



Legislation Text

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Interoffice Memorandum

DATE: July 12, 2024

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Jon V. Weiss, P.E., Chairman

PHONE: (407) 836-5393

DIVISION: Roadway Agreement Committee

ACTION REQUESTED:

Approval and execution of Hamlin 30 PD Adequate Public Facilities and Road Network Agreement between Hamlin Partners at Silverleaf, LLC and Orange County providing for the conveyance of 0.1 acres of right-of-way for \$2,250 in Transportation Impact Fee Credits and for a Fair Share payment in the amount of \$694,613. District 1. **(Roadway Agreement Committee)**

PROJECT: N/A

PURPOSE:

The Roadway Agreement Committee has reviewed the Hamlin 30 PD Adequate Public Facilities and Road Network Agreement ("Agreement") between Hamlin Partners at Silverleaf, LLC and Orange County. The Agreement satisfies both the Road Network Agreement required under 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 or Chapter 30, Article XIV, ("APF/TDR Ordinance"). The Agreement will be considered concurrently with the public hearing for LUP-22-03-085, which will consider the zoning for 100 multi-family residential dwelling units, 169,705 square feet of non-residential uses, and 26 hotel rooms generally located at the intersection of Schofield Road and Valencia Parkway west of S.R. 429.

Under the terms of the Agreement, the Owners shall convey to Orange County a total of 0.1 acres of right-of-way for Schofield Road. The dedication of right-of-way shall serve to partially satisfy the Adequate Public Facilities requirement under the APF/TDR Ordinance, which requires 4.71 acres of

public facility lands to be provided. This creates an APF deficit of 4.61 acres. The deficit shall be satisfied by either acquiring 4.61 acres of APF credits from a surplus owner in the Town Center SAP or paying the then current APF Deficit Fee (which is currently \$52,403.97 per acre) to the County. The Owner will receive \$22,500 per acre for the conveyance of 0.1 acres of right-of-way for Schofield Road for a total of \$2,250 in transportation impact fee credits.

The Agreement also requires a Fair Share contribution as mitigation against deficient roadway segments of CR 545/Avalon Road in the amount of \$631,253 and Old YMCA Road in the amount of \$63,360, for a total amount of \$694,613. The payment of the Fair Share contribution is due prior to final approval of the initial 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 and will have satisfied the County's transportation concurrency requirements for the proposed development.

Similar to other recent agreements in the Town Center Village area of Horizon West, this Agreement directs the Fair Share payment to an Escrow Agent pursuant to the terms of the Amendment and Restated Escrow Agreement for Town Center West (Silverleaf) Road Network Agreement approved by the Board on July 13, 2021. This payment will have the effect of accelerating improvements, including CR 545/Avalon Road, to be delivered pursuant to the terms of that agreement.

The Roadway Agreement Committee recommended approval on March 6, 2024.

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