

AGREEMENT FOR TRAFFIC LAW ENFORCEMENT ON PRIVATE ROADS

This Agreement for Traffic Law Enforcement on Private Roads ("Agreement") located within the gated community of **(SOLACE AT CORNER LAKE)** is entered into by and between **Orange County, Florida**, a charter county and political subdivision of the State of Florida (hereinafter "County"), and **(M/I HOMES OF ORLANDO, LLC)** (hereinafter "Owner").

WITNESSETH:

WHEREAS, Owner owns fee simple title to all the private roadways lying within a gated community known as **(SOLACE AT CORNER LAKE)** (hereinafter "Private Roads"), more specifically described in **Exhibit "A"**, attached hereto and incorporated by reference; and

WHEREAS, pursuant to Florida law, County does not have traffic law enforcement jurisdiction over Private Roads such as those owned by the Owner; and

WHEREAS, Section 316.006(3)(b), Florida Statutes, provides that a county may exercise jurisdiction over any private road or roads if the county and the party owning such roads enter into a written agreement, approved by the governing board of the county, providing the county with traffic control jurisdiction; and

WHEREAS, Section 316.006(3)(b)(2), Florida Statutes, further provides that prior to entering into an agreement for the enforcement of traffic laws over Private Roads, the governing board of the county shall consult with the Sheriff; and

WHEREAS, the Owner wants the County to enforce the traffic laws upon the Private Roads of said Owner; and

WHEREAS, pursuant to consultations between the Parties and the Orange County Sheriff's Office (hereinafter "Sheriff"), the County and Sheriff are willing to exercise traffic law enforcement upon the Private Roads; and

WHEREAS, pursuant to Section 30.2905, Florida Statutes, the Sheriff operates an off-duty employment program; and

WHEREAS, Section 316.006(3)(b)(2), Florida Statutes, provides *inter alia* that no such agreement for the enforcement of traffic laws over Private Roads shall take effect prior to October 1 unless such provision is waived in writing by the Sheriff; and

WHEREAS, the Sheriff has waived this provision as evidenced by **Exhibit "B"** attached hereto and incorporated by reference.

NOW, THEREFORE, in consideration of the covenants and conditions herein, County

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and the Owner hereby agree as follows:

1. The above recitals are true and correct, and are incorporated herein by reference and form a material part of this Agreement.

2. ***Jurisdiction.*** County agrees to exercise jurisdiction over enforcement of the traffic laws (including Section 316.2045, Florida Statutes, concerning obstruction of streets, as additionally regulated by the Orange County Block Party Ordinance) upon the Private Roads pursuant to the terms and conditions expressed in Section 316.006(3)(b), Florida Statutes, and subject to the terms and conditions specified in **Exhibit "C"** attached hereto and incorporated by this reference.

3. ***Signage.*** The Owner shall establish the speed limit for the Private Roads and shall be solely responsible for posting the speed limit by appropriate Department of Transportation ("DOT") approved signage along said roads.

4. ***Authority in Addition to Existing Authority.*** The County's exercise of traffic law enforcement pursuant to this Agreement shall be in addition to that authority presently exercised by County over the Private Roads and nothing herein shall be construed to limit or remove any such authority.

5. ***Compensation.*** The Owner shall compensate the Sheriff for the services performed under this Agreement at an hourly rate as otherwise determined by the Sheriff.

6. ***County to Retain Revenues.*** All revenue from any fines, costs, and penalties imposed by the traffic citations issued for violation of traffic laws on the Private Roads in accordance with this Agreement shall be apportioned in the manner set forth in applicable Florida Statutes.

7. ***Liability not Increased.*** Neither the existence of this Agreement, nor anything contained herein, shall give rise to any greater liability on the part of the County or the Sheriff than that which the County or the Sheriff would ordinarily be subjected to when providing its normal police services.

8. ***Indemnification.*** To the fullest extent permitted by law, the Owner shall indemnify, defend, and hold the County and the Orange County Sheriff's Office harmless from any loss, cost, damage or expense, including attorneys' fees, for any action arising out of, related to, or stemming from, either directly or indirectly, the maintenance, repair, construction and/or reconstruction of any roads, road drainage or signage located within the gated community of (**SOLACE AT CORNER LAKE**). To ensure its ability to fulfill its obligation under this paragraph, the Owner shall maintain General Liability insurance in the minimum amount of One

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Million dollars (\$1,000,000.00), and shall file with the County current certificates of the required insurance providing a thirty (30) day advance written notice of cancellation. Such insurance shall (a) name the County and the Orange County Sheriff's Office as an additional insureds and (b) be issued by a company authorized to do business under the laws of the State of Florida and shall be acceptable to the County. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes.

9. **Road Maintenance.** Neither the existence of this Agreement, nor anything contained herein, shall impose any obligation or duty upon the County to provide maintenance on and/or drainage of the Private Roads. The maintenance, repair and construction or reconstruction of all Private Roads, drainage and signage within the gated community of (**SOLACE AT CORNER LAKE**) shall at all times be solely and exclusively the responsibility of the Owner.

10. **Term.** The term of this Agreement shall be for a period of one (1) year, commencing on the date of the execution by the last of the two Parties signing hereto, and shall thereafter automatically continue for successive one (1) year terms unless otherwise terminated by any party by thirty (30) days written notice to the other Parties. The provisions of Paragraph 8 herein shall survive the termination of this Agreement.

11. **Entire Agreement.** This Agreement, including all exhibits attached hereto, constitutes the entire understanding and agreement between the Parties and may not be changed, altered, or otherwise modified except when reduced to writing and executed in the same manner with approval by the Orange County Board of County Commissioners.

