



Interoffice Memorandum

AGENDA ITEM

December 14, 2022

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

FROM: Jon V. Weiss, P.E., Chairman
Roadway Agreement Committee

SUBJECT: January 10, 2023 – Consent Item
Proportionate Share Agreement for Elysian Luxury Living
Avalon Road

The Roadway Agreement Committee has reviewed a Proportionate Share Agreement for Elysian Luxury Living Avalon Road ("Agreement") by and between Elysian Luxury Living, LLC and Orange County for a proportionate share payment in the amount of \$70,160. 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 two deficient trips on the road segments of Avalon Road from Western Way to Flamingo Crossings Boulevard in the amount of \$35,080 per trip.

The Roadway Agreement Committee recommended approval on November 9, 2022. 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 Elysian Luxury Living Avalon Road by and between Elysian Luxury Living, LLC and Orange County for a proportionate share payment in the amount of \$70,160. District 1

JVW/NC/fb
Attachment

BCC Mtg. Date: January 10, 2023

This instrument prepared by
and after recording return to:

Carolyn R. Haslam
Akerman LLP
420 S. Orange Avenue, Suite 1200
Orlando, Florida 32801

Parcel ID Number: 05-24-27-0000-00-010

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

**PROPORTIONATE SHARE AGREEMENT FOR
ELYSIAN LUXURY LIVING**

AVALON 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 Elysian Luxury Living, LLC, a Florida limited liability company (“**Owner**”), whose principal place of business is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 and Orange County, a charter county and political subdivision of the State of Florida (“**County**”), with a mailing address of 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 1, within the County’s Urban Service Area, and the proceeds of the PS Payment, as defined herein, will be allocated to Avalon Road; and

WHEREAS, Owner intends to develop the Property as 324 multi-family residential dwelling units, referred to and known as Elysian Luxury Living (the “**Project**”); and

WHEREAS, Owner has acquired one hundred fifty-nine (159) Vested Trips from owners under the terms of Amended and Restated Village H Cooperation Agreement recorded as Document #20130100389 on 02/20/2013 in the Public Records of Orange County, Florida (the “Cooperation Agreement”) and the Village H Horizon West Road Network Agreement (C.R. 545) recorded as Document #20130102097 on 02/20/2013, as amended, (the “Road Network Agreement”); and

WHEREAS, Owner applied for concurrency for the remaining necessary trips (covering sixty-eight (68) multi-family residential dwelling units) and received a letter from County dated November 8, 2022, stating that Owner’s Capacity Encumbrance Letter (“**CEL**”) application #21-07-069 for the Project was denied; and

WHEREAS, the Project will generate 2 deficient PM Peak Hour trips (the “**Excess Trips**”) for the deficient roadway segment on Avalon Road from Western Way to Flamingo Crossings Boulevard (the “**Deficient Segment**”), and 0 PM Peak Hour trips were available on Deficient Segment on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Excess Trips will cause the Deficient Segment 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 Segment through the current anticipated Project buildout is seventy thousand one hundred sixty and 00/100 Dollars (\$70,160.00) (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.

(a) **Calculation of PS Payment:** The amount of the PS Payment for the Deficient Segment, as described in Exhibit “C”, totals seventy thousand one hundred sixty and 00/100 Dollars (\$70,160.00). 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 will constitute the Project’s impact on the aforementioned Deficient Segment based upon (i) Owner’s Traffic Study titled “Elysian Luxury Living Transportation Concurrency Evaluation” prepared by Kimley-Horn and Associates, dated November 2021 for Elysian Luxury Living, 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 November 7, 2022, and is on file and available for inspection with that division (CMS #2021069). 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 Segment 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.

(b) *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 seventy thousand one hundred sixty and 00/100 Dollars (\$70,160.00) 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 Segment. 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.

(c) *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.

(d) *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 Segment 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 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 Segment 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,

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: Elysian Luxury Living, LLC
Attention: Amy Barnard
7940 Via Dellagio Way, Suite 200
Orlando, Florida 32819
Email: Amy@Unicorp.com
Phone: 407-999-9985

With copy to: Akerman LLP
Attention: Carolyn Haslam
420 S. Orange Avenue, Suite 1200
Orlando, Florida 32801
Email: carolyn.haslam@akerman.com
Phone: 407-419-8584

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
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 thirty (30) 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. 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 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 all of which together shall constitute one and the same instrument.

[Signatures appear on following pages]

Proportionate Share Agreement, Elysian Luxury Living
Elysian Luxury Living, LLC for Avalon Road, 2023

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

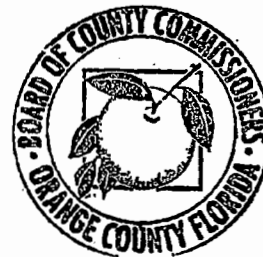
By: Brown. Brown
for Jerry L. Demings
Orange County Mayor

Date: January 10, 2023

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

By: Katie Smith
Deputy Clerk

Print Name: Katie Smith



WITNESSES:

[Signature]
Print Name: Amy Barnard

[Signature]
Print Name: Nolly Soto

"OWNER"

Elysian Luxury Living, LLC, a Florida limited liability company

By: CW Family, LLLP, a Florida limited liability limited partnership, a Managing Member

By: CW Family, LLC, a Florida limited liability company, its General Partner

By: [Signature]

