



**Interoffice Memorandum**

September 13, 2023

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

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

CONTACT PERSON: **Jon V. Weiss, P.E., Chairman**  
**Roadway Agreement Committee**

PHONE NUMBER: (407) 836-5393

SUBJECT: **October 10, 2023 – Consent Item**  
**Proportionate Share Agreement for Selnik PD**  
**Winter Garden-Vineland Road and Ficquette Road**

The Roadway Agreement Committee has reviewed a Proportionate Share Agreement for Selnik PD Winter Garden-Vineland Road and Ficquette Road ("Agreement") by and between Windermere Acquisition Company, LLC and Orange County for a proportionate share payment in the amount of \$1,201,325. 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 eight deficient trips on the road segment of Winter Garden-Vineland Road from Chase Road to Ficquette Road in the amount of \$45,593 per trip, 16 deficient trips on the road segment of Winter Garden-Vineland Road from Ficquette Road to Lake Butler Boulevard in the amount of \$39,398 per trip, eight deficient trips on the road segment of Winter Garden-Vineland Road from Lake Butler Boulevard to Tilden Road in the amount of \$9,416 per trip, and five deficient trips on the road segment of Ficquette Road from Summerlake Park Boulevard/Reams Road to Overstreet Road in the amount of \$26,177 per trip.

The Roadway Agreement Committee recommended approval on September 13, 2023. 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 Selnik PD Winter Garden-Vineland Road and Ficquette Road by and between Windermere Acquisition Company, LLC and Orange County for a proportionate share payment in the amount of \$1,201,325. District 1.**

JCK/JVW/nc

Attachments

BCC Mtg. Date: October 10, 2023

This instrument prepared by  
and after recording return to:

Daniel T. O’Keefe, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801

Parcel ID Number:  
14-23-27-0000-00-006

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

**PROPORTIONATE SHARE AGREEMENT FOR  
SELNIK PD**

**WINTER GARDEN-VINELAND ROAD AND FICQUETTE ROAD**

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 WINDERMERE ACQUISITION COMPANY, LLC, a Florida limited liability company (“**Owner**”), with a principal place of business at 5911 Turkey Lake Road, Suite 303, Orlando, Florida 32819, and ORANGE COUNTY, a charter county and political subdivision of the State of Florida (“**County**”), with its principal address at P.O. Box 1393, Orlando, Florida 32802-1393. Owner and County may sometimes be referred to herein individually as “**Party**” and collectively as “**Parties.**”

WHEREAS, Owner holds 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 1, and the proceeds of the PS Payment, as defined herein, will be allocated to Winter Garden-Vineland Road and Ficquette Road; and

WHEREAS, Owner intends to develop the Property as seventeen (17) single family residences and ninety-three (93) townhomes, referred to and known as Selnik PD (the “**Project**”); and

WHEREAS, Owner received a letter from County dated February 20, 2023, stating that Owner’s Capacity Encumbrance Letter (“**CEL**”) application #CEL-22-11-110 for the Project was denied; and

WHEREAS, the Project will generate 8 deficient PM Peak Hour trips (the “**Excess Trips 1**”) for the deficient roadway segment on Winter Garden-Vineland Road from Chase Road to Ficquette Road (the “**Deficient Segment 1**”), and 0 PM Peak Hour trips were available on the Deficient Segment 1 on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Project will generate 16 deficient PM Peak Hour trips (the “**Excess Trips 2**”) for the deficient roadway segment on Winter Garden-Vineland Road from Ficquette Road to Lake Butler Boulevard (the “**Deficient Segment 2**”), and 0 PM Peak Hour trips were available on Deficient Segment 2 on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Project will generate 8 deficient PM Peak Hour trips (the “**Excess Trips 3**”) for the deficient roadway segment on Winter Garden-Vineland Road from Lake Butler Boulevard to Tilden Road (the “**Deficient Segment 3**”), and 0 PM Peak Hour trips were available on Deficient Segment 3 on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Project will generate 5 deficient PM Peak Hour trips (the “**Excess Trips 4**”) for the deficient roadway segment on Ficquette Road from Summerlake Park Boulevard/Reams Road to Overstreet Road (the “**Deficient Segment 4**”), and 0 PM Peak Hour trips were available on Deficient Segment 4 on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Excess Trips 1, Excess Trips 2, Excess Trips 3, and Excess Trips 4 shall be referred to herein collectively as the Excess Trips; and

WHEREAS, the Deficient Segment 1, Deficient Segment 2, Deficient Segment 3, and Deficient Segment 4 shall be referred to herein collectively as the Deficient Segments; and

