

This instrument prepared by
and after recording return to:

Mohammed Abdallah, PE, PTOE
Traffic & Mobility Consultants LLC
988 Woodcock Road, Suite 200
Orlando, Florida 32803

Parcel ID Numbers:
23-22-31-0000-00-079;
23-22-31-0000-00-043;
23-22-31-0000-00-056

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**PROPORTIONATE SHARE AGREEMENT FOR
PARKER LONE PALM**

COLONIAL DRIVE & WOODBURY 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 LINDA JOYCE PARKER, a single woman (“**Owner**”), with principal address at 1466 Hancock Lone Palm Road, Orlando, Florida 32828, 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 #4, and the proceeds of the PS Payment, as defined herein, will be allocated to Colonial Drive and Woodbury Road; and

WHEREAS, Owner intends to sell the Property to M/I HOMES OF ORLANDO, LLC, a Florida limited liability company (the “**Contract Purchaser**”), with its principal address at 400 International Parkway, Suite 470, Lake Mary, Florida 32746, as defined in the Joinder and Consent

to Proportionate Agreement attached hereto and made a part of hereof, which intends to develop the Property as Fifty-Five (55) Single-Family Residential Units, referred to and known as Parker Lone Palm (the “**Project**”); and

WHEREAS, Owner received a letter from County dated July 10, 2025, stating that Owner’s Capacity Encumbrance Letter (“**CEL**”) application #CEL-25-04-023 for the Project was denied; and

WHEREAS, the Project will generate Four (4) deficient PM Peak Hour trips (the “**Excess Trips 1**”) for the deficient roadway segment on Colonial Drive from Avalon Park Boulevard to South Tanner Road (the “**Deficient Segment 1**”), and Zero (0) 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 Twenty-Seven (27) deficient PM Peak Hour trips (the “**Excess Trips 2**”) for the deficient roadway segment on Colonial Drive from Lake Pickett Road to Avalon Park Boulevard (the “**Deficient Segment 2**”), and Zero (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 Twenty-Five (25) deficient PM Peak Hour trips (the “**Excess Trips 3**”) for the deficient roadway segment on Colonial Drive from Woodbury Road to Lake Pickett Road (the “**Deficient Segment 3**”), and Zero (0) PM Peak Hour trips were available on the 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 trips (the “**Excess Trip 4**”) for the deficient roadway segment on Woodbury Road from Waterford Lakes Parkway to Colonial Drive (the “**Deficient Segment 4**”), and Zero (0) PM Peak Hour trips were available on the Deficient Segment 4 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 trips (the “**Excess Trip 5**”) for the deficient roadway segment on Woodbury Road from Lake Underhill Road to Waterford Lakes Parkway (the “**Deficient Segment 5**”), and Zero (0) PM Peak Hour trips were available on the Deficient Segment 5 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, Excess Trip 4, and Excess Trip 5 shall be referred to herein collectively as the “**Excess Trips**”; and

WHEREAS, the Deficient Segment 1, Deficient Segment 2, Deficient Segment 3, Deficient Segment 4, and Deficient Segment 5 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 Twenty-Four Thousand Eight Hundred Forty-Eight and 00/100 Dollars (\$1,224,848.00) (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 Twenty-Four Thousand Eight Hundred Forty-Eight and 00/100 Dollars (\$1,224,848.00). 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 “Parker Lone Palm” prepared by Traffic & Mobility Consultants LLC, dated August 2024, for M/I Homes of Orlando, 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 June 17, 2025 and is on file and available for inspection with that division (CMS #2025023). 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 Twenty-Four Thousand Eight Hundred Forty-Eight and 00/100 Dollars (\$1,224,848.00) 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 in accordance with Section 163.3180(5)(h)(2)(e), Florida Statutes, as may be amended, Owner shall receive a credit on a dollar for dollar basis for impact fees, paid or payable in the future for the Project in an amount up to but not exceeding the PS Payment 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: Linda Joyce Parker
1466 Hancock Lone Palm Road
Orlando, Florida 32828

