



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-1055, **Version:** 1

Interoffice Memorandum

DATE: July 16, 2025

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 Horizon West Town Center (McKinney Road PD/UNP) Adequate Public Facilities and Road Network Mitigation Agreement by and between McKinney Developments Group, LLC and Orange County providing for satisfaction of APF requirements for 1.24 acres and for a Fair Share payment in the amount of \$187,316. District 1. (Roadway Agreement Committee)

PROJECT: N/A

PURPOSE:

The Roadway Agreement Committee has reviewed the Horizon West Town Center (McKinney Road PD/UNP PD) Adequate Public Facilities and Road Network Mitigation Agreement ("Agreement") by and between McKinney Developments Group, LLC and Orange County. The Agreement satisfies both the requirements for a road network agreement per the Town Center West Term Sheet approved by the Board on August 25, 2015, and the Developer's Agreement required by Section 30-712(b) of Division 2 of Chapter 30, Article XIV, ("APF/TDR Ordinance"). The Agreement will be considered concurrently with the public hearing for LUP-24-08-198, which will consider the PD zoning for 27 single-family detached residential units and 7 townhomes. The project is generally located north of New Independence Parkway / east of Avalon Road.

The project's Adequate Public Facilities (APF) requirement under the APF/TDR Ordinance requires 1.24 acres of public facility lands to be provided based on the property containing approximately 6.37 acres of net developable land. Zero acres are being provided, creating an APF deficit of 1.24 acres. Under the terms of the Agreement, the APF deficit shall be satisfied by either acquiring 1.24 acres of

APF credits from a surplus owner in the Town Center SAP or paying the then-current APF Deficit Fee to the County (presently \$55,647.15 per acre) totaling \$69,002.47, representing Owner's full and final APF contribution for the Property.

The Agreement also requires a Fair Share contribution as mitigation against deficient roadway segments of Avalon Road / C.R. 545 in the amount of \$187,316. The payment of the Fair Share contribution is due prior to approval of the plat of the Property. Upon receipt of the Fair Share payment, the Owner shall receive transportation impact fee credits in the amount equal to the Fair Share payment, will receive vested trips, and shall have satisfied the County's transportation concurrency requirements for the proposed development. The Agreement provides for the County's use of the Fair Share amount for roadway improvements within the Town Center in the Horizon West Special Planning Area.

The Roadway Agreement Committee recommended approval of the Agreement on February 26, 2025.

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.

BUDGET: N/A

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: August 5, 2025
This instrument prepared by
and after recording return to:

Juli Simas James, Esq.
SHUTTS & BOWEN LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801

Parcel ID Number: 20-23-27-0000-00-001

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

**HORIZON WEST TOWN CENTER
(McKinney Road PD/UNP)**

**ADEQUATE PUBLIC FACILITIES AND
ROAD NETWORK MITIGATION AGREEMENT**

THIS HORIZON WEST TOWN CENTER MCKINNEY ROAD PD/UNP ADEQUATE PUBLIC FACILITIES AND ROAD NETWORK MITIGATION AGREEMENT (the “**Agreement**”), effective as of the last date of execution (the “**Effective Date**”), is made and entered into by and between **MCKINNEY DEVELOPMENTS GROUP, LLC**, a Florida limited liability company, with its principal place of business at 9319 Tibet Pointe Circle, Windermere, Florida **34786** (“**Owner**”) and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 (“**County**”). Owner and County may sometimes be referred to herein individually as “**Party**” and collectively as “**Parties**.”

