



Interoffice Memorandum

**AGENDA ITEM**

June 10, 2019

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

FROM: Jon V. Weiss, P.E., Chairman *⑤ for Jul*  
Roadway Agreement Committee

SUBJECT: July 2, 2019 – Consent Item  
Proportionate Share Agreement For River Run  
Lake Underhill Road and Dean Road

The Roadway Agreement Committee has reviewed a Proportionate Share Agreement for River Run Lake Underhill Road and Dean Road ("Agreement") by and between RRAD Phase I, LLC and Orange County for a proportionate share payment in the amount of \$343,665. 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 nine deficient trips on the road segment of Lake Underhill Road from Madeira Avenue to Dean Road in the amount of \$21,372 per trip, six deficient trips on the road segment of Lake Underhill Road from Goldenrod Road to Madeira Avenue in the amount of \$13,022 per trip, three deficient trips on the road segment of Lake Underhill Road from Dean Road to Rouse Road in the amount of \$16,751 per trip, and one deficient trip on the road segment of Dean Road from Curry Ford Road to Lake Underhill Road in the amount of \$22,932 per trip.

The Roadway Agreement Committee approved the Proportionate Share Agreement on June 5, 2019. 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 River Run Lake Underhill Road and Dean Road by and between RRAD Phase I, LLC and Orange County for a proportionate share payment in the amount of \$343,665. District 3**

JVW/HEGB/fb  
Attachment

BCC Mtg. Date: July 2, 2019

This instrument prepared by  
and after recording return to:

Collin Hill  
Nvision Development Management Services, LLC  
151 Southhall Lane, Suite 150  
Maitland, FL 32751

Parcel ID Number: 30-22-31-0000-00-022

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

**PROPORTIONATE SHARE AGREEMENT FOR  
RIVER RUN**

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**LAKE UNDERHILL ROAD AND DEAN 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 RRAD Phase I, LLC, a Florida limited liability company (“**Owner**”), whose principal place of business is 151 Southhall Lane, Suite 150, Maitland, FL 32751, and ORANGE COUNTY, a charter county and political subdivision of the State of Florida (“**County**”), whose address is P.O. Box 1393, Orlando, FL 32802-1393.

WHEREAS, Owner is the owner of 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 3, and the proceeds of the PS Payment, as defined herein, will be allocated to Lake Underhill Road and Dean Road, and

WHEREAS, Owner intends to develop the Property as 176 student housing units, referred to and known as “River Run” (the “**Project**”); and

WHEREAS, Owner received a letter from County dated April 26, 2019, stating that Owner’s Capacity Encumbrance Letter (“**CEL**”) application #19-01-002 for the Project was denied; and

WHEREAS, the Project will generate nine (9) deficient PM Peak Hour trips (the “**Excess Trips 1**”) for the deficient roadway segment on Lake Underhill Road from Madeira Avenue to Dean Road (the “**Deficient Segment 1**”), and zero PM Peak Hour trips were available on 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 six (6) deficient PM Peak Hour trips (the “**Excess Trips 2**”) for the deficient roadway segment on Lake Underhill Road from Goldenrod Road to Madeira Avenue (the “**Deficient Segment 2**”), and zero 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 three (3) deficient PM Peak Hour trips (the “**Excess Trips 3**”) for the deficient roadway segment on Lake Underhill Road from Dean Road to Rouse Road (the “**Deficient Segment 3**”), and zero 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 one (1) deficient PM Peak Hour trip (the “**Excess Trips 4**”) for the deficient roadway segment on Dean Road from Curry Ford Road to Lake Underhill Road (the “**Deficient Segment 4**”), and zero 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 Trip 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, the Owner shall provide the 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 three hundred forty-three thousand six hundred sixty-five and 00/100 Dollars (\$343,665.00) (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 hereto 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. Calculation of PS Payment:** The amount of the PS Payment for the Deficient Segments, as described in Exhibit “C,” totals three hundred forty-three thousand six hundred sixty-five and 00/100 Dollars (\$343,665.00). This PS Payment was

calculated in accordance with the methodology outlined in Section 163.3180, Florida Statutes. Owner and County agree that the Excess Trips constitute the Project's impact on the aforementioned Deficient Segments based upon (i) Owner's Traffic Study titled "River Run at Valencia: Transportation Concurrency Evaluation" prepared by Kimley Horn and Associates, Inc., dated April 2019 for Nvision Development Management Services, 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 April 22, 2019, and is on file and available for inspection with that division (CMS #2019002). 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 Orange County's jurisdiction, notwithstanding any subsequent variance in the actual cost of improvement to the Deficient Segments or actual traffic impacts created by the Project; provided, however, that if Owner 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 Section 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.

