

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:

Michael Williams  
5722 Young Pine Road, Suite 120  
Orlando, FL 32829

Parcel ID (s): 16-23-31-2140-00-001

**TRANSPORTATION IMPACT FEE AGREEMENT  
REGARDING AN ALTERNATIVE IMPACT FEE CALCULATION  
(TRANSFER) FOR EXCLUSIVE HOOPS, LLC**

This TRANSPORTATION IMPACT FEE AGREEMENT REGARDING AN ALTERNATIVE IMPACT FEE CALCULATION (TRANSFER) FOR EXCLUSIVE HOOPS, LLC (the “Agreement”), effective as of the latest day of execution (the “Effective Date”) is made and entered into by and between EXCLUSIVE HOOPS, LLC, a Florida limited liability company, with a principal place of business at 5722 Young Pine Road, Suite 120, Orlando, FL 32829 (“Tenant”), VISTA BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC., a Florida incorporation, with a principal place of business at 5722 Young Pine Road, Suite 170, Orlando, FL 32829 (“Owner”) and Orange County, a charter county and political subdivision of the State of Florida, with a mailing address at c/o County Administrator, P.O. Box 1393, Orlando, FL 32802-1393 (“County”).

**WITNESSETH:**

WHEREAS, Owner holds fee simple title to certain real property, as generally depicted on Exhibit “A,” and more particularly described on Exhibit “B,” both of which are attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, Owner intends to develop all or a portion of the Property as a <type of project, 6,000 square feet, known as Exclusive Hoops, LLC (“the Project”); and

WHEREAS, pursuant to section 23-93 of the Orange County Code (the “Code”), Alternative Impact Fee Study Number ARIF-24-08-001 (“Alternative Impact Fee Study”) for a substantially similar project, Winter Park Volleyball Club was submitted to County in accordance with the Transportation Impact Fee Agreement Regarding an Alternative Impact Fee Calculation For Winter Park Volleyball Club which was approved by the Orange County Board of County Commissioners on January 7, 2025 and recorded at Official Records Doc# 20250022175 Public Records of Orange County, Florida; and

WHEREAS, Owner calculated an alternative transportation impact fee (the “Alternative Impact Fee Calculation”) in accordance with the formula set forth in section 23-93 of the Orange County Code; and

WHEREAS, the Orange County Impact Fee Committee approved transfer of the aforementioned study to the Project which is the subject of this Agreement; and

WHEREAS, on January 23, 2025, County conditionally accepted Owner’s Alternative Impact Fee Calculation with the following results: Average Daily Trip Generation Rate of 4.963 trip(s) per 1,000 square feet; Percentage of New Trips at 100%; LADF of 36.3; and Assessable Trip Length of 8.26 mile(s), as all such terms are defined in the Alternative Impact Fee Code; and

WHEREAS, pursuant to the Alternative Transportation Impact Fee Code, the parties are required to enter into this Agreement.

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between County and Owner, the receipt and sufficiency of which are hereby acknowledged, the parties hereto stipulate and agree as follows:

1. ***Recitals.*** The above recitals are true and correct and are incorporated herein by this reference.

2. ***Conditional Acceptance of Alternative Traffic Impact Fee Calculation.***

Subject to sections 3 and 4 of this Agreement, County conditionally accepts the Alternative Impact Fee calculation submitted by Owner.

3. ***Monitoring.***

(a) Pursuant to Section 23-93(h) of the Alternative Transportation Impact Fee Code, within the applicable time frame, County shall conduct, or shall have begun to conduct, “monitoring.” For purposes of this Agreement, the term “monitoring” shall mean (i) taking machine traffic counts and/or manual traffic counts at all entrances and exits to and from the Project for five (5) consecutive days, excluding legal holidays, and/or (ii) conducting surveys for five (5) consecutive days to determine trip length and/ or percentage of new trips associated with the Project. Such monitoring may be conducted by County or by an authorized agent acting on behalf of County.

(b) Contemporaneously with Owner’s execution and submittal of this Agreement, Owner shall deliver a check to County in the amount of Fourteen Thousand Forty-One Dollars and fifty-four cents (\$14,041.54) to cover County’s cost of conducting monitoring pursuant to paragraph 3 (a) (“Monitoring Fees”). The check shall be made payable to “Orange County Board of County Commissioners” and shall be brought to the Fiscal and Operational Support Division of the Planning, Environmental, and Development Services Department. Upon payment of the Monitoring Fees to County, no further Monitoring Fees shall be owed by Owner to County under this Agreement.

(c) If the monitoring performed by County, or by its authorized agent on behalf of County, results in any additional transportation impact fee, Owner shall pay the difference between the amount of transportation impact fees paid pursuant to the Alternative Traffic Impact Fee Calculation conditionally accepted by County under section 2 above, and any additional fee shown to be owing (the “Additional Impact Fee”).

(d) Owner shall pay the Additional Impact Fee to County no later than thirty (30) days following written demand by County. Owner shall pay to County, by certified

cashier's check, the Additional Impact Fee, plus interest from the date impact fees were due until the date of demand, at the interest rate in effect on the date the monitoring is completed, as established quarterly by the Comptroller of the State of Florida for judgments and decrees, pursuant to section 55.03, Florida Statutes, as may be amended.

(e) Any Additional Impact Fee owed shall be calculated using the cost variables found in the Alternative Transportation Impact Fee Code existing on the Effective Date and the monitoring variables that result from County's monitoring.

(f) If monitoring by County results in a decreased total impact fee, Owner shall not be entitled to any refund.

(g) Once paid to County, the Alternative Impact Fee, Monitoring Fees, and/or Additional Alternative Impact Fee are all non-refundable.

