




Interoffice Memorandum

AGENDA ITEM

August 19, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Chairman 
Roadway Agreement Committee

SUBJECT: September 10, 2019 – Consent Item
Proportionate Share Agreement For Caliber Collision
East Colonial Drive – State Road 50

The Roadway Agreement Committee has reviewed a Proportionate Share Agreement for Caliber Collision East Colonial Drive – State Road 50 ("Agreement") by and between Cross Development CC Orlando Colonial, LLC and Orange County for a proportionate share payment in the amount of \$15,952. Pursuant to Section 163.3180(5)(h), Florida Statutes, an applicant may mitigate capacity deficiencies by entering into a Proportionate Share Agreement and contributing a proportionate share payment. The Proportionate Share Payment is due within 90 days of the effective date of this Agreement.

The Agreement follows the recommendation of the Roadway Agreement Committee providing for the mitigation of road impacts for two deficient trips on the road segment of East Colonial Drive from Woodbury Road to Lake Pickett Road in the amount of \$7,976 per trip.

The Roadway Agreement Committee approved the Proportionate Share Agreement on August 7, 2019. The Specific Project Expenditure Report and Relationship Disclosure Forms are on file with the Transportation Planning Division.

If you have any questions, please feel free to contact me at 407-836-5393.

ACTION REQUESTED: Approval and execution of Proportionate Share Agreement for Caliber Collision East Colonial Drive – State Road 50 by and between Cross Development CC Orlando Colonial, LLC and Orange County for a proportionate share payment in the amount of \$15,952. District 4

JVW/HEGB/fb
Attachment

BCC Mtg. Date: September 10, 2019

This instrument prepared by
and after recording return to:

Rusty Coan, P.E.
Cross Development CC Orlando Colonial, LLC
4336 Marsh Ridge Road
Carrollton, Texas 75010

Parcel ID Numbers: 24-22-31-0000-00-010 and 24-22-31-0000-00-005

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

**PROPORTIONATE SHARE AGREEMENT FOR
CALIBER COLLISION**

EAST COLONIAL DRIVE – STATE ROAD 50

This Proportionate Share Agreement (the “Agreement”), effective as of the latest date of execution (the “**Effective Date**”), is made and entered into by and between Cross Development CC Orlando Colonial, LLC, a Texas Limited Liability Company (“**Owner**”), whose principal place of business is 4336 Marsh Ridge Road, Carrollton, TX 75010, and ORANGE COUNTY, a charter county and political subdivision of the State of Florida (“**County**”), whose address is P.O. Box 1393, Orlando, FL 32802-1393.

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

WHEREAS, the Property is located in County Commission District 4, within the County’s Urban Service Area, and the proceeds of the PS Payment, as defined herein, will be allocated to East Colonial Drive; and

WHEREAS, Owner intends to develop the Property as 2,245 Sq. Ft. Auto Service and 21,001 Sq. Ft. Warehouse, referred to and known as Caliber Collision (the “**Project**”); and

WHEREAS, Owner received a letter from County dated July 3, 2019, stating that Owner’s Capacity Encumbrance Letter (“**CEL**”) application #CEL-19-02-016 for the Project was denied; and

WHEREAS, the Project will generate 2 deficient PM Peak Hour trips (the “**Excess Trips**”) for the deficient roadway segment on East Colonial Drive from Woodbury Road to Lake Pickett Road (the “**Deficient Segment**”), and 0 PM Peak Hour trips were available on the Deficient Segment on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Excess Trips will cause the Deficient Segment to operate below adopted Level of Service standards; therefore, pursuant to Section 163.3180(5)(h), Florida Statutes, as amended, the Owner shall provide the County with proportionate share mitigation for the Excess Trips; and

WHEREAS, Owner and County have agreed that the proportionate share payment necessary to mitigate the impact of the Excess Trip(s) on the Deficient Segment through the current anticipated Project buildout is fifteen thousand nine hundred fifty-two and 00/100 Dollars (\$15,952.00) (the “**PS Payment**”); and

WHEREAS, County and Owner desire to set forth certain terms, conditions, and agreements between them as to the development of the Property into the Project.

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

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

Section 2. PS Payment; CEL.