With copy to: M/I Homes of Orlando, LLC
Attn: Robert Reynolds, Vice President of Land Development
400 International Parkway, Suite 470
Lake Mary, Florida 32746

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, 2nd Floor
Orlando, Florida 32801

Orange County Public Works 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
Orange County Mayor

Date: _____

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

By: _____
Deputy Clerk

Print Name: _____

WITNESSES:

James Palm
Signature of Witness
Print Name: JAMES PALM

Mailing Address: 400 INTERNATIONAL PKWY, STE 470
LAKE MARY, FL 32746

Christine Barredo
Signature of Witness
Print Name: CHRISTINE BARREDO

Mailing Address: 400 INTERNATIONAL PKWY
SUITE 470 LAKE MARY FL 32746

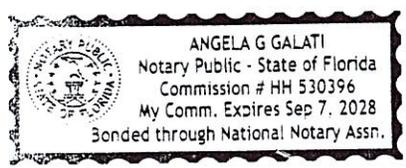
"OWNER"

LINDA JOYCE PARKER, a single woman
By: *Linda Joyce Parker*
Print Name: Linda Joyce Parker

STATE OF: Florida
COUNTY OF: Seminole

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 5 day of February, 2026, by LINDA JOYCE
PARKER, a single woman, who is personally known to me or has produced
NA as identification.

(Notary Stamp)



Angela G Galati
Signature of Notary Public
Print Name: Angela G Galati
Notary Public, State of: FL
Commission Expires: 9-7-2028
(mm/dd/yyyy)

Joinder and Consent to Proportionate Share Agreement by and between ORANGE COUNTY and LINDA JOYCE PARKER (the "Agreement")

As the Contract Purchaser of the Property, M/I HOMES OF ORLANDO, LLC, by executing this Joinder and Consent indicated below, joins in and consents to the Agreement and the terms and conditions thereof, and the recording of same against the Property. Furthermore, at such time that M/I HOMES OF ORLANDO, LLC acquires the Property, Contract Purchaser shall be deemed a Developer/Owner under the Agreement and shall assume any and all obligations and shall acquire all rights of LINDA JOYCE PARKER under said Agreement and Contract Purchaser shall indemnify and hold harmless LINDA JOYCE PARKER for any claims or liabilities that arise pursuant to said Agreement.

WITNESSES:


Signature of Witness

Print Name: JAMES PALM

Mailing Address: 400 INTERNATIONAL PKWY,
SUITE 470, LAKE MARY, FL 32740


Signature of Witness

Print Name: CHRISTINE BARRERO

Mailing Address: 400 INTERNATIONAL PKWY
SUITE 470 LAKE MARY FL 32740

STATE OF: Florida
COUNTY OF: Seville

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of February, 2026, by Robert Reynolds, as Vice President of Land Development of M/I HOMES OF ORLANDO, LLC, a Florida limited liability company, who is personally known to me or has produced NA as identification.

(Notary Stamp)

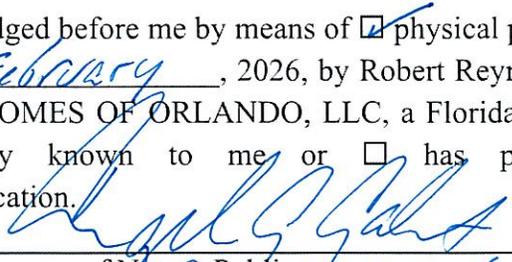
"CONTRACT PURCHASER"

M/I HOMES OF ORLANDO, LLC, a Florida limited liability company

By: 

Print Name: Robert Reynolds

Title: Vice President of Land Development


Signature of Notary Public

Print Name: Angela G. Galati

Notary Public, State of: FL

Commission Expires: 9-7-2028

(mm/dd/yyyy)