(a) *Timing of PS Payment, Issuance of CEL.* Within ninety (90) days following the Effective Date, Owner shall deliver a check to County in the amount of three hundred forty-three thousand six hundred sixty-five and 00/100 Dollars (\$343,665.00) 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, the 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 of the Effective Date, one extension of ninety (90) 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.

(b) *Project Development.* Recordation of a subdivision plat 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.

(c) *Increase in Project Trips.* Any change to the Project which 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.

*(d) 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 in the Project increasing the number of trips as set forth in subparagraph 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 the 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. Nothing herein shall be construed to exempt Owner from meeting the requirements of all other applicable laws, regulations, and/or Orange County Code provisions or from making the required payment of transportation impact fees applicable to the Project, subject to credits as set forth in Section 3 below.

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

**Section 4. No Refund.** The PS Payment (including any capacity reservation fees paid with the PS Payment) is non-refundable.

**Section 5. Notice.** 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 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. 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: RRAD Phase I, LLC  
151 Southhall Lane, Suite 150  
Maitland, Florida 32751

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 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 the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

**Section 7. Recordation of Agreement.** The parties hereto agree that this Agreement shall be recorded in the Public Records of Orange County, Florida, at Owner's expense, within ten (10) business 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.

**Section 10. Attorney Fees.** In the event either party hereto 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. Counterparts.** This Agreement may be executed in up to three (3) counterparts, each of which shall be deemed to be an original and all 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: *Bryan W. Burke*  
for Jerry L. Demings  
Orange County Mayor

Date: *2 July 2019*

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

By: *Craig A. Stopyra*  
for Deputy Clerk

Print Name: *Craig A. Stopyra*



WITNESSES:

[Signature]

Print Name: Elliott Simmonds

[Signature]

Print Name: Austin Bustamante

“OWNER”

RRAD Phase I, LLC, a Florida limited liability company

By: [Signature]

Print Name: Michael Niederst

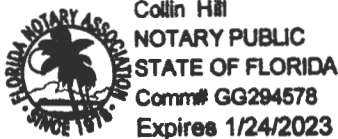
Title: RRAD Phase I, LLC - Manager

Date: 5/28/19

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by Michael Niederst, as Manager of RRAD Phase I, LLC, a Florida limited liability company, a \_\_\_\_\_, who is known by me to be the person described herein and who executed the foregoing, this 28 day of May, 2019. (H)he/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/~~did not~~ (circle one) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of May, 2019.



[Signature]  
NOTARY PUBLIC

Print Name: Collin Hill

My Commission Expires: 1/24/23

**Exhibit A**  
**“River Run”**  
**Project Location Map**



**Figure 1 - Project Location Map**

**River Run at Valencia Apartments | Transportation Concurrency Evaluation**

<p><b>Kimley-Horn</b>          © 2019 Kimley-Horn and Associates, Inc.          188 S Orange Ave, Suite 1100, Orlando, FL 32801          Phone: (407) 899-1211</p>	<p>Project #: 149985000          Date: February 2019</p>	<p>0 1,800 3,600 Feet</p>	<p>2</p>
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**Exhibit "B"**

**"River Run"**

Parcel ID: 30-22-31-0000-00-022

**Legal Description:**

**DESCRIPTION:**

**PARCEL 1**

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°12'28" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°12'28" EAST 1293.70 FEET; THENCE SOUTH 00°14'30" EAST 336.77 FEET; THENCE SOUTH 89°17'11" WEST ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1176.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EAST-WEST EXPRESSWAY, SAID LINE ALSO BEING A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3969.72 FEET A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 60°31'59" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 03°16'52" AN ARC DISTANCE OF 227.33 FEET; THENCE NORTH 00°24'13" WEST 138.93 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

THE EAST 1/2 OF THE SOUTH 1/8 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS THE WEST 30 FEET FOR ROAD. SITUATED AND LYING IN ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE PARCELS: THE LAND CONTAINED IN WARRANTY DEED TO ORANGE COUNTY RECORDED FEBRUARY 2, 2018 IN OFFICIAL RECORDS INSTRUMENT NUMBER 20180066363, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.





