

**MARION COUNTY STANDARD FORM  
SUBDIVISION IMPROVEMENT AGREEMENT  
WITH SURETY BOND  
(CORPORATION)**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by, between and among **MARION COUNTY**, a political subdivision of the State of Florida, whose address is 601 SE 25<sup>th</sup> Avenue, Ocala, Florida 34471, hereinafter referred to as “**COUNTY**” and the below-listed **DEVELOPER** and **SURETY**.

**W I T N E S S E T H:**

**WHEREAS**, **DEVELOPER** has made application to the Board of County Commissioners for the approval of a subdivision and the **DEVELOPER** represents to the **COUNTY** that the below-listed information is true and correct, and

Developer: \_\_\_\_\_

Developer’s Address: \_\_\_\_\_

Project Engineer: \_\_\_\_\_

Engineer’s Estimate of Costs of Improvements: \_\_\_\_\_

Developer’s Estimate of Time to Complete All Improvements: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Plat Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Surety: \_\_\_\_\_

Surety’s Address: \_\_\_\_\_

**WHEREAS**, it is mutually agreed and understood by the parties to this Agreement that this Agreement is entered into for the purpose of (1) protecting the **COUNTY** in the event **DEVELOPER** fails to complete the construction of required subdivision improvements, and (2) inducing **COUNTY** to approve the plat of the above-described subdivided lands for recordation in the Public Records, and

**WHEREAS**, the failure of **DEVELOPER** to comply with the terms and conditions of this Agreement may cause **COUNTY** to take whatever action may be deemed appropriate to assure the fulfillment of this Agreement, and

**WHEREAS**, DEVELOPER has represented to COUNTY that it intends to improve said subdivided lands by construction of all subdivision improvements required by the Land Development Code of Marion County, Florida, in effect at the time said plat was recorded, and the DEVELOPER engineer's estimate of the cost of these improvements as set forth above and a copy of such estimate is attached hereto as *Exhibit A*, and by this reference made a part hereof, and

**WHEREAS**, the construction of improvements on said lands has not progressed to completion and the DEVELOPER seeks to assure its obligations for the construction of subdivision improvements under this agreement by arranging and agreeing with SURETY for the issuance of a surety bond as a performance guarantee to assure construction of all subdivision improvements, now therefore,

**IN CONSIDERATION** of the mutual covenants and conditions contained herein, and other good and valuable consideration acknowledged by both parties, the parties do hereby promise, agree, and covenant as follows:

1. The recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

2. The DEVELOPER hereby accepts the obligation to construct and shall construct as provided in the subdivision improvement plans, all roads, pavement and other improvements, including all catch basins and drainage facilities, monuments, street signs and other improvements of any nature, hereinafter Improvements and in all respects complete the subdivision improvements in accordance with the subdivision improvement plans. All required subdivision improvements shall be constructed in accordance with the Land Development Code of Marion County, Florida, in effect on the date of recording of the plat of the subdivided lands or the date of this agreement, whichever is later. All required subdivision improvements shall be certified to as being constructed to Marion County requirements by a registered engineer, and they shall be approved by the County Transportation Department and the Board of County Commissioners. The COUNTY shall not be responsible for roads or other improvements, maintenance or care until the same shall be accepted by the COUNTY, nor shall the COUNTY exercise any control over the Improvements until accepted, except for permitting and inspections.

3. The DEVELOPER has presented to COUNTY a surety bond in an amount equal to the Engineer's Estimate of the Cost of Improvements attached hereto as *Exhibit A*. A copy of the Surety Bond is attached hereto as *Exhibit B*. The condition of the bond is such that if DEVELOPER should fail to satisfactorily complete all subdivision improvements within the time stipulated herein, SURETY shall satisfactorily complete all subdivision improvements or pay COUNTY the funds stipulated in the bond pursuant to instructions to be given SURETY by COUNTY. In such event, COUNTY will not be responsible to SURETY for repayment of such funds, and this will not relieve DEVELOPER of its obligations under this agreement.