Exhibit "A"
"PARKER LONE PALM"
Project Location Map

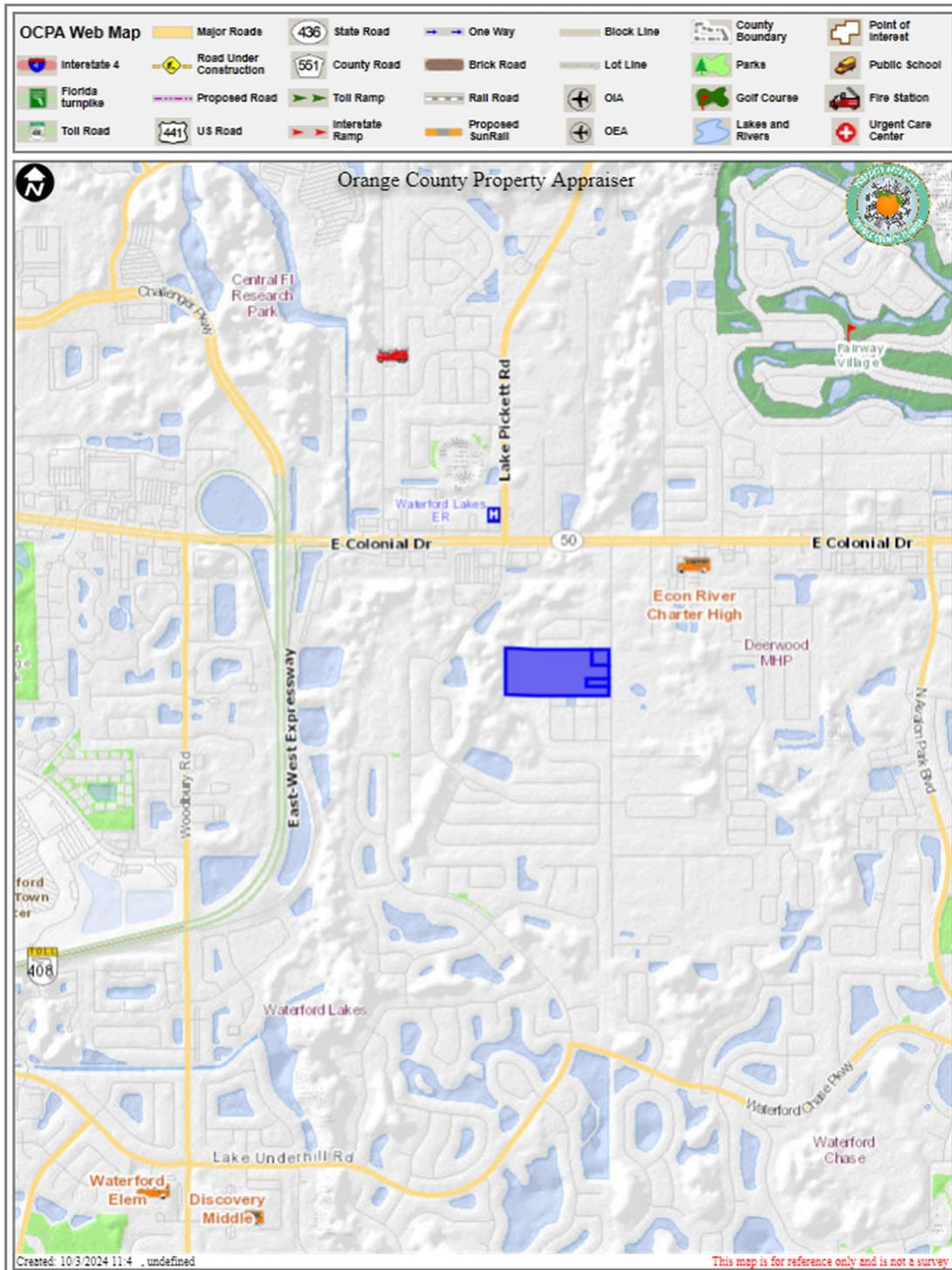


Exhibit "B"

