

*Board of County Commissioners*

# Kirkman Road Extension

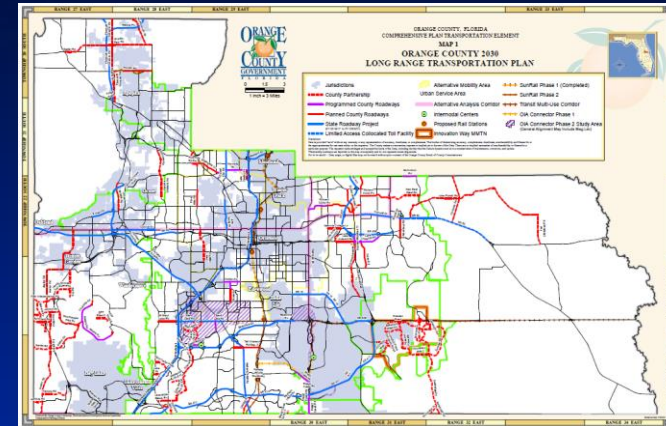
December 17, 2019



# Kirkman Road Extension

## History

- Identified as part of the Orange County Long Range Transportation Plan (2000) as a potential Public/Private Partnership Project
- BCC approved Palmera West Agreement with Lockheed Martin Corporation (September 18, 2007)
- Addressed process to pursue road design, rights of way dedication, and construction



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 18 2007

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OR IN SP445 PG 0443 PGS=35  
MULTI-D. 04/01/12, COMPTROLLER  
ORANGE COUNTY, FL  
07/24/2007 08:31:24 AM  
REC. F.E. 075-08

Prepared by and after recording refers to:  
TAR B. GILBERT, TRS.  
FOLEY & LARSON LLP  
1215 N. Orange Avenue, Suite 1800  
Orlando, Florida 32801  
Tax Parcel ID. No. 471-23-29-0000-00-001

**RIGHT-OF-WAY AGREEMENT**  
**PALMERA WEST**  
**KIRKMAN ROAD EXTENSION**

This Right-of-Way Agreement (the "Agreement") is made and entered into by and among LMC PROPERTIES, INC., a Maryland corporation, and its successors and assigns ("Developer"), whose mailing address is 100 S. Charles Street, Suite 1400, Baltimore, MD 21201; LOCKHEED MARTIN CORPORATION, a Maryland corporation, and its successors and assigns ("Owener"), whose mailing address is 100 S. Charles Street, Suite 1400, Baltimore, MD 21201; and Orange County, a charter county and a political subdivision of the state of Florida ("County"), whose mailing address is c/o Orange County Administrator, Post Office Box 1393, Orlando, Florida 32802-1393.

**WITNESSETH:**

WHEREAS, Developer is the owner of fee simple title to certain real property, as shown in the project location map identified as Exhibit "A", and as more particularly described on "Exhibit B" (legal description), both of which are attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Developer has submitted a PD to the County for the Property (which once approved by the County shall be referred to herein as the "Palmera West PD"); and County has

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# Kirkman Road Extension

## ▪ History, Continued

- FDOT public workshop November 8, 2018
- Orange County Board work session December 18, 2018
- FDOT public hearing December 18, 2018
  - 2100+ notifications sent
- BCC approved the Cooperative Memorandum of Understanding with Universal February 12, 2019
- BCC approval of Florida Job Growth Infrastructure Agreement on June 18, 2019 providing for \$16 million grant from DEO