(a) *Calculation of PS Payment:* The amount of the PS Payment for the Deficient Segment, as described in Exhibit “C,” totals fifteen thousand nine hundred fifty-two and 00/100 Dollars (\$15,952.00). This PS Payment was calculated in accordance with the methodology outlined in Section 163.3180, Florida Statutes. Owner and County agree that the Excess Trip(s) will constitute the Project’s impact on the aforementioned Deficient Segment based upon (i) Owner’s Traffic Study titled “CONCURRENCY ANALYSIS Caliber Collision – 14060 East Colonial Drive” prepared by Whitehouse Group, Inc. dated April 2018 for Cross Development CC Orlando Colonial, LLC (the “**Traffic Study**”), which is incorporated herein by this reference, and (ii) upon the calculations described in Exhibit “C.” The Traffic Study was accepted by the Orange County Transportation Planning Division on June 24, 2019, and is on file and available for inspection with that division (CMS #2019016). Owner and County further acknowledge and agree that the PS Payment as set forth above shall be the final and binding calculation of the amount the Owner is required to pay through the buildout of the currently approved Project as proportionate share mitigation for impacts of the Project upon roadways within Orange County’s jurisdiction, notwithstanding any subsequent variance in the actual cost of improvement to the Deficient Segment or actual traffic impacts created by the Project; provided, however, that if Owner subsequently increases the number of units and/or square footage, as applicable, of the Project, the Project may then be subject to an additional concurrency evaluation and proportionate share agreement as set forth in Section 2(d) below. Owner and County further acknowledge and agree that the calculation of, and agreement regarding, the amount of the PS Payment constitute material inducements for the parties to enter into this Agreement.

(b) *Timing of PS Payment, Issuance of CEL.* Within ninety (90) days following the Effective Date, Owner shall deliver a check to County in the amount of fifteen thousand nine hundred fifty-two and 00/100 Dollars (\$15,952.00) as the PS Payment. The check shall be made payable to “Orange County Board of County Commissioners” and shall be delivered to the Fiscal

and Operational Support Division of the Planning, Environmental, and Development Services Department. Within twenty-one (21) days following its receipt of the PS Payment, if the Property's future land use designation and zoning are consistent with the Project's proposed development, County shall issue a CEL sufficient to encumber traffic capacity for the Project, irrespective of any actual traffic deficiency on the Deficient Segments. Within the time frame provided in the CEL, the Owner must reserve the encumbered trips by obtaining a Capacity Reservation Certificate as provided in Section 30-591 of the Orange County Code, as may be amended. An amount equal to the PS Payment shall be applied toward the amount of the initial capacity reservation payment (and any subsequent reservation payment(s), if the initial reservation payment does not exceed the amount of the PS Payment) as further set forth in Section 3 below. In the event Owner has not paid the PS Payment within ninety (90) days of the Effective Date, one extension of ninety (90) days may be granted by the manager of County's Transportation Planning Division. In the event Owner has not paid the PS Payment to County within one hundred eighty (180) days after the Effective Date, this Agreement shall become null and void.

(c) *Project Development.* Recordation of a subdivision plat or approval of a commercial site plan for the Project shall not be permitted prior to the issuance of a Capacity Reservation Certificate as contemplated in subparagraph 2(b) above.

(d) *Increase in Project Trips.* Any change to the Project which increases the unit count and/or square footage, as applicable, may result in an increase in trips on the Deficient Segment or other segments within the transportation impact area, as defined by County. Owner understands and agrees that any such additional trips are neither vested nor otherwise permitted under this Agreement, and that Owner is precluded from asserting any such vesting. In addition, Owner understands and agrees that any such changes resulting in an increase in trips may cause this Agreement to become null and void, and/or may require application for and execution of an additional Proportionate Share Agreement, along with any other required documentation, for the number of increased trips.

(e) *Satisfaction of Transportation Improvement Requirements.* County hereby acknowledges and agrees that upon Owner's payment of the PS Payment as required herein, and absent any change in the Project increasing the number of trips as set forth in subparagraph 2(d) above, Owner shall be deemed to have satisfied all requirements for the mitigation of the traffic impacts of the Project on all roads affected by the Project within County's jurisdiction through buildout of the Project. Owner shall be entitled to fully and completely develop the Project, without regard to whether the improvements to the Deficient Segment are actually constructed; provided, however, Owner shall be required to obtain a Capacity Reservation Certificate prior to the expiration of Owner's Capacity Encumbrance Letter and shall be required to maintain the validity of the Capacity Reservation Certificate in accordance with its terms. Additionally, nothing herein shall be construed to exempt Owner from meeting the requirements of all other applicable laws, regulations, and/or Orange County Code provisions or from making the required payment of transportation impact fees applicable to the Project, subject to credits as set forth in Section 3 below.

Section 3. Transportation Impact Fee Credits. County and Owner agree that Owner shall be entitled to receive transportation impact fee credits on a dollar for dollar basis in an

amount up to but not exceeding the PS Payment in accordance with Section 163.3180, Florida Statutes, and as specifically described in Exhibit "C." County further agrees that such credits may be applied on a dollar for dollar basis against capacity reservation fees at such time as capacity reservation fees may be required to be paid by Owner in connection with the issuance of a Capacity Reservation Certificate as contemplated in Section 2 above. In no event shall Owner receive credits in excess of the PS Payment and in the event the PS Payment exceeds either the applicable transportation impact fees or capacity reservation fees, as the case may be, Owner shall not be entitled to a refund for the amount of the PS Payment in excess of such transportation impact fees or capacity reservation fees.