**Exhibit "C"**  
**"River Run"**

**DEFICIENT SEGMENT [#3]**

**Log of Project Contributions**

**Lake Underhill Rd. (Dean Rd to Rouse 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
Lake Underhill Rd	Dean Rd Rouse Rd	1.45	E	880	Widen from 2 to 4 lanes	2000	1120	\$ 16,760,162	\$16,751

**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
Lake Underhill Rd	Dean Rd Rouse Rd	1.45	E	880	129	2000	1120	\$2,160,769

**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
Lake Underhill Rd	Dean Rd Rouse Rd	1.45	E	880	2000	1120	129	981	\$16,599,394	\$16,751

Updated: 4/22/19

**Log of Project Contributions**

Date	Project	Project Trips	Prop Share
Existing			
Jan-18	Existing Plus Committed	83	\$1,292,942
May-14	Eastmar Commons	29	\$451,751
May-17	Verona Subdivision	2	\$33,502
Feb-18	Dean Road Storage	1	\$16,751
Apr-18	Amazing Esplorens Academy	9	\$150,759
Oct-18	Lake Underhill Self Storage	2	\$33,502
Mar-19	Plunk Property	3	\$50,253
	<b>Backlogged Totals:</b>	<b>129</b>	<b>\$1,979,207</b>
Proposed			
Apr-19	River Run	3	\$50,253
			\$0
			\$0
			\$0
			\$0
	<b>Totals:</b>	<b>132</b>	<b>\$2,029,460</b>

**Exhibit "C"**  
**"River Run"**

**DEFICIENT SEGMENT [#4]**

**Log of Project Contributions**

**Dean Rd. (Curry Ford Rd to Lake Underhill 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
Dean Rd	Curry Ford Rd to Lake Underhill Rd	2.11	E	880	Widened from 2 to 4 lanes	2000	1120	\$25,683,576	\$22,932

County Share of Improvement					
Planned Improvement Roadway(s)	Limits of Improvement (From - To)	Segment Length	Adopted LOS	Existing Generalized Capacity	County (Backlog) Responsibility
Dean Rd	Curry Ford Rd to Lake Underhill Rd	2.11	E	880	\$5,893,464

Developer Share of Improvement										
Planned Improvement Roadway(s)	Limits of Improvement (From - To)	Segment Length	Adopted LOS	Existing Generalized Capacity	Improved Generalized Capacity	Backlogged Trips	Capacity Increase	Capacity Increase for New Development	Remaining Project Cost	Cost / Trip
Dean Rd	Curry Ford Rd to Lake Underhill Rd	2.11	E	880	2000	257	1120	863	\$19,790,114	\$22,932

Updated: 4/22/19

Log of Project Contributions				
Date	Project	Project Trips	Prop Share	
Jun-18	Existing plus Committed	217	\$4,714,976	
Mar-16	Curry Ford Waiva	7	\$152,096	
Jun-16	Econ Place III Medical Center	8	\$173,824	
Jul-16	Econ Trails Townhomes D. Nichols	2	\$43,366	
Jan-16	Dean Road Storage	1	\$21,728	
Jan-18	A&J Supermarket	7	\$152,096	
Jun-18	Curry Ford Car Wash	2	\$44,676	
Mar-19	Plunk Property	12	\$268,056	
Apr-19	Gentry Park Phase 2	1	\$22,932	
	<b>Backlogged Totals:</b>	<b>257</b>	<b>\$5,670,908</b>	
Apr-19	River Run	1	\$22,932	
	<b>Totals:</b>	<b>268</b>	<b>\$5,693,840</b>	