A. Owner is the fee simple owner of certain real property located in Orange County, Florida, as generally depicted in **Exhibit “A”** and as more particularly described in **Exhibit “B,”** both of which exhibits are attached hereto and made a part hereof by this reference (the “**Property**”); and

B. The Property is located within the Specific Area Plan (“**SAP**”) for the Town Center in the Horizon West Special Planning Area as adopted by the Orange County Board of County Commissioners (the “**BCC**”); and

C. Owner intends to develop 27 single-family detached residential units and 7 townhomes on the Property in accordance with the McKinney Road Land Use Plan/Unified Neighborhood Plan (the “**PD UNP**”), submitted by Owner to County and with the PD zoning application on file with County (the “**Project**”); and

D. As a condition of development of the Property for the Project pursuant to the SAP, Owner is required to assure that adequate public facilities are available in a timely manner to support development of the Property; and

E. The Parties have agreed that this Agreement shall constitute both (i) the road network agreement required under the Town Center West Road Term Sheet adopted by the BCC on August 25, 2015 (the “**Term Sheet**”) for the Property, a copy of which is on file with the County’s Transportation Planning Division, and (ii) the developer’s agreement required by Section 30-712(b) of Division 2 of Chapter 30, Article XIV, of the Orange County Code (the “**APF/TDR Ordinance**”) for the Property; and

F. Owner’s fair share contribution towards the Improvements (as defined in the Term Sheet) required for the Property will be paid in cash in accordance with the terms and conditions of this Agreement, and this Agreement sets forth the terms, conditions, and agreements among the County and Owner with respect to the fair share payment, transportation impact fee credits, and vesting related to the Property in a manner consistent with the Traffic Study, SAP, and in general conformance with the Term Sheet; and

G. In accordance with the APF/TDR Ordinance, OWNER is required to provide **1.24** acres of adequate public facilities (“**APF**”) land based on the Property containing approximately **6.37** acres of net developable land; and

H. As shown on the PD UNP and in accordance with the APF/TDR Ordinance, Owner is required to provide **1.24** acres of APF lands and Owner will satisfy its APF deficit of **1.24** acres in accordance with the terms of Sections 6 and 7 of this Agreement below, which shall satisfy the entire APF obligation of Owner; and

I. The BCC will consider for approval this Agreement with its approval of the PD UNP.

NOW THEREFORE, for and in consideration of the above premises, the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

1. **Recitals.** The above recitals are true and correct and are hereby incorporated as material provisions of this Agreement by this reference.

2. **Road Network Deficiency and Fair Share Cost Analysis.**

2.1 **Road Network Deficiency.** Pursuant to that certain Traffic Impact Analysis – Revised for the McKinney Tract dated January 9, 2025, prepared by Traffic Impact Group, LLC (the “**Traffic Study**”), which Traffic Study was approved by the County on January 9, 2025, a copy of which is on file with the County’s Transportation Planning Division, development of the Property for the Project is projected to significantly impact deficient segments of Avalon Road / C.R. 545, as more particularly set forth in Table 4.1 of the Traffic Study. The Property constitutes all of the developable land identified in the Traffic Study.

2.2 Fair Share Cost Analysis. As determined by the County, the cost contribution of the Property attributable to the Project is One Hundred Eighty-Seven Thousand Three Hundred Sixteen and No/100 Dollars (\$187,316.00) (the “**Fair Share**”) as more particularly set forth in **Composite Exhibit “C”** attached hereto and incorporated herein by this reference.

2.3 Use of Fair Share. Owner has no objection to County’s use of the Fair Share for roadway improvements where the County’s use of the Fair Share supports infrastructure within the Town Center in the Horizon West Special Planning Area (the “**Town Center**”).

3. Timing and Method of Payment of Fair Share. Owner shall pay the Fair Share amount to the County on or before the latter to occur of (i) County approval of the plat of the Property (the “**Plat**”) or (ii) that certain date which is one hundred eighty (180) days after the Effective Date of this Agreement. The Fair Share payment shall be in U.S. Dollars.

4. **Vested Trip Allocation, Concurrency Compliance, and Impact Fee Credits.**

4.1 Vested Trip Allocation. As determined by the Traffic Study, upon satisfaction of Owner’s obligation to pay the Fair Share amount, the County shall assign to Owner thirty-four (34) gross PM peak hour two-way vehicular trips for the development on the Property of up to 27 single-family detached residential units and 7 townhomes (the “**Vested Trips**”).