Print Name: Charles Whittall

Title: Manager

Date: December 8, 2022

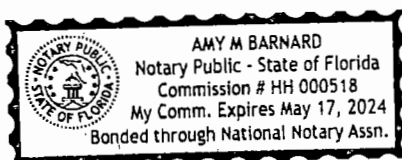
STATE OF: Florida

COUNTY OF: Orange

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 8th day of December 2022 ~~2023~~, by Charles Whittall, as Manager of CW Family, LLC, a Florida limited liability company, as the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, as the Managing Member of Elysian Luxury Living, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and did ~~not~~ take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of December, ~~2023~~ 2022

(Notary Stamp)



[Signature]
Signature of Notary Public
Print Name: Amy Barnard
Notary Public, State of: Florida
Commission Expires: May 17, 2024

Project Location Map



Exhibit "B"

"ELYSIAN LUXURY LIVING"

Parcel ID: 05-24-27-0000-00-010,

Legal Description:

COMMENCE AT THE SOUTH QUARTER (1/4) OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 5, RUN SOUTH 89°37'05" WEST, A DISTANCE OF 1129.07 FEET; THENCE, LEAVING SAID SOUTH LINE, RUN NORTH 00°22'57" WEST, A DISTANCE OF 30.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SEIDEL ROAD TO THE POINT OF BEGINNING; THENCE, ALONG THE EASTERLY BOUNDARY LINES OF A PARCEL OF LAND GRANTED TO ORANGE COUNTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 20180740463 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THE FOLLOWING FOUR (4) COURSES: (1) NORTH 42°37'02" WEST, A DISTANCE OF 47.02 FEET; (2) NORTH 05°08'43" EAST, A DISTANCE OF 520.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 20°24'28", A CHORD BEARING OF NORTH 05°03'31" WEST AND A CHORD DISTANCE OF 885.76 FEET; (3) THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 890.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 04°54'26", A CHORD BEARING OF NORTH 12°48'32" WEST AND A CHORD DISTANCE OF 109.17 FEET; (4) THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.20 FEET TO A POINT OF NON-TANGENCY; THENCE, DEPARTING SAID EASTERLY BOUNDARY LINES AND CONTINUING ALONG SAID RIGHT-OF-WAY, RUN SOUTH 83°37'08" WEST, A DISTANCE OF 3.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVALON ROAD (COUNTY ROAD NO. 545) (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 06°23'32" WEST, A DISTANCE OF 7.41 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 83°36'28" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06°23'32" WEST, A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 83°36'28" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 06°23'32" WEST, A DISTANCE OF 46.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 429 (WESTERN BELTWAY) (A VARIABLE WIDTH, LIMITED ACCESS PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN ORANGE COUNTY RIGHT OF WAY MAPS, WESTERN BELTWAY, PROJECT NO. 75320-6460-653, ORANGE COUNTY, FLORIDA; THENCE, ALONG SAID RIGHT-OF-WAY LINE, RUN THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 83°34'05" EAST, A DISTANCE OF 126.44 FEET; (2) THENCE RUN SOUTH 54°07'45" EAST, A DISTANCE OF 105.21 FEET; (3) THENCE RUN SOUTH 16°56'48" EAST, A DISTANCE OF 51.88 FEET; (4) THENCE RUN SOUTH 26°57'08" EAST, A DISTANCE OF 313.29 FEET TO THE NON-TANGENT POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 5899.58 FEET, A

CENTRAL ANGLE OF $03^{\circ}25'58''$, A CHORD BEARING OF SOUTH $21^{\circ}54'47''$ EAST AND A CHORD DISTANCE OF 353.40 FEET; (5) THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 353.45 FEET; (6) THENCE RUN SOUTH $23^{\circ}37'46''$ EAST, A DISTANCE OF 124.74 FEET; (7) THENCE RUN SOUTH $20^{\circ}43'01''$ EAST, A DISTANCE OF 300.37 FEET; (8) THENCE RUN SOUTH $23^{\circ}37'46''$ EAST, A DISTANCE OF 573.33 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF SEIDEL ROAD; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH $89^{\circ}37'05''$ WEST, A DISTANCE OF 785.62 TO THE POINT OF BEGINNING.

Log of Project Contributions
Avalon Rd (Western Way to Fleming Crossing Blvd)

Proportionate Share Agreement, Elysian Luxury Living
 Elysian Luxury Living, LLC for Avalon Road, 2023

Exhibit "C"

"ELYSIAN LUXURY LIVING"

DEFICIENT SEGMENT

Updated: 6/17/22

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
Avalon Rd	Western Way	Fleming Crossings Blvd	2.88	E	880	Widen from 2 to 4 lanes	2000	1120	\$39,258,817	\$35,080

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
Avalon Rd	Western Way	Fleming Crossings Blvd	2.88	E	880	1520	2000	1120	\$53,320,538

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
Avalon Rd	Western Way	Fleming Crossings Blvd	2.88	E	880	2000	1120	1520	-400	\$14,031,720	\$35,080

Log of Project Contributions				
	Date	Project	Project Trips	Prop Share
Existing	Nov-20	Existing plus Committed	1,508	\$43,598,280
	Nov-20	Avalon Pointe	7	\$202,370
	Jan-22	Avalon Groves	5	\$175,400
		Backlogged Totals:	1520	\$43,974,050
Proposed	Jun-22	Elysian Luxury Apartments	2	\$70,160
				\$0
				\$0
				\$0
				\$0
		Totals:	1522	\$44,044,210