

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT

THIS TERMINATION AND RELEASE OF DEVELOPMENT AGREEMENT ("Termination ") is made and entered into as of the _____ day of _____ 2021, by and between **Z & N Properties VI, LLC**, a Florida limited liability company, f/k/a Belcher Place, LLC, a Florida limited liability company, as successor in interest to Belcher Place, LLC, whose address is 2454 McMullen Booth Road, Suite 601, Clearwater, Florida 33759 , ("**Owner**") and **PINELLAS COUNTY, FLORIDA**, a political subdivision of the State of Florida acting through its Board of County Commissioners, the governing body thereof ("**County**"), whose address is 315 Court St., Clearwater, Florida 33756.

RECITALS

WHEREAS, Owner, Z & N Properties VI, LLC, and County are parties to that certain Development Agreement and First Amendment to Development Agreement recorded at Official Records Book 18829 Pages 3-11 and 21225, Pages 1884-1895, Public Records of Pinellas County, Florida ("**Development Agreement**") and, as a successor are subject to the Declaration of Covenants, Conditions and Restrictions (CC&R) of Sun Glo Park recorded at Official Records book 15738 page 2309-2310; ("**CC&R**")

WHEREAS, the subject property in the Development Agreement is located in unincorporated Pinellas County with General Office (GO) zoning (formerly known as P-1 zoning) to specifically allow offices with certain restrictions; and whereas a concurrent request for rezoning to R-5-CO for residential uses with a Conditional Overlay will make the Development Agreement and CC&R unnecessary; and

WHEREAS, the parties desire to terminate the Development Agreement and Covenants, Conditions and Restrictions; and

WHEREAS, Pinellas County Code Section 134-300(a) and Section 163.3237, Florida Statutes state that a development agreement may be terminated by mutual consent of the parties to the agreement or by their successors in interest.

In consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

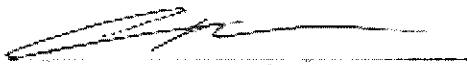
1. Termination. Effective as of the date hereof, the County and the Owner hereby fully terminate; release and discharge the Development Agreement and other rights granted or created thereunder, and the Development Agreement and other rights granted or created thereunder shall hereafter be null and void and of no further force and effect.
2. The County has no objection to Owner terminating the CC&R as recorded in Book 15738, Pages 2309-2310 in the Public Records of Pinellas County. Owner agrees to send the County a copy of the recorded document that terminates the CC&R.
3. Counterparts. This Termination may be executed in one or more counterparts, each of which shall constitute an original but all of which when taken together shall constitute but one agreement. Delivery of an executed counterpart of a signature page of this Termination by facsimile or other electronic transmission shall be effective as delivery of a manually executed original counterpart thereof.

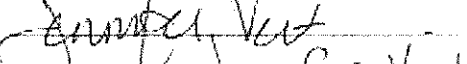
IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first written above.

Witness:

"OWNER"

Z & N Properties VI, LLC a Florida limited liability company, f/k/a/ Belcher Place LLC, a Florida limited liability company, as successor in interest to Belcher Place, LLC


Print Name: Chad Britz


Print Name: Jennifer Vert

By: 

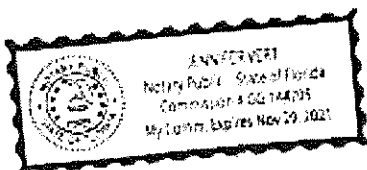
Edward A. Zbella, Manager


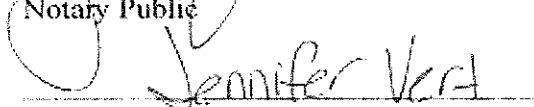
STATE OF FLORIDA

COUNTY OF Piellas

The foregoing instrument was acknowledged before me this 8th day of April, 2021, by Edward A. Zbella, as Manager of Z & N Properties, LLC a Florida limited liability company, f/k/a Belcher Place, LLC, a Florida limited liability company, as successor in interest to Belcher Place, LLC. He is (check one) is personally known to me or produced FL DL as identification.

[NOTARY SEAL]




Notary Public


(Print or Type Name)

Commission No.: 00144705

My Commission Expires: 11/29/21

“COUNTY”

ATTEST:

PINELLAS COUNTY, FLORIDA, a
political subdivision of the State of
Florida acting through its Board of
County Commissioners, the
governing body thereof

By: _____
Deputy Clerk

By.: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM

By: David S. Sadowsky
Office of the County Attorney

Office of County Attorney