4.2 Concurrency Satisfaction. Upon assignment of the Vested Trips to Owner the Property shall be considered to have satisfied County transportation concurrency requirements for development not to exceed the number of Vested Trips hereby granted. Vested Trips shall be considered automatically assigned to the owner of any parcel within the Property if said Vested Trips are allocated to said parcel pursuant to any County-approved Preliminary Subdivision Plan or Development Plan or otherwise specifically assigned by Owner to a successor-owner of any parcel within the Property.

4.3 Impact Fee Credits. Upon Owner’s payment of the Fair Share to the County, Owner shall be entitled to receive transportation impact fee credits (“**Credits**”) in an amount equal to the Fair Share Payment made. County shall establish a single transportation impact fee credit account for the benefit of Owner. Within forty-five (45) days after Owner’s payment of the Fair Share, County shall award such Credits to Owner.

5. Intentionally deleted.

6. **APF Deficit.** The APF Ratio requires that Owner provide to County approximately 1.24 acre(s) of APF Land.

7. **Satisfaction of APF Deficit.** Prior to County approval of the Plat, Owner shall satisfy the APF deficit of **1.24** acres by either (i) acquiring **1.24** acres of APF acreage credits from an APF surplus owner in Town Center SAP or, at Owner’s election and in accordance with the APF/TDR ordinance, (ii) paying to County an APF fee of Fifty-Five Thousand Six Hundred Forty-Seven and 15/100 Dollars (\$55,647.15) per acre, for the **1.24** acre deficit, for a total of Sixty-Nine Thousand Two and 47/100 Dollars (\$69,002.47) to account for the APF deficit, representing Owner’s full and final APF contribution for the Property (the “**APF Fee**”). If APF acreage credits are acquired from an APF surplus owner in Town Center SAP, the acquired APF

acreage credits shall be delivered by Owner to County for cancellation on the appropriate records of County prior to County approval of the Plat. If payment is made to the County for the APF deficit, Owner understands and agrees that payment of the APF Fee by Owner shall occur prior to County approval of the Plat.

8. Intentionally deleted.

9. Intentionally deleted.

10. Intentionally deleted.

11. Intentionally deleted.

12. **Recording.** Within thirty (30) days after the Effective Date, this Agreement shall be recorded in the Public Records of Orange County, Florida, at Owner's expense.

13. **Limitation of Remedies.** County and Owner expressly agree that the consideration, in part, for each of them entering this Agreement is the willingness of the other to limit the remedies for all actions arising out of or in connection with this Agreement.

13.1 **Limitations on County's Remedies.** Upon any failure by Owner to perform any obligation under this Agreement, County shall be limited strictly to only the following remedies:

- (i) action for specific performance; or
- (ii) action for injunction; or
- (iii) the withholding of development permits and other approvals and/or permits in connection with the Project and/or the Property; or
- (iv) any combination of the foregoing.

In addition to the foregoing, nothing in this Agreement prohibits or estops County from exercising its power of eminent domain with respect to the APF Land and/or any portion of the Property as County may lawfully elect.

13.2 **Limitations on Owner's Remedies.** Upon any failure by County to perform any obligation under this Agreement, Owner shall be limited strictly to only the following remedies:

- (i) action for specific performance; or
- (ii) action for injunction; or
- (iii) action for declaratory judgment regarding the rights and obligations of Owner; or
- (iv) any combination of the foregoing.

All parties expressly waive their respective rights to sue for damages of any type for breach of or default under this Agreement by another party. Venue for any actions 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.

14. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit and burden of the parties hereto and their respective heirs, successors, and assigns and shall run with title to the Property and be binding upon any person, firm, corporation, or other entity acquiring any interest in all or any portion of the Property.

15. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefits by any party hereunder nor 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.

16. **Notices.** Any notice required or allowed to be delivered hereunder 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 to such other address or to such other person as the party shall have specified by written notice to the other parties delivered in accordance herewith.