WHEREAS, the Excess Trips will cause the Deficient Segments to operate below adopted Level of Service standards; therefore, pursuant to Section 163.3180(5)(h), Florida Statutes, as amended, Owner has offered to provide 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 Trips on the Deficient Segments through the current anticipated Project buildout is one million two hundred and one thousand three hundred twenty-five and 00/100 Dollars (\$1,201,325.00) (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 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 Segments, as described in Exhibit "C", totals one million two hundred and one thousand three hundred twenty-five and 00/100 Dollars (\$1,201,325.00). This PS Payment was calculated in accordance with the methodology outlined in Section 163.3180, Florida Statutes, as may be amended. Owner and County agree that the Excess Trips will constitute the Project's impact on the aforementioned Deficient Segments based upon (i) Owner's Traffic Study titled "TRANSPORTATION CONCURRENCY ANALYSIS SHARP PROPERTY" prepared by VHB, dated October 2022 for WINDERMERE ACQUISITION COMPANY, 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 February 16, 2023, and is on file and available for inspection with that division (CMS #2022110). 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 County's jurisdiction, notwithstanding any subsequent variance in the actual cost of any improvement(s) to the Deficient Segments or actual traffic /travel impacts created by the Project; provided, however, that if Owner modifies the Project's development program and/or 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 Subsection 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.* Not later than ninety (90) days following the Effective Date, Owner shall deliver a check to County in the amount of one million two hundred and one thousand three hundred twenty-five and 00/100 Dollars (\$1,201,325.00) 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, 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 after the Effective Date, one extension of ninety (90) additional 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 and/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 or modification to the Project that increases the unit count and/or square footage, as applicable, may result in an increase in trips on the Deficient Segments 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 or modification to the Project as set forth in Subsection 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 improvements to the Deficient Segments 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, rules, regulations, and/or Orange County Code provisions or from making the required payment of transportation and other impact fees applicable to the Project, subject to any credits as set forth in Section 3 below. For avoidance of doubt, nothing herein is intended to, nor shall constitute, prepayment of any densities and/or intensities of development or of any development program.

**Section 3. Transportation Impact Fee Credits.** County and Owner agree that Owner shall be entitled to receive transportation impact fee credits, applicable only toward development

of the Project on the Property, 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, as may be amended, 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. For avoidance of doubt, nothing herein is intended to, nor shall constitute, prepayment of any densities and/or intensities of development or of any development program.

**Section 4. No Refund.** The PS Payment (including any capacity reservation fees paid with the PS Payment) is non-refundable and cannot be transferred or applied to another project or property.

**Section 5. 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: Windermere Acquisition Company, LLC  
Attn: Anil H. Thadani and Nikhail Thadani  
5911 Turkey Lake Road, Suite 303  
Orlando, Florida 32819  
Telephone: (407) 730-8580  
Fax: (407) 730-8581  
Email: [anil.thadani@selnikdevelopment.com](mailto:anil.thadani@selnikdevelopment.com)  
[nikhail.thadani@selnikdevelopment.com](mailto:nikhail.thadani@selnikdevelopment.com)

With copy to: Shutts & Bowen LLP  
300 S. Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Attention: Daniel T. O'Keefe, Esq.  
Telephone: (407) 835-6956  
E-mail: [dokeefe@shutts.com](mailto:dokeefe@shutts.com)

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, 2<sup>nd</sup> 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 upon 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 Owner and upon any person, firm, corporation, or entity who may become a successor in interest to the Property.

**Section 7. Recordation of Agreement.** Owner shall record an original of this Agreement in the Public Records of Orange County, Florida, at no expense to County, not later than thirty (30) 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. 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, in accordance with Section 5, 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.

**Section 10. Attorney Fees.** In the event either Party 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 and completed, 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 two (2) counterparts, each of which shall be deemed to be an original and both of which together shall constitute one and the same instrument.

[Signatures appear on 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.



“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Jerry L. Demings*  
Jerry L. Demings  
Orange County Mayor

Date: *10 October 2023*

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

By: *Jennifer Lara-Klirutz*  
for Deputy Clerk

Print Name: *Jennifer Lara-Klirutz*

WITNESSES:

[Signature]

Print Name: NIKHIL A. THADANI

[Signature]

Print Name: SONIA THADANI

“OWNER”

WINDERMERE ACQUISITION  
COMPANY, LLC, a Florida limited liability  
company

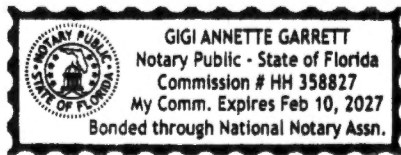
[Signature]