"PARKER LONE PALM"

Parcel IDs: 23-22-31-0000-00-079, 23-22-31-0000-00-043 and 23-22-31-0000-00-056

Legal Description:

23-22-31-0000-00-079

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST (LESS SOUTH 66 FEET THEREOF) & (LESS THE EAST 248 FEET OF THE NORTH 200 FEET & LESS THE EAST 320 FEET OF THE SOUTH 100 FEET OF THE NORTH 460 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4) & (LESS THE EAST 30 FEET FOR ROAD RIGHT-OF-WAY)

23-22-31-0000-00-043

THE EAST 248 FEET OF THE NORTH 200 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (LESS THE EAST 30 FEET ROAD) SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST

23-22-31-0000-00-056

THE EAST 320 FEET OF THE SOUTH 100 FEET OF THE NORTH 460 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST

Exhibit “C”

“PARKER LONE PALM”

DEFICIENT SEGMENT 1

Log of Project Contributions
 Colonial Drive (Avalon Park Boulevard to South Tanner 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
Colonial Dr	Avalon Park Blvd	S. Tanner Rd	1.08	D	1580	Widen from 4 to 6 lanes	2400	820	\$34,194,195	\$41,701

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
Colonial Dr	Avalon Park Blvd	S. Tanner Rd	1.08	D	1580	201	2400	820	\$6,381,748

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
Colonial Dr	Avalon Park Blvd	S. Tanner Rd	1.08	D	1580	2400	820	201	619	\$25,812,447	\$41,701

Updated: 7/29/25

Log of Project Contributions

	Date	Project	Project Trips	Prop Share	
Existing	Jun-18	Existing plus Committed	160	\$3,884,320	
	Aug-18	Dr. Mole Vet Office	1	\$21,571	
	Sep-20	O'Reilly Auto Parts	1	\$24,277	
	May-21	Christian Brothers Automotive	2	\$48,554	
	Jun-21	Lone Palm Reserve	3	\$72,831	
	Jun-21	Colonial Storage	3	\$72,831	
	Sep-21	Hancock Lone Palm	5	\$121,365	
	Sep-21	Cross Life Church	1	\$24,277	
	Jun-22	Bithlo Storage	2	\$51,512	
	Sep-22	Corner Lakes Gardens	5	\$128,780	
	Jan-23	Petsultes Orlando	2	\$51,512	
	Mar-25	Palms at Waterford Lakes	6	\$250,206	
	Mar-25	Chick-Fil-A East Colonial	4	\$166,804	
	Jul-25	Hancock Lone Palm Townhomes	5	\$208,505	
	Jul-25	East Orlando Commerce Center	1	\$41,701	
			Backlogged Totals:	201	\$5,169,066
	Proposed	Jul-25	Parker Lone Palm	4	\$166,804
					\$0
				\$0	
				\$0	
		Totals:	205	\$5,335,870	

DEFICIENT SEGMENT 2

Log of Project Contributions Colonial Drive (Lake Pickett Road to Avalon Park Boulevard)

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
Colonial Dr	Lake Pickett Rd - Avalon Park Blvd	1.01	E	3020	Widen from 6 to 8 lanes	4040	1020	\$22,848,082	\$22,401

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
Colonial Dr	Lake Pickett Rd - Avalon Park Blvd	1.01	E	3020	381	4040	1020	\$8,534,430

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
Colonial Dr	Lake Pickett Rd - Avalon Park Blvd	1.01	E	3020	4040	1020	381	639	\$14,313,651	\$22,401