4. ***Expansion of Development.*** This Agreement is effective only for the limits and scope of the Project as identified, described, and approved by County as of the Effective Date. In the event the Project expands or is altered after the Effective Date, Owner, its successors, and assigns shall be subject to County's usual process, which may include payment of an additional impact fee pursuant to the fee schedule set forth in section 23-92 of the Orange County Code, as may be amended from time to time.

5. ***Early termination, renewal.*** This Agreement shall automatically terminate if Owner has not applied for and received permits for vertical construction of the Project within three (3) years of the Effective Date (the "Early Termination Date"), except that the parties may execute an amendment renewing the term of this Agreement for no more than three (3) years beyond the anticipated Early Termination Date.

6. ***Successors and Assigns.*** This Agreement shall be binding upon, and shall inure to the benefit and burden of, the heirs, legal representatives, successors, and assigns of the parties and shall run with Property and be binding upon the successors and assigns of Owner and upon any person, firm, corporation, or entity who may become a successor in interest to Property.

7. **Notices.** Any notice delivered with respect to this Agreement shall be in writing and shall be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or at such other address or to such other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

As to Owner: Vista Business Center Condominium Association, Inc.  
Young Pine Road, Suite 170  
Orlando, FL 32829  
{Telephone}

With a copy to: Exclusive Hoops, LLC  
5722 Young Pine Road, Suite 120  
Orlando, FL 32829

As to County: Director, Orange County Public Works Department  
4200 South John Young Parkway  
Orlando, Florida 32839

With copies to: Orange County Public Works Department  
Manager, Transportation Planning Division  
4200 South John Young Parkway  
Orlando, Florida 32839

Planning, Environmental, and  
Development Services Department  
Manager, Fiscal and Operational Support Division  
201 South Rosalind Avenue, 2<sup>nd</sup> Floor  
Post Office Box 1393  
Orlando, FL 32802-1393

8. **Recordation of Agreement.** The parties hereto agree that this Agreement shall be recorded in the Public Records of Orange County, Florida, at Owner's expense, within ten (10) business days of the Effective Date.

9. ***Applicable Law.*** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and in accordance with the Orange County Code.

10. ***Specific Performance.*** County and Owner shall each have the right to enforce the terms and conditions of this Agreement only by an action for specific performance. Notwithstanding the foregoing statement, nothing herein precludes County from imposing a lien(s) against the Property for non-payment of impact fees, with interest continuing to accrue until the date of payment in full to County. Venue for any action(s) initiated under or in connection with this Agreement shall be in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida.

11. ***Attorney Fees, Legal fees.*** In the event either party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against the other party arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees attorney and other legal fees.

12. ***Amendments.*** No amendment, modification, or other change to this Agreement shall be binding upon the parties unless in writing and executed by all the parties hereto.

13. ***Construction of Agreement.*** Captions of the sections of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

14. ***Counterparts.*** This Agreement may be executed in up to two (2) counterparts, each of which shall be deemed an original, and both of which together shall constitute one and the same instrument.

15. ***Termination; Effect of Annexation.*** This Agreement shall remain in effect so long as the Property remains in unincorporated Orange County, Florida, unless the parties terminate it in writing. If any portion of the Property is proposed to be annexed into a neighboring municipality, and out of the unincorporated areas, County may, in its sole discretion, terminate this Agreement upon notice to the Owner.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGES]**

IN WITNESS WHEREOF, County and Owner have caused this Agreement to be duly executed by their respective duly authorized representatives on the dates set forth below.

**COUNTY**

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

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

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

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



**OWNER**

**Vista Business Center Condominium Association, Inc.**

By: Madhavi K.  
{Name of signatory} OWNER  
{Title (if applicable)}

Date: 03/27/25

**WITNESSES:**

Tammy Green  
Print Name: Tammy Green

Kokoro I. I. I.  
Print Name: Kokoro I. I. I.

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING instrument was acknowledged before me ☒ in person or \_\_\_  
via online notarization by Madhavi Kasa, as Owner of  
Vista Business Center, a person who is known by me to be the person  
described herein, this 27 day of March, 2025. S/he is personally known  
to me or has produced Florida Driver License (type of identification) as  
identification.

WITNESS my hand and official seal in the County and State last aforesaid this  
27 day of March, 2025.

NOTARY PUBLIC

Print Name: Leann T. Dillon  
My Commission Expires: 02/27/2026



Leann T Dillon  
Notary Public  
State of Florida  
My Commission Expires 02/22/2026  
Commission No. HH 232235

**TENANT**  
**Exclusive Hoops, LLC**

By: [Signature]  
{Name of signatory}  
{Title (if applicable)} owner

Date: 03-31-2025

WITNESSES:

[Signature]  
Print Name: Sherry Armstrong

[Signature]  
Print Name: Linda Arango

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING instrument was acknowledged before me L in person or     
via online notarization by Michael Williams, as Owner of  
Exclusive Hoops LLC a person who is known by me to be the person  
described herein, this 31<sup>st</sup> day of March, 2025. S/he is personally known  
to me or has produced Florida ID (type of identification) as  
identification.

WITNESS my hand and official seal in the County and State last aforesaid this  
31<sup>st</sup> day of March, 2025.

[Signature]  
NOTARY PUBLIC  
Print Name: Lita Alli  
My Commission Expires: 12/05/2028



**LITA ALLI**  
Notary Public  
State of Florida  
Comm# HH614694  
Expires 12/5/2028

**Exhibit "A"**

**PROJECT LOCATION MAP**



**Exhibit "B"**

**EXCLUSIVE HOOPS, LLC**

**16-23-31-2140-00-001**

**Legal Description for the Property:**

VISTA BUSINESS CENTER CONDOMINIUM 20220602598 UNIT 120