12. **Notice.** Any notice required or permitted hereunder shall be delivered by hand delivery, express courier, or certified mail, return receipt requested, and shall be effective upon receipt of the same. Notice shall be delivered to each of the Parties at the following addresses or at such other addresses as specified by written notice in compliance with the terms of this paragraph.

As to County:

Orange County Administrator
201 South Rosalind Avenue, 5th Floor
Orlando, Florida 32801

Copy to:

Orange County Attorney's Office
201 S. Rosalind Avenue, 3rd Floor
Orlando, Florida 32801

As to Sheriff:

Orange County Sheriff's Office

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P.O. Box 1440
Orlando, Florida 32802-1440

As to Owner:

M/I Homes of Orlando, LLC
400 International Parkway #470
Lake Mary FL 32746

13. **Severability.** If any sentence, phrase, paragraph, provision or portion of this Agreement is held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be considered an independent provision and the finding shall have no effect on the validity of the balance of this Agreement.

14. **Assignment.** It is acknowledged and understood that Owner anticipates assigning ownership of the Private Roads, as more specifically described in **Exhibit "A"** herein, to a homeowner's association at a future date. At such time, Owner shall also assign this Agreement and shall notify the Orange County Sheriff's Office of such assignment. The homeowner's association shall thereafter assume the duties and responsibilities provided for herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON FOLLOWING PAGES]

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IN WITNESS WHEREOF, the Parties have executed this Agreement for Traffic Law Enforcement on Private Roads for the community of **(SOLACE AT CORNER LAKE)** on the dates indicated below.

ORANGE COUNTY, FLORIDA

By: Orange County Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

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

By: _____
Deputy Clerk

Date: _____

[Remaining Signatures on Following Page]

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(M/I HOMES OF ORLANDO, LLC)

BY: _____

NAME: _David Brown

TITLE: _Vice President

DATE: _____

10/17/24

WITNESS:

(Signature)

(Signature)

(Print Name)

(Print Name)

Wendy Reyes

THECLA MARSHALL

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EXHIBIT "A"

LEGAL DESCRIPTION

(INSERT LEGAL DESCRIPTION OF PROPERTY)

(Maps shall be no larger than 8 ½ x 11)

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 32 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE RUN NORTH 89°53'46" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 345.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 419 (CHULUOTA ROAD) AS RECORDED IN RIGHT OF WAY MAP BOOK 1, PAGES 3 THROUGH 7 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°53'46" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 2383.08 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE RUN NORTH 00°22'26" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1011.68 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH 305.00 FEET OF THE WEST 383.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9; THENCE RUN NORTH 89°49'36" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 383.00 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST 383.00 FEET OF THE NORTH 305.00 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE RUN NORTH 00°22'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 275.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE PICKETT ROAD (COUNTY ROAD 420) PER ROAD BOND PROJECT 29-A AS RECORDED IN ROAD BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°49'36" EAST FOR A DISTANCE OF 2215.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.05 FEET, WITH A CHORD BEARING OF SOUTH 64°08'24" EAST, AND A CHORD DISTANCE OF 116.79 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°04'01" FOR A DISTANCE OF 120.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 138.46 FEET, WITH A CHORD BEARING OF SOUTH 25°27'37" EAST, AND A CHORD DISTANCE OF 60.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°17'32" FOR A DISTANCE OF 61.12 FEET TO A POINT ON THE SAID WEST RIGHT OF WAY LINE OF CHULUOTA ROAD (COUNTY ROAD 419) BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2824.93 FEET, WITH A CHORD BEARING OF SOUTH 12°54'25" WEST, AND A CHORD DISTANCE OF 458.96 FEET; THENCE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID WEST RIGHT OF WAY LINE; SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°19'09" A DISTANCE OF 459.47 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 17°34'00" WEST FOR A DISTANCE OF 782.27 FEET THE POINT OF BEGINNING.

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SITE MAP



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EXHIBIT “B”

(INSERT MEMO FROM ORANGE COUNTY SHERIFF’S DEPARTMENT)



Sheriff John W. Mina
ORANGE COUNTY SHERIFF'S OFFICE

December 27, 2023

The Honorable Jerry L. Demings
Orange County Mayor
201 S. Rosalind Avenue
5th Floor
Orlando, FL 32801

RE: Solace at Corner Lake Traffic Agreement

Dear Mayor Demings:

I understand Orange County will enter into an agreement with the Solace at Corner Lake gated community, for traffic control and enforcement pursuant to Florida Statute 316.006(3)(b). The agreement will allow the M/I Homes of Orlando, LLC to employ deputies through this agency's off-duty employment program to enforce traffic laws within the subdivision.

As you know, Section 316.006(3)(b), F.S., reads in part: "No such agreement shall take effect prior to October 1, the beginning of the county fiscal year, unless this requirement is waived in writing by the Sheriff." Please be informed I hereby waive the October 1 requirement.

If you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,




Mark J. Canty
Undersheriff

MJC/jc

cc: Off Duty Services

Approved as to form and legality
For the reliance of the Sheriff of
Orange County only.


Dated: 12/27/23



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EXHIBIT "C"

Owner shall obtain traffic law enforcement by means of employing deputies through the Sheriff's off-duty program.

Residents of (**SOLACE AT CORNER LAKE**) wishing to make a traffic complaint, or to request a traffic law enforcement detail, shall contact the Owner. Residents contacting the Sheriff's Office directly with such complaints or requests shall be directed to the Owner for further action.