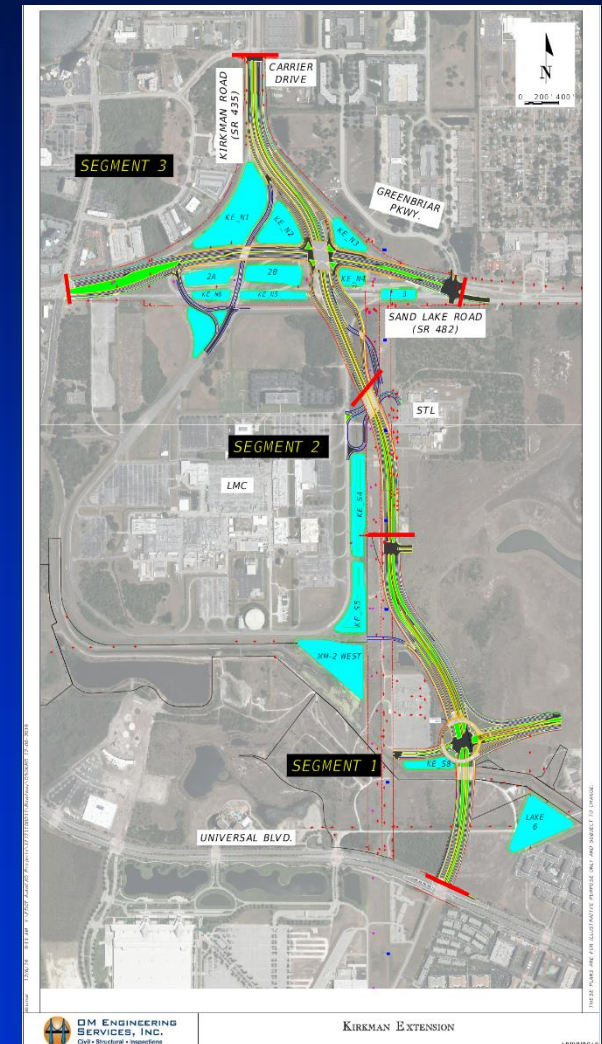
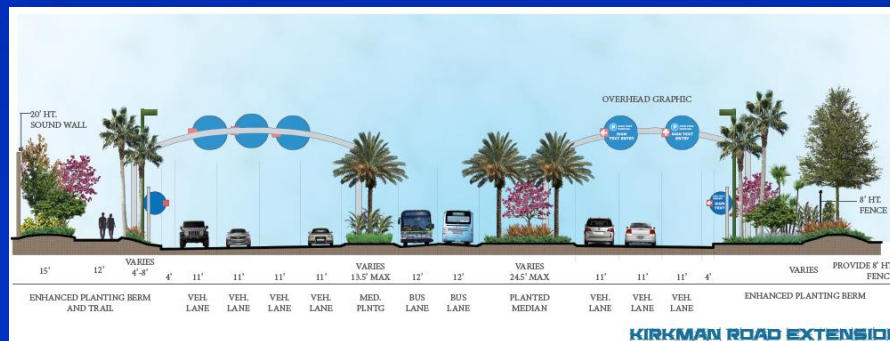




# Kirkman Road Extension

## Project Details:

- Length 1.7 miles
- Reconfigured interchange at Sand Lake Road
- New stormwater management treatment
- New bus, bike, pedestrian, lighting, and landscape features





# Kirkman Road Extension

## Ownership Limits:

### –Orange County

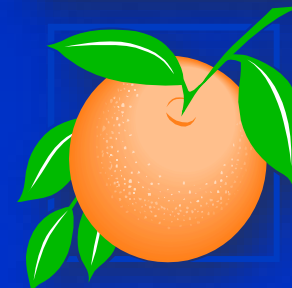
- Segments 1 and 2: Universal Boulevard to southern interchange ramps with Sand Lake Road

