manner to foster growth and development in order to maximize the benefits of such growth and development to the residents and citizens; and

**WHEREAS**, Municipalities share and will share common municipal boundaries, and provide public utilities in the unincorporated areas surrounding the Municipalities, and recognize that interlocal cooperation in the provision of such services will prevent duplicate systems, eliminate confusion, foster planned and orderly expansion of public utilities, encourage controlled growth and development, prevent future conflict of utility and annexation boundaries, and maximize the beneficial use of public facilities, services and resources for the citizens and residents of the Municipalities; and

**WHEREAS**, Town and City acknowledge the validity and enforceability of the respective utility service area boundaries each has adopted, if any; and

**WHEREAS**, Town and City acknowledge and agree that, pursuant to the terms and conditions of this Agreement, City will provide extra-jurisdictional potable water, wastewater,

and reclaimed utility service(s) to the Development; and

**WHEREAS**, Town and City acknowledge and agree that, pursuant to the terms and conditions of this Agreement, the City will charge, bill, and collect from Town residents residing and/or located within the Development any applicable extra-jurisdictional utility service(s) rates which are established by the City in accordance with applicable Florida law; and

**WHEREAS**, Town and City acknowledge and agree that, for the sole purpose of providing utility service(s) to the Development, City will own, operate, and maintain the potable water, wastewater, and reclaimed utility lines located within the corporate limits of the Town; and

**WHEREAS**, Town and City agree to enter into this Agreement as a matter of intergovernmental cooperation and coordination; and

**WHEREAS**, Town and City acknowledge and agree that, by entering into this Agreement, it is the intent of the Municipalities to conserve and protect water resources in the interest of public health, safety and welfare, and to avoid circumstances giving rise to the aforesaid duplications and resulting in uneconomical and wasteful operations.

**NOW THEREFORE**, it is agreed and affirmed as follows: in consideration of the recitals, covenants, agreements and promises herein contained, the parties covenant and agree that the purpose of this Agreement is to extend and provide for the manner in which municipal potable water and wastewater utility service(s) for the proposed *Cypress Creek Village Phase V* will be provided.

1. **Incorporation of Recitals**. The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the entry into this Agreement, and the Town and City hereby adopt the above-referenced factual recitals as the legislative findings supporting the

entry into this Agreement between the Town and City.

2. **Definitions.** Term(s) used in this Agreement shall possess the meanings, interpretations and/or definitions assigned herein, provided however, that where one (1) of the following listed terms is used in this Agreement, such term(s) shall possess the corresponding meaning, as follows:

*“Day(s)”* means calendar day unless specifically stated otherwise.

*“Calendar Day(s)”* means all days in a 365-day calendar year.

*“Business Day(s)”* means each calendar day which is not a Saturday, Sunday or a recognized holiday by both the City of Winter Haven and Town of Dundee, Florida.

*“Development”* means the design, construction, and improvements performed for the proposed *Cypress Creek Village Phase V* development project which is the subject of this Agreement and located on, over, under and across the Property.

*“Effective Date”* means, for purposes of calculating time periods and the commencement of the term of this Agreement, the last date on which this Agreement is approved at a duly noticed public meeting and executed by the Town and City.

*“Term”* means the duration of this Agreement which shall commence on the Effective Date and expire and/or terminate in accordance with the provisions set forth in Section 9 of this Agreement.

3. **Interlocal Agreement and Purpose.**

Town and City agree to enter into this Agreement pursuant to such special and general constitutional and statutory legal authority which includes, but is not limited to Chapters 163, 166 and 180, Florida Statutes (2023), in order to address among other things the City’s provision of extra-jurisdictional water, wastewater and reclaimed water utility services for the proposed Development (as defined in §2 of this Agreement).

The purpose of this Agreement is to ensure that water, wastewater, and reclaimed utility facilities and service(s) needed to reasonably support the proposed Development which is located within the corporate limits of the Town are available, and this Agreement is also intended to establish and expressly memorialize the respective rights and general obligations

of the Town and City with respect to the ownership of the utility facilities and payment for said utility services.