4. Upon verification of the completion of construction of all Improvements, the county transportation department shall forward a letter to SURETY authorizing SURETY to release the bond. The SURETY shall not release the bond, either all or in part, except in keeping with the provisions of this agreement. Any controversy arising under this Agreement shall be resolved in accordance with the laws of the State of Florida, keeping in mind that the bond was given for the protection and benefit of COUNTY to secure the DEVELOPER'S obligation to complete all Improvements. COUNTY may utilize such funds for the purpose of paying for the COUNTY's costs under this agreement and all, a part or none of the uncompleted Improvements.

5. DEVELOPER agrees to pay SURETY such reasonable compensation which shall from time to time be agreed upon in writing by DEVELOPER and SURETY. In addition, DEVELOPER agrees to reimburse SURETY for any expense, including reasonable attorney's fees incurred by it in the administration of this Agreement. Such compensation and expenses shall not constitute a charge upon the bond provided by SURETY hereunder.

6. Liability of SURETY, or its successors, is expressly limited and so long as SURETY, or its successor, accounts and disburses in good faith and in compliance with this Agreement, it shall not be liable for errors of judgment, and DEVELOPER agrees to indemnify SURETY, or its successor, for any losses it may suffer in the premises.

7. The COUNTY reserves the right to cancel or terminate this agreement, with or without cause, upon thirty (30) days written notice of termination to the DEVELOPER. The COUNTY reserves the right to cancel or terminate this agreement upon five (5) days written notice in the event the DEVELOPER will be placed in either voluntary or involuntary bankruptcy or an assignment is made for the benefit of creditors.

8. DEVELOPER hereby releases the COUNTY and its agents and employees from any claims and damages, now existing or hereafter occurring or related in any way to this agreement. DEVELOPER agrees that the COUNTY shall incur no liability for subdivision improvements by executing this agreement.

9. DEVELOPER does hereby agree to indemnify and hold the COUNTY harmless from and against any and all claims, damages, losses, expenses (including but not limited to attorneys' fees), causes of action, judgments, liabilities arising out or resulting from, in any fashion, the execution of this agreement by the COUNTY. This grant of indemnity shall be irrevocable. The grant of indemnity contained herein is absolute and unlimited.

10. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred including attorneys' fees, specifically including any appellate or bankruptcy proceeding related thereto.

11. The undersigned representative of the DEVELOPER hereby represents to the COUNTY that he is fully authorized by the DEVELOPER to represent the DEVELOPER in agreeing to the terms and conditions of this Agreement.

12. This agreement may be amended by mutual written agreement of the parties and only by such written agreement. There are no understandings or agreements by the parties except as herein expressly stated.

**IN WITNESS WHEREOF** that parties have hereunto set their hands and seals and executed this Agreement on the day and year first above mentioned.

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

**ATTEST:**

\_\_\_\_\_  
David R. Ellspermann, Clerk

\_\_\_\_\_, Chairman

Date: \_\_\_\_\_

**Approved as to Form  
and Legal Sufficiency**

\_\_\_\_\_  
Marion County Attorney

**DEVELOPER**

**ATTEST:**

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF MARION**

Before me this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ personally appeared \_\_\_\_\_ of DEVELOPER who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who executed the foregoing instrument, and who acknowledged that he/she did so as an officer of said DEVELOPER all by and with the authority of the Board of Directors of said DEVELOPER.

\_\_\_\_\_  
Notary Public

Print Name \_\_\_\_\_

Commission Number \_\_\_\_\_

Commission Expires \_\_\_\_\_

**SURETY**

**ATTEST:**

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Print name: \_\_\_\_\_

Print name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF MARION**

Before me this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ personally appeared \_\_\_\_\_ of SURETY who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who executed the foregoing instrument, and who acknowledged that he/she did so as an officer of said SURETY all by and with the authority of the Board of Directors of said SURETY.

\_\_\_\_\_  
Notary Public

Print Name \_\_\_\_\_

Commission Number \_\_\_\_\_

Commission Expires \_\_\_\_\_

This Instrument was prepared by  
RECORD and RETURN to:  
Thomas D. MacNamara  
Assistant County Attorney  
601 SE 25<sup>th</sup> Avenue  
Ocala, Florida 34471  
(352) 620-3330