By: Anil H. Thadani, Manager

STATE OF: Florida  
COUNTY OF: Orange

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 5<sup>th</sup> day of September, 2023, by Anil H. Thadani, as  
Manager of Windermere Acquisition Company, LLC, a Florida limited liability company, who   
is personally known to me or  has produced \_\_\_\_\_ as  
identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5<sup>th</sup> day  
of September, 2023  
(Notary Stamp)



[Signature]  
Signature of Notary Public  
Print Name: Gigi A. Garrett  
Notary Public, State of: Florida  
Commission Expires: 02/10/2027  
(mm/dd/yyyy)

**Exhibit "A"**  
**"SELNIK PD"**  
**Project Location Map**



**Exhibit "B"**

**"SELNIK PD"**

Parcel ID: 14-23-27-0000-00-006

**Legal Description:**

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, All in Section 14, Township 23 South, Range 27 East, Orange County, Florida, less and except the Road Right of Way.

**LESS and EXCEPT:**

A parcel of land lying in a portion of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 23 South, Range 27 East, Orange County, Florida and the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 1, Lake Cawood Estates, A Replat, according to the plat thereof as recorded in Plat Book 36, Page 119, of the Public Records of Orange County, Florida; thence run North 01°16'16" West for a distance of 1323.01 feet to a point along the North line of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence departing said North line run North 00°01'45" East for a distance of 660.66 feet to the Southeast corner of Tract "T", Summerport, Phase 3, according to the plat thereof as recorded in Plat Book 56, Pages 9 through 17, of the Public Records of Orange County, Florida; thence run North 89°37'32" East for a distance of 45.00 feet along the Westerly right-of-way line of County Road 535 (Winter Garden - Vineland Road); thence run South 00°01'42" West continuing along said Westerly right of way line for a distance of 660.63 feet to a point along aforesaid North line of the Northeast 1/4 of the Southwest 1/4 of Section 14; thence departing said North line run South 00°01' 42" West continuing along said Westerly right-of-way line for a distance of 1322.91 feet to a point along the South line of aforesaid Northeast 1/4 of the Southwest 1/4 of Section 14; thence run South 89°39'32" West along said South line and Westerly right-of-way line for a distance of 15.00 feet to the aforesaid Point of Beginning.

**ALSO LESS AND EXCEPT:**

A parcel of land lying in a portion of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 1, Lake Cawood Estates, A Replat, according to the plat thereof as recorded in Plat Book 36, Page 119, of the Public Records of Orange County, Florida; thence run South 89°39'32" West along the North line of said Lake Cawood Estates, A Replat also being the South line of aforesaid Northeast 1/4 of the Southwest 1/4 of Section 14 for a distance of 772.19 feet; thence departing said North and South line run North 57°23'26" East for a distance of 28.89 feet; thence run North 61°18'23" East for a distance of 91.69 feet; thence run North 61°30'16" East for a distance of 154.27 feet; thence run North 68°21'51" East for a distance of 79.27 feet; thence run North 64°07'06" East for a distance of 118.89 feet; thence run North 83°07'29" East for a distance of 7.59 feet; thence run North 62°12'17" East for a distance of 82.19 feet; thence run North 55°42'15" East for a distance of 79.28 feet; thence run North 77°17'32" East for a distance of 91.02 feet; thence run North 74°01'01" East for a distance of 92.33 feet; thence run North 61°23'46" East for a distance of 22.90 feet; thence run South 01°16'16" East for a distance of 350.13 feet to the aforesaid Point of Beginning.







**SELNIK PD**

**DEFICIENT SEGMENT #4**

Log of Project Contributions

Fiquette Road (Summerlake Park Boulevard/Reams Road to Overstreet 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
Fiquette Rd	Summerlake Park Blvd / Reams Rd - Overstreet Rd	1.74	E	880	Widen from 2 to 4 lanes	2000	1120	\$59,317,643	\$38,177
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	Capacity Increase for New Development
Fiquette Rd	Summerlake Park Blvd / Reams Rd - Overstreet Rd	1.74	E	880	644	2000	1120	\$10,857,645	478
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	Remaining Project Cost	Cost / Trip
Fiquette Rd	Summerlake Park Blvd / Reams Rd - Overstreet Rd	1.74	E	880	2000	1120	644	\$12,459,998	\$38,177

Updated: 7/20/23

Log of Project Contributions			
Date	Project	Project Trips	Prop Share
Existing Jan-19	Existing plus Committed	614	\$16,072,678
Jan-19	Mork PD	8	\$151,386
Jul-22	Lake Reams NSHD	22	\$504,834
Backlogged Totals:		644	\$16,728,800
Proposed Jul-23	Selnik PD	5	\$130,885
Totals:		649	\$16,859,685