Owner: McKinney Developments Group, LLC
Attn: Ali Hakim
9319 Tibet Pointe Circle
Windermere, Florida 34786

With copy to: Shutts & Bowen LLP
Attention: Juli S. James, Esq.
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801

County: Orange County Administrator
Post Office Box 1393
Orlando, Florida 32802-1393

With a 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 Public Works 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

17. **Disclaimer of Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, heirs, successors, and assigns.

18. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

19. **Interpretation.** This Agreement shall not be construed more strictly against one party than against the others merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that all parties have contributed substantially and materially to the preparation hereof. Captions and section headings in this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify, or aid in the interpretation, construction, or meaning of this Agreement.

20. **Attorneys' Fees.** Each party to this Agreement agrees to bear its own attorneys' fees and costs in connection with all actions to be undertaken in compliance with, and enforcement of, this Agreement.

21. **Survival.** The obligations of this Agreement shall survive the conveyance of the APF Land to County.

22. **Amendment.** No amendment, modification, or other change to this Agreement shall be binding upon the parties unless in writing and formally executed in the same manner as this Agreement.

23. **Entire Agreement.** This Agreement embodies and constitutes the entire understanding of the parties with respect to the subject matter addressed herein, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement.

24. **Counterparts.** This Agreement may be executed in up to three (3) counterparts, each of which taken together shall constitute one and the same instrument and any party or signatory hereto may execute this Agreement by signing any such counterpart.

25. **Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of each party hereto.

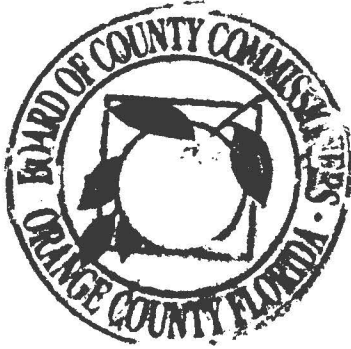
26. **Termination; Effect of Annexation.** This Agreement shall remain in effect so long as the Property remains in unincorporated Orange County, Florida, unless the parties terminate it, in writing, with the same formality as its execution. If any portion of the Property is proposed to

be annexed into a neighboring municipality, County may, in its sole discretion, terminate this Agreement upon notice to Owner.

27. **Utilities.** This Agreement does not address utility requirements. The Owner shall coordinate with the Orange County Utilities Director, or a designee, with respect to any utility easements necessary to accommodate appropriately-sized wastewater sewer mains or lines, potable water mains or lines, and/or reclaimed water mains or lines for the Property.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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: *F. L. Demings*

JM Jerry L. Demings
Orange County Mayor

Date: *6 August 2025*

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

By: *[Signature]*
Deputy Clerk

Printed Name: *DAVID ROONEY*

WITNESSES:

“Owner”

MCKINNEY DEVELOPMENTS GROUP, LLC,
a Florida limited liability company

Mitra Maz

Print Name: Mitra Maz

Address: 2250 Fuller Ct Apt 20, Ann Arbor, MI 48105

By: Ali Hakim

Print Name: Ali Hakim

Title: Manager

Date: 04/21/2025

Amanda Hakim

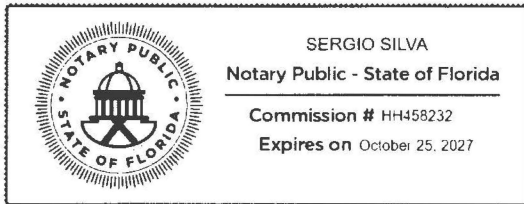
Print Name: Amanda Hakim

Address: 237 Heatherpoint drive, Lakeland FL, 33809

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2025, by Ali Hakim, as Manager of **MCKINNEY DEVELOPMENTS GROUP, LLC**, a Florida limited liability company, who is personally known to me or has produced DRIVER LICENSE (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of April, 2025.



Sergio Silva
Notary Public
Print Name: Sergio Silva
My Commission Expires: 10/25/2027

Notarized remotely online using communication technology via Proof.