Section 4. No Refund. The PS Payment (including any capacity reservation fees paid with the PS Payment) is non-refundable.

Section 5. Notice. With the exception of the timing of the PS Payment as set forth in Section 2(b) hereof, the parties acknowledge and agree that no party shall be considered in default for failure to perform under this Agreement until such party has received written notice specifying the nature of such default or failure to perform and said party fails to cure said default or fails to perform within thirty (30) days of receipt of written notice. Any notice delivered with respect to this Agreement shall be in writing and 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 to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

As to Owner: Attn: Steve Rumsey & Rusty A. Coan, P.E.
Cross Development CC Orlando Colonial, LLC
4336 Marsh Ridge Road
Carrollton, Texas 75010

With copy to: Attn: Scott K. Stannard, P.E.
Commercial Site Solutions, Inc.
21764 State Road 54
Lutz, Florida 33549

Attn: Michael R. Yates
Whitehouse Group, Inc.
400 North Tampa Street, Suite 1500
Tampa, Florida 33602

As to County: Orange County Administrator
P. O. Box 1393
Orlando, Florida 32802-1393

With copy to: Orange County
Planning, Environmental, and Development Services Department
Manager, Fiscal and Operational Support Division
201 South Rosalind Avenue, 2nd Floor
Orlando, Florida 32801

Orange County
Planning, Environmental, and Development Services Department
Manager, Transportation Planning Division
4200 South John Young Parkway, 2nd Floor
Orlando, Florida 32839

Orange County
Planning, Environmental, and Development Services Department
Manager, Planning Division
201 South Rosalind Avenue, 2nd Floor
Orlando, Florida 32801

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

Section 7. 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 after the Effective Date.

Section 8. 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.

Section 9. 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. Venue for any action(s) initiated under or in connection with this Agreement shall lie in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida.

Section 10. Attorney 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 and legal fees.

Section 11. Construction of Agreement; Severability. Captions of the Sections and Subsections of this Agreement are for convenience and reference only; any 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. If any provision of this

Agreement, the deletion of which would not adversely affect the receipt of any material benefits by any party hereunder or substantially increase the burden of any party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

Section 12. Amendments. No amendment, modification, or other change(s) to this Agreement shall be binding upon the parties unless in writing and formally executed by all of the parties.

Section 13. Termination. In the event either (i) Owner has not paid the PS Payment to County within one hundred eighty (180) days after the Effective Date, as contemplated in Subsection 2(b), or (ii) Owner has timely paid the PS Payment to County and the Project has been constructed on the Property pursuant to a County building permit, this Agreement shall automatically terminate and thereafter be null and void for all purposes.

Section 14. Counterparts. This Agreement may be executed in up to three (3) counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

[Signatures appear on following pages 7 and 8]

Proportionate Share Agreement, Caliber Collision
Cross Development CC Orlando Colonial, LLC
for East Colonial Drive (S.R. 50), 2019

IN WITNESS WHEREOF, the parties 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: *Brynn Brooks*
for Jerry L Demings
Orange County Mayor

Date: *10 Sep 19*

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

By: *Katie Smith*
Deputy Clerk

Print Name: **Katie Smith**

Proportionate Share Agreement, Caliber Collision
Cross Development CC Orlando Colonial, LLC
for East Colonial Drive (S.R. 50), 2019

Signed, sealed, and
delivered in the presence
of:

CROSS DEVELOPMENT CC ORLANDO
COLONIAL, LLC, a Texas limited liability
company

Jacklyn R White
Witness

JACKLYN R WHITE
Printed Name

Bailey Holloway
Witness

Bailey Holloway
Printed Name

By: CROSS DEVELOPMENT
MANAGEMENT, LLC, a Texas limited
liability company, its Manager

By: [Signature]
Steve Rumsby
Printed Name

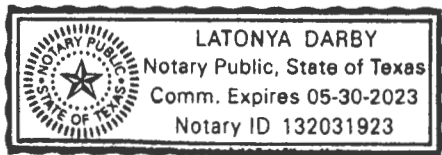
President
Title

(Signature of **TWO** witnesses required by Florida law)

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me this 25 day of July,
2019, by STEVE RUMSBY, as President (title) of
CROSS DEVELOPMENT MANAGEMENT, LLC, a Texas limited liability company, as
Manager of CROSS DEVELOPMENT CC ORLANDO COLONIAL, LLC, a Texas limited
liability company, on behalf of said entities. He is personally known to me or has produced
_____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Latonya Darby
Printed Notary Name

Notary Public in and for
The county and state aforesaid
My commission expires: 5-30-23

Exhibit "A" "CALIBER COLLISION" Project Location Map



Proportionate Share Agreement, Caliber Collision
Cross Development CC Orlando Colonial, LLC
for East Colonial Drive (S.R. 50), 2019

Exhibit "B"
"CALIBER COLLISION"

Parcel ID: 24-22-31-0000-00-010 and 24-22-31-0000-00-005

LEGAL DESCRIPTION:

PARCEL 1 (24-22-31-0000-00-010):

THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA LESS THE SOUTH 510.00 FEET AND LESS THE WEST 30.00 FEET AND THE NORTH 32.18 FEET FOR ROAD PURPOSES.

