



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801

## Legislation Text

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**File #:** 26-0584, **Version:** 1

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### Interoffice Memorandum

**DATE:** April 29, 2026

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Joseph C. Kunkel, P.E., Director, Public Works Department

**CONTACT:** Renzo Nastasi, AICP, Chairman

**PHONE:** (407) 836-7964

**DIVISION:** Roadway Agreement Committee

**ACTION REQUESTED:**

Approval and execution of Termination of New Independence Parkway Right-of-Way Conveyance and Construction Agreement between Orange County, Florida and Hamlin Land Partners, LLC to terminate the original Agreement approved on December 6, 2011. District 1. (Roadway Agreement Committee)

**PROJECT:** N/A

**PURPOSE:**

The Roadway Agreement Committee has reviewed a Termination of New Independence Parkway Right-of-Way Conveyance and Construction Agreement between Hamlin Land Partners, LLC, formerly known as SLF IV/Boyd Horizon West JV, LLC, and Orange County for the Termination of New Independence Parkway Right-of-Way and Conveyance and Construction Agreement approved by the Board on December 6, 2011 and recorded in the Public Records of Orange County at Official Records Book 10306 Page 1333.

The Agreement provided for Transportation Credits and Reimbursement for the costs associated with permitting, design, and 4-lane construction of New Independence Parkway from S.R. 429 easterly to Schoolhouse Pond/Tiny Road. The Certificate of Completion for this roadway was issued on November 11, 2013, and all landscaping, irrigation, and lighting within the Parkway right-of-way is maintained by the Hamlin Property Owners Association, Inc. pursuant to a Use Agreement with Orange County, recorded at Document Number 20130368099 within Orange County Public Records. Both parties' obligations of the Agreement have been met.

The Roadway Agreement Committee recommended approval on April 15, 2026. 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 407-836-7964.

**BUDGET:** N/A

BCC Mtg. Date: May 19, 2026

PREPARED BY AND AFTER  
RECORDING RETURN TO:  
James G. Willard, Esquire  
Shutts & Bowen LLP  
300 S. Orange Avenue, Suite 1600  
Orlando, Florida 32801

**TERMINATION OF NEW INDEPENDENCE PARKWAY  
RIGHT-OF-WAY CONVEYANCE AND CONSTRUCTION AGREEMENT**

**WHEREAS, ORANGE COUNTY, FLORIDA**, a charter County and political subdivision of the State of Florida, having a mailing address of P.O. Box 1393, 201 S. Rosalind Avenue, Orlando, Florida 32802 (“**County**”) and **HAMLIN LAND PARTNERS, LLC**, a Florida limited liability company, formerly known as **SLF IV/BOYD HORIZON WEST JV, LLC**, a Delaware liability company (“**Owner**”), entered in that certain **NEW INDEPENDENCE PARKWAY RIGHT OF-WAY CONVEYANCE AND CONSTRUCTION AGREEMENT** recorded in the Public Records of Orange County, Florida on December 13, 2011, at OR Book 10306, Page 1333, Orange County Public Records (the “**Agreement**”); and

**WHEREAS**, the obligations of Owner pursuant to the Agreement have been completed in all respects, including the contemplated right-of-way conveyances and completion of construction of New Independence Parkway (as defined in the Agreement); and

**WHEREAS**, the parties now wish to acknowledge the completion and satisfaction of all obligations under the Agreement and terminate the same of record.

**NOW, THEREFORE**, County and Owner hereby acknowledge and agree that all obligations under the Agreement have been fulfilled, including, but not limited to:

- (i) All Impact Fee Credits pursuant to Section 4.6 of the Agreement have been received and there are no further Credits due thereunder.
- (ii) The Parkway has been fully constructed and all landscaping and irrigation within the Parkway right-of-way is maintained by the Hamlin Property Owners Association, Inc. (the “**Association**”) pursuant to a Use Agreement with Orange County recorded July 15, 2013, at Document No.: 20130368099 (the “**Use Agreement**”).
- (iii) The street lighting along the Parkway is currently, and will continue to be, maintained by the Association in accordance with the Use Agreement.

**WHEREFORE**, Owner and County have executed this Agreement as of the date first set forth above and agree that a signed copy hereof shall be recorded in the Orange County Public Records.

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.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *B. Demings*  
for Jerry L. Demings,  
Orange County Mayor

Date: *19 May 2026*


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

By: *Phil Diamond*  
for Deputy Clerk

**OWNER**

**HAMLIN LAND PARTNERS, LLC**, a  
Delaware limited liability company, formerly  
known as **SLF IV/BOYD HORIZON WEST  
JV, LLC**,

By: **BOYD HORIZON WEST, LLC**, a  
Florida limited liability company, its  
Manager

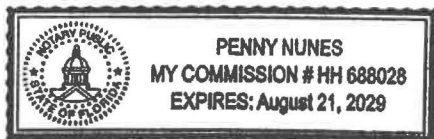
By:   
Ken L. Kupp, President

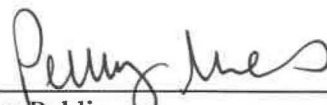
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of  physical presence or  
 online notarization, this 6th day of April, 2026, by Ken L. Kupp, as President  
of **BOYD HORIZON WEST, LLC**, a Florida limited liability company, the Manager of  
**HAMLIN LAND PARTNERS, LLC**, a Delaware limited liability company f/k/a **SLF IV/BOYD  
HORIZON WEST JV, LLC**, on behalf of said entity, who  is personally known to me OR  
 has produced \_\_\_\_\_ as identification and did/did not  
take an oath.

[AFFIX NOTARY SEAL]



  
Notary Public

Penny Nunes  
Print Name

My Commission Expires: 8/21/29