### –FDOT

- Segment 3: Southern interchange ramps to Carrier Drive

## Design underway all segments

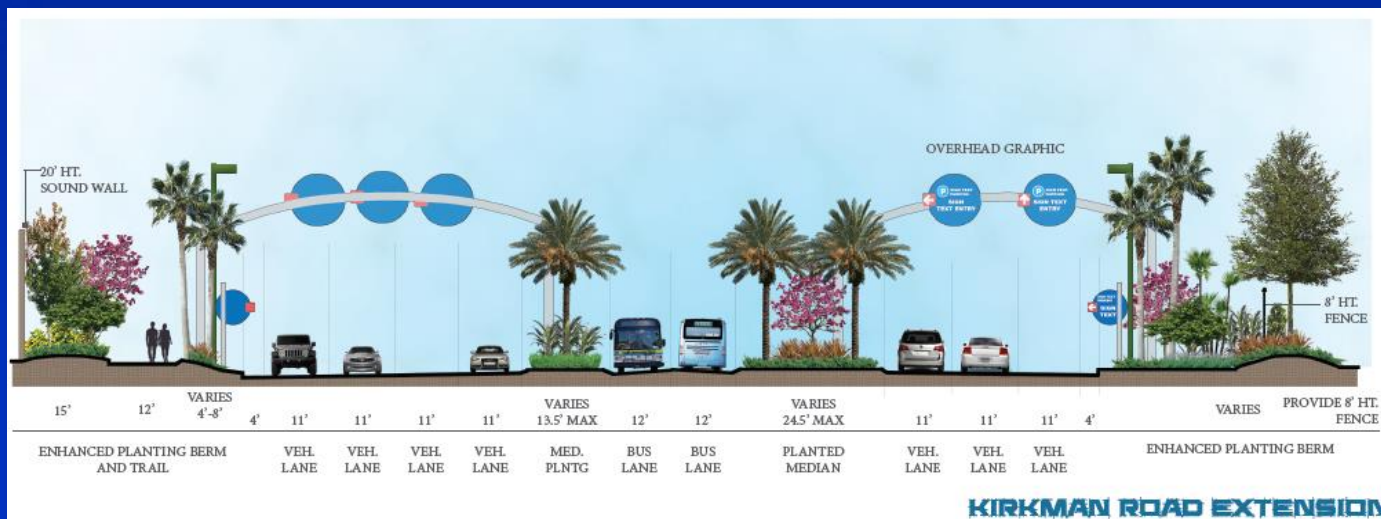
- Universal Boulevard to Carrier Drive





# Kirkman Road Extension

- Typical Section (Orange County)
  - 6 general travel lanes
  - Two special purpose transit lanes
  - 12-foot multi-use path
  - Multipurpose path and bike lane

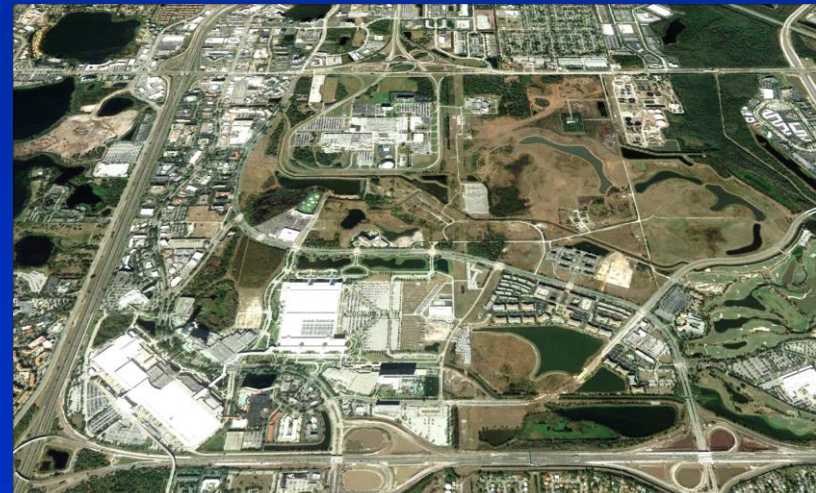






# Kirkman Road Extension

- The Extension will enhance mobility
  - Orange County Convention Center
  - Lockheed Martin
  - UCF Rosen School of Hospitality
  - Universal City Development Partners







# Kirkman Road Extension

## Major Planned Developments

### – Orange County Convention Center

- Expansion includes 60,000 SF meeting rooms
- New 80,000 SF ballroom

### – Lockheed Martin Corporation

- Expansion Includes 255,000 SF office space

### – University of Central Florida Rosen School of Hospitality

- New 50,000 SF building

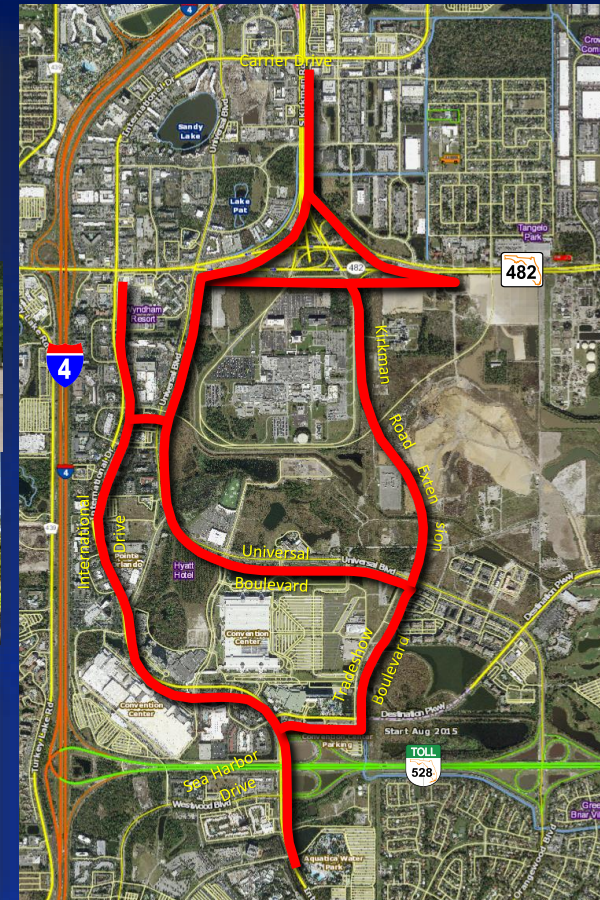
### – Universal City Development Partners