4. **Operation and Maintenance of Facilities.**

Unless otherwise agreed to by the Municipalities, the utility facilities for potable water, wastewater, and reclaimed utility service(s) in and/or for the proposed Development (as defined in §2 of this Agreement) shall be owned and maintained by the City in accordance with the regulation(s) and requirement(s) prescribed by the City of Winter Haven Unified Land Development Code and/or City of Winter Haven Code of Ordinances; and any and all utility easements dedicated to the Town by the fee simple owner of the Property comprising the proposed Development within the corporate limits of the Town shall also run in favor of the City.

5. **Connection Fees and Establishing Customer Utility Accounts.**

At the time of building permit issuance for structures within the proposed Development (as defined in §2 of this Agreement), the Owner shall deliver payment to the City for all applicable connection fees for the Development and/or other applicable charges, rates, and fees set forth and/or established by the City for connecting to the City's utility system(s) and the provision of extra-jurisdictional utility service(s) at the time of service activation in accordance with City Code of Ordinances, policies and rules and regulations. Provided further that at the time that water, wastewater and reclaimed utility service is established for any structure within the Development then the customer/user within the Development shall establish an account(s) directly with the City for water, wastewater and reclaimed water utility services in accordance with applicable City Code of Ordinances, rules and regulations and as may be more specifically set forth in Paragraph 7(d) of this Agreement.

6. **Coordination of Planning Activities.**

The Municipalities recognize that to achieve the mutual goal of planning for and providing future development of their respective utility systems in an efficient, economic, and orderly manner, it will be necessary for each to maintain written communications with the other as necessary, concerning plans and actual development of water, wastewater, and reclaimed utility facilities which lie adjacent to the service area of the adjoining Municipality which may or could affect the adopted Comprehensive Plans for future development of the systems of the other party. The Municipalities shall provide written communication to the other when the review and approval of new land development occurs along the Municipalities' shared municipal and/or utility service area borders or where the new development may impact the other. Such written communication will promote planned and actual implementation of improved public utilities and facilities along the Municipalities' shared municipal and utility service area borders.

7. **Potable Water and Sanitary Sewer Areas.**

a. City water, wastewater and reclaimed utility services extended into the corporate limits of the Town and within the Town's utility service area shall be designed in such a way, where appropriate, to facilitate the connection and/or interconnection (i.e. force main locations, size, etc.) with the existing City's utility facilities currently servicing previous phases of the Development located within the municipal limits of the City. The Owner and/or applicable developer(s) shall be responsible for any and all costs in providing lines and other related utility infrastructure to service the Development in accordance with applicable laws, City ordinances, rules and regulations for the municipality providing utility services. The City may elect to, amongst other things, upsize the lines and alter force main locations which may also include, but shall not be limited to, requiring development exactions and/or developers to pay all costs and expenses of the design, permitting and construction of utility infrastructure in accordance with applicable laws, ordinances, rules and regulations.

b. Municipalities agree not to provide water, sewer, and/or re-use water utility services in the established utility service area(s) of the other municipality other than as set forth herein.

c. The utility facilities constructed for such water, wastewater and reclaimed utility services for the Development may be purchased by the Town when, if ever, it either has utilities and/or utility facilities available; and, pursuant to a separate written agreement, the terms and conditions for the transfer of service(s) and sale of utility facilities shall be agreed to and entered into by the Municipalities. Regardless of whether a sale is ever agreed upon, all Connection/impact fees shall be retained by the City for providing the water, wastewater and reclaimed utility services to the Development contemplated in this Agreement and said fees shall not be deducted from or accounted for in the purchase price of the facilities constructed for such utility services if a purchase ever occurs.

d. The City shall establish fees for providing utility services to the Development which is located within the corporate limits of the Town for the water, wastewater and reclaimed utility services, which are the subject of this Agreement, consistent with applicable Florida law and City Code of Ordinances. Provided further the City shall bill all customers directly within the Development for all water, wastewater, and reclaimed utility services provided to such customers in accordance with the City's ordinances, rules and regulations applicable for customers outside the City's municipal limits and as those may be amended from time to time. Town agrees to cooperate with City to the extent the City determines it necessary and/or desirable relating to the establishment of accounts with customers within the Development with the City for the provision of City water, wastewater and reclaimed water utility services therein.

8. **Service Not Required**. Nothing herein shall be construed to require the Municipalities to serve any customer or customers deemed by the respective municipality to



be not feasible, economically or physically, to serve. Further, this Agreement shall not be construed to place either a contractual, statutory, or any other legal obligation, on any of the parties hereto, to provide utility services outside its municipal and utility service area boundaries.