Exhibit "A"

DEPICTION OF THE PROPERTY

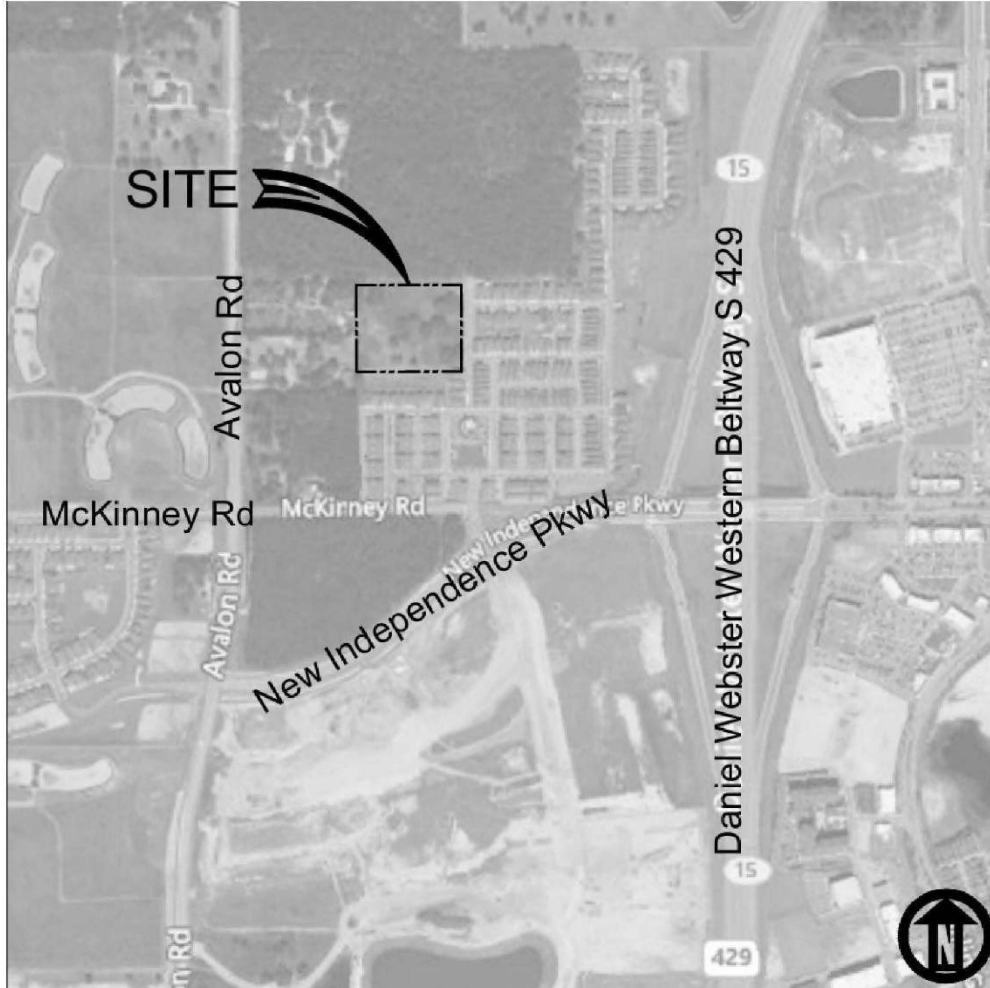


Exhibit "B"

LEGAL DESCRIPTION OF PROPERTY

The Land referred to herein below is situated in the County of Orange, State of Florida, and is described as follows:

The Northwest 1/4 of the Northwest 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida; LESS the West 733 feet thereof and LESS the South 830 feet thereof.