# Kirkman Road Extension

- International Drive Transit Feasibility and Alternative Technology Assessment
  - Premium Transit Alternative for the I-Drive District
  - First Phase: International Drive from South of Beachline to Sand Lake Road
  - Extension of Tradeshow Blvd.

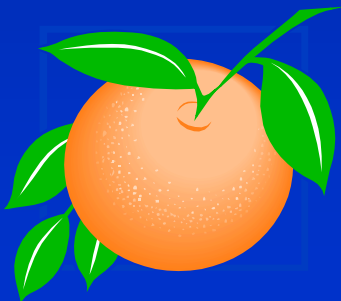




# Kirkman Road Extension

## ▪ Funding summary:

- \$16 million grant from State of Florida Department of Economic Opportunity (DEO)
  - Work to commence on or before June 1, 2020
  - Funds to be used for portion of roadway within FDOT rights of way (interchange)
  - Invoice submittal as reimbursement requirement





# Kirkman Road Extension

- **Funding summary (continued)**
  - \$25 million in road impact fee credits resulting from additional roadway capacity created
    - Consistent with County’s road impact fee ordinance
  - \$60 million reimbursement CRA Trust Fund
  - \$40 million tax rebate incentive funds from CRA
    - Annual installment payments based on incremental growth in Universal’s taxable property values
  - CRA Trust Fund and rebate funds made available upon construction completion of the project



# Kirkman Road Extension

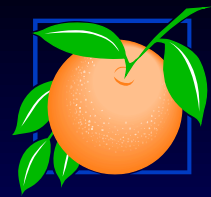
- **Funding summary (continued)**
  - Estimated project cost: approx. \$305 million
  - Final project costs subject to construction contract
  - Orange County's obligation limited to no more than \$125 million in combined funding sources/incentives
  - Balance of project costs borne by Universal (approximately \$180 million)



# Board of County Commissioners

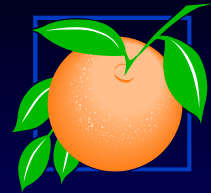
## Public Hearing

**Modification of the International Drive  
Community Redevelopment Plan**



## RESOLUTION – Proposed Revisions

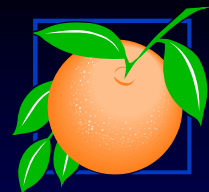
WHEREAS, the Board, sitting as the International Drive Community Redevelopment Agency, has recommended modification to the Plan to authorize additional community redevelopment projects in the International Drive Community Redevelopment Area ~~and to extend the duration of the Plan until the year 2040 in order to provide sufficient time to complete implementation of redevelopment projects in the Area;~~ and



## RESOLUTION – Proposed Revisions

*Section 1.* It is hereby found and determined that the International Drive Community Redevelopment Plan adopted by the Board on September 29, 1998 pursuant to Resolution 98-M-43, as modified by Resolution No. 03-M-17, adopted by the Board on June 3, 2003, Resolution No. 06-M-59, adopted by the Board on September 12, 2006 and Resolution 2009-M-39 adopted by the Board on September 1, 2009 (collectively, the "Plan") shall be ~~modified to extend the duration of the Plan to January 1, 2040 to provide sufficient time to complete implementation of redevelopment in the Area and shall be further~~ modified as shown on Exhibit "A" to this Resolution.





## **REQUESTED ACTION**

### **Board of County Commissioners:**

- **Approval and Execution of Resolution of the Orange County Board of County Commissioners regarding modification of the International Drive Community Redevelopment Plan as presented with changes reflecting deletion of the proposed extension of the sunset date.**



## Requested Action

- **Approval and execution of Roadway Infrastructure Agreement (Kirkman Road Extension) by and between Universal City Development Partners, Ltd., and Orange County for the extension of Kirkman Road. District 6**