PARCEL 2 (24-22-31-0000-00-005):

THE NORTH 200 FEET OF THE SOUTH 510 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE RIGHT OF WAY OVER THE WEST 30.00 FEET THEREOF, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AREA = 289,990 SF OR 6.658 ACRES, MORE OR LESS (M).

Exhibit "C"
"CALIBER COLLISON"

DEFICIENT SEGMENT

Log of Project Contributions
Colonial Drive (Woodbury Road to Lake Pickett Road)

Roadway Improvement Project Information									
Planned Improvement Roadway(s)	Limits of Improvement (From - To)	Segment Length	Adopted LOS	Existing Generalized Capacity	Type of Improvement	Improved Generalized Capacity	Capacity Increase	Total Project Cost	Cost / Trip
Colonial Dr	Woodbury Rd - Lake Pickett Rd	0.75	E	3020	Water from 6 to 9 lines	4000	980	\$4,428,544	\$7,976
County Share of Improvement									
Planned Improvement Roadway(s)	Limits of Improvement (From - To)	Segment Length	Adopted LOS <td>Existing Generalized Capacity <td>Backlogged Trips <td>Improved Generalized Capacity <td>Capacity Increase <td>Capacity (Backlog) Responsibility <td></td> </td></td></td></td></td>	Existing Generalized Capacity <td>Backlogged Trips <td>Improved Generalized Capacity <td>Capacity Increase <td>Capacity (Backlog) Responsibility <td></td> </td></td></td></td>	Backlogged Trips <td>Improved Generalized Capacity <td>Capacity Increase <td>Capacity (Backlog) Responsibility <td></td> </td></td></td>	Improved Generalized Capacity <td>Capacity Increase <td>Capacity (Backlog) Responsibility <td></td> </td></td>	Capacity Increase <td>Capacity (Backlog) Responsibility <td></td> </td>	Capacity (Backlog) Responsibility <td></td>	
Colonial Dr	Woodbury Rd - Lake Pickett Rd	0.75	E	3020	538	4000	860	\$4,428,544	
Developer Share of Improvement									
Planned Improvement Roadway(s)	Limits of Improvement (From - To)	Segment Length	Adopted LOS <td>Existing Generalized Capacity <td>Improved Generalized Capacity <td>Capacity Increase <td>Backlogged Trips <td>Capacity Increase for New Development <td>Cost / Trip </td></td></td></td></td></td>	Existing Generalized Capacity <td>Improved Generalized Capacity <td>Capacity Increase <td>Backlogged Trips <td>Capacity Increase for New Development <td>Cost / Trip </td></td></td></td></td>	Improved Generalized Capacity <td>Capacity Increase <td>Backlogged Trips <td>Capacity Increase for New Development <td>Cost / Trip </td></td></td></td>	Capacity Increase <td>Backlogged Trips <td>Capacity Increase for New Development <td>Cost / Trip </td></td></td>	Backlogged Trips <td>Capacity Increase for New Development <td>Cost / Trip </td></td>	Capacity Increase for New Development <td>Cost / Trip </td>	Cost / Trip
Colonial Dr	Woodbury Rd - Lake Pickett Rd	0.75	E	3020	4040	1020	455	455	\$7,976

Updated: 6/20/19

Log of Project Contributions				
Date	Project	Project Trips	Prop Share	
Jun-18	Existing PAU Committed	350	\$1,817,024	
Mar-17	Lake Pickett Apt	85	\$438,544	
Mar-17	Scale Smart Storage Facility	7	\$3,728	
Jun-17	CTI Building 4000	1	\$5,784	
Jun-18	Woodbury Plaza	5	\$26,425	
Jun-18	Park Square Plaza	43	\$233,513	
Jun-18	Banham Drive Properties Office	1	\$7,848	
Aug-18	Lake Pickett ER	0	\$71,684	
Aug-18	Lake Pickett Center Parcel 1	26	\$223,565	
Jun-18	Woodbridge Suites	15	\$151,924	
	Backlogged Totals:	599	\$3,107,291	
Proposed	Caliber Collision	2	\$16,992	
			\$0	
			\$0	
			\$0	
	Totals	597	\$3,124,173	