Updated: 7/25/25

Log of Project Contributions

	Date	Project	Project Trips	Prop Share	
Existing	May-21	Existing plus Committed	253	\$2,868,261	
	May-21	Christian Brothers Automotive	3	\$34,011	
	Jun-21	Lone Palm Reserve	19	\$215,403	
	Jun-21	Colonial Storage	5	\$56,685	
	Jun-21	Woodsprings Suites (Updated from Expired)	6	\$68,022	
	Sep-21	Hancock Lone Palm	11	\$124,707	
	Dec-21	Toil Brothers Student Housing	6	\$68,022	
	Jun-22	Bithlo Storage	2	\$24,122	
	Sep-22	Oaks at Hancock Lone Palm	2	\$24,122	
	Dec-22	Culvers East Orange	14	\$168,854	
	Jan-23	Petsuites Orlando	5	\$60,305	
	Jan-23	Bonneville Drive Properties Office	2	\$24,122	
	Mar-25	Palms st Waterford	14	\$313,614	
	Mar-25	Chick-Fil-A East colonial	18	\$403,218	
	Jul-25	Hancock Lone Palm Townhomes	21	\$470,421	
			Backlogged Totals:	381	\$4,453,468
	Proposed	Jul-25	Parker Lone Palm	27	\$604,827
				\$0	
				\$0	
				\$0	
				\$0	
		Totals:	408	\$5,058,295	

DEFICIENT SEGMENT 3

Log of Project Contributions Colonial Drive (Woodbury Road to Lake Pickett 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
Colonial Dr	Woodbury Rd	Lake Pickett Rd	0.76	E	3020	Widen from 6 to 8 lanes	4040	1020	17,192,616	\$16,856

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
Colonial Dr	Woodbury Rd	Lake Pickett Rd	0.76	E	3020	792	4040	1020	\$13,349,561

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
Colonial Dr	Woodbury Rd	Lake Pickett Rd	0.76	E	3020	4040	1020	792	228	\$3,843,055	\$16,856

Updated: 7/26/25

Log of Project Contributions			
	Date	Project	Prop Share
Existing	Jun-18	Existing plus Committed	356
	Mar-17	Lake Pickett Apt	86
	Mar-17	Cube Smart Storage Facility	7
	Jun-17	CTI Building #300	1
	Jan-18	Woodbury Plaza	5
	Jan-18	Park Square Plaza	43
	Jun-18	Bonneville Drive Properties Office	1
	Aug-18	Lake Pickett ER	9
	Aug-18	Lake Pickett Center Parcel 1	28
	Jan-19	Woodsprings Suites	19
	Jun-19	Caliber Collision	2
	Aug-19	Dr. Moie Vet Office	1
	May-20	Waterford Lakes Multifamily	3
	Jul-21	Bank and fast food at 50	1
	Feb-21	Chase Bank at Waterford Lakes	2
	Feb-21	Waterford Lakes Golf	2
	May-21	Christian Brothers Automotive	2
	Jun-21	Lone Palm Reserve	17
	Jun-21	Colonial Storage	1
	Jun-21	Woodsprings Suites (Updated From Expired)	19
	Sep-21	Hancock Lone Palm	5
	Dec-21	Toll Brothers Student Housing	74
	May-22	Waterford Oaks	6
	Sep-22	Oaks at Hancock Lone Palm	1
	Dec-22	Culvers East Orange	22
	Jan-23	Petsuites Orlando	2
	Jan-23	Bonneville Drive Properties Office	1
	May-23	Starbucks Coffee shop at alafaya	5
	Aug-23	Fifty south Student Housing	9
	Mar-25	Palms at Waterford	29
	Mar-25	Raising Cain's Resutant	2
	Mar-25	Chick-Fil-A East Colonial	8
	Jul-25	Hancock Lone Palm Townhomes	23
		Backlogged Totals:	792
Proposed	Jul-25	Parker Lone Palm	25
			\$0
			\$0
			\$0
			\$0
		Totals:	817

DEFICIENT SEGMENT 4

Log of Project Contributions Woodbury Road (Waterford Lakes Parkway to Colonial Drive)

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
Woodbury Rd	Waterford Lakes Pkwy	Colonial Dr	0.77	E	800	Widen from 2 to 4 lanes	1700	900	\$16,252,797	\$18,059