Composite Exhibit "C"
Log of Project Contributions
 Avalon Rd (Porter Rd to New Independence Pkwy)

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
Avalon Rd	Porter Rd	New Independence Pkwy	0.92	E	880	Widen from 2 to 4 lanes	2000	1120	\$16,440,135	\$14,679

County Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Backlogged Trips	Improved Generalized Capacity	Capacity Increase	County (Backlog) Responsibility
Avalon Rd	Porter Rd	New Independence Pkwy	0.92	E	880	1212	2000	1120	\$17,790,575

Developer Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Improved Generalized Capacity	Capacity Increase	Backlogged Trips	Capacity Increase for New Development	Remaining Project Cost	Cost / Trip
Avalon Rd	Porter Rd	New Independence Pkwy	0.92	E	880	2000	1120	1212	-92	-\$1,350,440	\$14,679

Log of Project Contributions

Updated: 1/22/25

	Date	Project	Project Trips	Prop Share	
Existing	Dec-18	Existing plus Committed	1212	\$17,790,948	
	Dec-18	The Blake at Hamlin	1	\$9,999	
	Dec-18	Hamlin Daycare	2	\$19,998	
	Dec-18	Restaurant at Hamlin NEC	1	\$9,999	
	Feb-19	Hamlin Active Adult Living Apartments	1	\$9,999	
	Feb-19	Hamlin Reserve Office-Daycare Bldg D	2	\$19,998	
	Feb-19	Hamlin Reserve Medical Office Bldg A&F	2	\$19,998	
	May-19	Taco Bell / Pizza Hut	1	\$9,999	
	May-19	Suntrust	1	\$9,999	
	Oct-19	Hamlin McCoy Federal Credit Union	1	\$11,107	
	Oct-19	Hamlin SWC Commercial Lot C McDonalds	2	\$22,214	
	Oct-19	Hamlin NWC Commercial Lot 2 Regions Bank	1	\$11,107	
	Oct-19	Hamlin NEC Wawa	2	\$22,214	
	Oct-19	Hamlin Market	2	\$22,214	
	Oct-19	Hamlin Family Dental	1	\$11,107	
	Feb-20	Hamlin Medical Office	12	\$133,284	
	Mar-20	Hamlin SWC Commercial Building J	3	\$33,321	
	Jul-20	Hamlin SW Commercial Building I	3	\$33,321	
	Sep-20	Hamlin SW Commercial Building F	3	\$33,321	
	Nov-20	Hamlin SW Commercial Building B	8	\$88,856	
	Nov-20	Hamlin SW Commercial Building C	8	\$88,856	
	Nov-20	Hamlin SW Medical Office Building D	9	\$99,963	
	Jun-21	Hamlin SW Medical Office Building E-1	8	\$93,376	
	Jun-21	Hamlin Retail Building G	3	\$35,016	
	Jun-21	Hamlin Paramount Urgent Care	5	\$58,360	
	Jun-21	Hamlin Ace Hardware Store	3	\$35,016	
	Jun-21	Hamlin Autozone	1	\$11,672	
	Sep-21	Hamlin Miller's Ale House	1	\$11,672	
	Nov-21	Hamlin Urban Air	2	\$23,344	
	Jan-22	Discovery Church	2	\$24,266	
	Jan-22	Hamlin Taco Bell	1	\$12,133	
	Mar-22	Hamlin Chick Fil A	1	\$12,133	
	Mar-22	Hamlin Wells Fargo	1	\$12,133	
	Apr-22	NWC Commercial Building I	3	\$36,399	
	Aug-23	PopStroke Hamlin	1	\$13,841	
	Aug-23	UR5 Building F	20	\$276,820	
	Aug-23	Vystar Hamlin	1	\$13,841	
	Aug-23	UR5 Building B	29	\$401,389	
	Oct-23	Hamlin Wholesale Club	33	\$456,753	
	Feb-24	Hamlin Tiki Docks	1	\$13,841	
	May-24	Hamlin HRPN Building I	6	\$88,074	
	Dec-24	Porter Retail at Hamlin	3	\$52,017	
	Dec-24	Hamlin Groves Retail	2	\$34,678	
			Backlogged Totals:	1405	\$20,228,596
	Proposed	Jan-25	McKinney Subdivision	2	\$29,358
					\$0
					\$0
	ORLDCCS 22126884 10			12	\$0
				\$0	
		Totals:	1407	\$20,257,954	

Log of Project Contributions
Avalon Rd (New Independence Pkwy to Malcom Rd)