9. **Term of Agreement.** This Agreement shall remain in effect until such time as the City and Town mutually agree, in writing, to terminate the Agreement. This Agreement shall not be unilaterally terminated.

10. **Disclaimer of Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third-party not a formal party hereto.

11. **Disclaimer of Security.** Notwithstanding any other provisions of this Agreement, the parties hereto expressly acknowledge that they have no pledge of or lien upon any real property, personal property, or any existing or future revenue source of the other as security for any amounts of money payable by the other under this Agreement.

12. **Notice.**

Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered when: (1) hand delivered to the official hereinafter designated; or (2) upon receipt of such notice when mailed by certified U.S. mail, postage prepaid, return receipt requested, addressed to a party at the address set forth opposite the party's name below or at such other address as the party shall have specified by written notice to the other party delivered in accordance herewith:

AS TO TOWN:	Tandra Davis Town Manager Town of Dundee 202 E. Main Street Dundee, FL 33838
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COPY TO: *(which shall not constitute notice)*  
Albert C. Galloway, Jr., Esquire  
Albert C. Galloway, Jr., P.A.  
Special Counsel for Town  
Town of Dundee  
116 East Stuart Avenue  
Lake Wales, FL 33859-3339

AS TO CITY: T. Michael Stavres  
City Manager  
City of Winter Haven  
451 Third Street, N.W.  
Winter Haven, FL 33881

COPY TO: *(which shall not constitute notice)*  
Frederick John Murphy, Jr., Esquire  
City Attorney  
City of Winter Haven  
Boswell & Dunlap, LLP  
245 S. Central Ave.  
Bartow, FL 33830-4620

13. **Severability.**

If any part of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared severable.

14. **Applicable Law.**

This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

15. **Assignment.**

This Agreement shall be binding on the parties hereto and their representatives and successors. Neither party shall assign this Agreement or the rights and obligations to any other party without the prior written consent of the other party hereto.

16. **Indemnification.**

16.1 Neither party hereto waives sovereign immunity except that consistent with all applicable State law, including, but not limited to Chapter 768, Florida Statutes, the parties agree to hold each other harmless for the negligent acts of itself, its officers, agents, and employees, but only to the extent permitted by law regardless of whether such obligations are based in tort, contract, statute, strict liability, negligence, product liability or otherwise.

16.2 If service provided hereunder is discontinued to a customer due to failure of the customer to pay for services provided, the party responsible for discontinuing service shall hold the other party harmless as to any and all claims or suits regarding such action.

17. **Entire Agreement; Effect on Prior Agreements.** This instrument constitutes the entire Agreement between the parties and supersedes all previous discussions, understandings, and agreements between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment.

18. **Recordation.**

This Agreement shall constitute a covenant running with the Property which is the subject of the Development (as defined in §2 of this Agreement) and shall be recorded in the Public Records of Polk County, Florida.

19. **Counterparts.**

This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constitute one Agreement.

20. **Multiple Originals.** This Agreement has been prepared in duplicate in order that

each of the Municipalities will receive a fully executed original upon adoption and execution by the parties hereto.

21. **Duty to Cooperate and Act in Good Faith.** The parties acknowledge and agree that it is in their best interests and the best interests of the public that this Agreement be performed in strict accordance with the terms, covenants and conditions contained herein; and the parties shall, in all instances, cooperate and act in good faith in complying with all of the terms, covenants and conditions contained herein

*[The balance of this page intentionally left blank.]*

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the date first above written.

**CITY OF WINTER HAVEN**

By: \_\_\_\_\_  
Nathaniel J. Birdsong, Jr., Mayor

ATTEST:

By: \_\_\_\_\_  
Vanessa Castillo, MMC, City Clerk

LEGAL IN FORM AND VALID IF  
ENACTED

By: \_\_\_\_\_  
Frederick J. Murphy, Jr.  
City Attorney

**TOWN OF DUNDEE**

By: \_\_\_\_\_  
Samuel Pennant, Mayor

ATTEST:

By: \_\_\_\_\_  
Trevor Douthat, Town Clerk

LEGAL IN FORM AND VALID IF  
ENACTED

By: \_\_\_\_\_  
Albert C. Galloway, Jr.  
Special Counsel