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
Woodbury Rd	Waterford Lakes Pkwy	Colonial Dr	0.77	E	800	265	1700	900	\$4,785,546

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
Woodbury Rd	Waterford Lakes Pkwy	Colonial Dr	0.77	E	800	1700	900	265	635	\$11,467,251	\$18,059

Updated: 7/26/26

Log of Project Contributions

	Date	Project	Project Trips	Prop Share
Existing	Sep-13	Existing plus Committed	121	\$814,461
	Sep-13	Town Park Outparcel	2	\$13,482
	Nov-13	Sailormen's Popeye's	4	\$26,924
	Feb-14	Town Park Multi-Family	3	\$20,193
	Oct-18	Waterford Oaks Phase 1	3	\$20,193
	Oct-18	Waterford Oaks Phase II	28	\$175,015
	Oct-15	7-Eleven Development	2	\$13,464
	Apr-17	Storage Facility	1	\$8,816
	Apr-17	Lake Pickett MFU	11	\$98,976
	Feb-18	Park Square Plaza aka Cricket Club	3	\$26,448
	Aug-18	Lake Pickett ER	1	\$10,145
	Aug-18	Lake Pickett Center Parcel 1	2	\$20,290
	Jan-19	Woodsprings Suites Expired	4	\$41,680
	May-20	Waterfordlakes Multifamily	31	\$358,808
	Jun-20	Gardens @ Waterford Lakes	2	\$23,136
	Jul-20	Bank and Fast food at 50	1	\$11,568
	Apr-21	Waterford Lakes golf	7	\$85,099
	Jun-21	Lone Palm Reserve	2	\$24,314
	Jun-21	Woodsprings Suites (Updated from Expired)	5	\$60,785
	Dec-21	Toll Brothers Student Housing	15	\$189,555
	May-22	Waterford Oaks	6	\$75,822
	May-22	Hancock Lone Palm Townhomes	3	\$37,911
Sep-22	Portillo's Waterford Lakes	7	\$88,459	
Dec-22	Culvers East Orange	3	\$54,177	
	Backlogged Totals:		265	\$2,297,471
Proposed	Jul-25	Parker Lone Palm	1	\$18,059
				\$0
				\$0
				\$0
			\$0	
	Totals:		266	\$2,315,530

DEFICIENT SEGMENT 5

Log of Project Contributions Woodbury Road (Lake Underhill Road to Waterford Lakes Parkway)

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
Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	0.73	E	880	Widen from 2 to 4 lanes	2000	1120	\$15,408,495	\$13,758

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
Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	0.73	E	880	92	2000	1120	\$1,265,698

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
Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	0.73	E	880	2000	1120	92	1028	\$14,142,798	\$13,758

Updated: 7/25/25

Log of Project Contributions

	Date	Project	Project Trips	Prop Share
Existing	Sep-13	Existing plus Committed	45	\$585,834
	Sep-13	Town Park Outparcel	2	\$26,038
	Nov-13	Sailormen's Popeye's	1	\$13,019
	Feb-14	Town Park Multi-Family	2	\$26,038
	Feb-18	Park Square Plaza aka Cricket Club	3	\$37,530
	May-20	Waterford Lakes Multifamily	6	\$82,020
	May-20	Gardens @Waterford Lakes	4	\$54,680
	Apr-21	Waterford lakes Golf	7	\$95,690
	Jun-21	Lone Palm Reserve	2	\$27,340
	Jun-21	Woodsprings Suites (Updated from Expired)	1	\$13,670
	Dec-21	Tall Brother Student Housing	5	\$70,400
	May-22	Waterford Oaks	6	\$84,480
	Sep-22	Portillo's Waterford Lakes	7	\$98,560
	Mar-23	Starbucks Coffee Shop at Alafaya	1	\$14,503
			Backlogged Totals:	92
Proposed	Jul-25	Parker Lone Palm	1	\$13,758
				\$0
				\$0
				\$0
				\$0
		Totals:	93	\$1,243,560