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
Avalon Rd	New Independence Pkwy	Malcom Rd	1.20	E	880	Widen from 2 to 4 lanes	2000	1120	\$21,443,654	\$19,147

County Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Backlogged Trips	Improved Generalized Capacity	Capacity Increase	County (Backlog)
Avalon Rd	New Independence Pkwy	Malcom Rd	1.20	E	880	624	2000	1120	\$11,947,179

Developer Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Improved Generalized Capacity	Capacity Increase	Backlogged Trips	Capacity Increase for New Development	Remaining Project Cost	Cost / Trip
Avalon Rd	New Independence Pkwy	Malcom Rd	1.20	E	880	2000	1120	624	496	\$9,496,476	\$19,147

Updated: 1/22/25

Log of Project Contributions

	Date	Project	Project Trips	Prop Share
Existing	Jun-21	Existing plus Committed	624	\$9,500,400
	Jun-21	Hanlin SW Medical Office Building E-1	6	\$91,350
	Jun-21	Hamlin Retail Building G	3	\$45,675
	Jun-21	Hamlin Paramount Urgent Care	4	\$60,900
	Jun-21	Hamlin Ace Hardware Store	3	\$45,675
	Jun-21	Hamlin Autozone	1	\$15,225
	Sep-21	Hamlin Miller's Ale House	2	\$30,450
	Nov-21	Hamlin Urban air	2	\$30,450
	Nov-21	Hamlin SW Medical Office Building D	6	\$94,956
	Jan-22	Discovery Church	2	\$31,652
	Jan-22	Hamlin Taco Bell	2	\$31,652
	Mar-22	Hamlin Chick Fil A	1	\$15,826
	Mar-22	Hamlin Wells Frago	1	\$15,826
	Apr-22	NWC Commercial Building I	3	\$47,478
	Dec-22	Tropical Smoothie Hamlin	1	\$15,826
	Jan-23	Agave Bandido Hamlin	3	\$54,159
	Aug-23	PopStroke Hamlin	4	\$72,212
	Aug-23	UR5 Building F	2	\$36,106
	Aug-23	UR5 Building B	3	\$54,159
	Oct-23	Hamlin Wholesale Club	8	\$144,424
	Feb-24	Hamlin Tiki Docks	4	\$72,212
	May-24	Hamlin HRPN building I	2	\$36,106
	Dec-24	Hamlin TJ Maxx	1	\$19,147
			Backlogged Totals:	688
Proposed	Jan-25	Mckinney Subdivision	2	\$38,294
				\$0
				\$0
				\$0
				\$0
		Totals:	690	\$10,600,160

Log of Project Contributions
 Avalon Rd (Malcom Rd to Tilden Rd)

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
Avalon Rd	Malcom Rd	Tilden Rd	2.50	E	880	Widen from 2 to 4 lanes	2000	1120	\$44,674,280	\$39,888

County Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Backlogged Trips	Improved Generalized Capacity	Capacity Increase	County (Backlog) Responsibility
Avalon Rd	Malcom Rd	Tilden Rd	2.50	E	880	553	2000	1120	\$22,057,926

Developer Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Improved Generalized Capacity	Capacity Increase	Backlogged Trips	Capacity Increase for New Development	Remaining Project Cost	Cost / Trip
Avalon Rd	Malcom Rd	Tilden Rd	2.50	E	880	2000	1120	553	567	\$22,616,354	\$39,888

Updated: 1/22/25

Log of Project Contributions

	Date	Project	Project Trips	Prop Share
Existing	Sep-21	Existing plus Committed	548	\$17,381,464
	Sep-21	Winter Garden Sake Center	2	\$63,436
	Jan-22	Discovery Cove	1	\$32,970
	Aug-23	Hamlin North Lot A	1	\$37,610
	May-24	Hamlin HRPN Building # 1	1	\$39,888
			Backlogged Totals:	553
Proposed	Jan-25	Mckinney Subdivision	3	\$119,664
				\$0
				\$0
				\$0
				\$0
		Totals:	556	\$17,675,032