

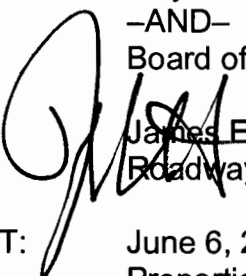


Interoffice Memorandum

May 15, 2017

AGENDA ITEM

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM:  James E. Harrison, Esq., P.E., Chairman
Roadway Agreement Committee

SUBJECT: June 6, 2017 – Consent Item
Proportionate Share Agreement Lake Pickett Multi-Family EOS 2.0

The Roadway Agreement Committee has reviewed a Proportionate Share Agreement for Lake Pickett Multi-Family EOS 2.0 on Colonial Drive: From Woodbury Road to Lake Pickett Road and Lake Pickett Road: Colonial Drive to Percival Road and Woodbury Road: Waterford Lakes Parkway to Colonial Drive ("Agreement") by and among CRP/CDP East Orlando Owner, L.L.C., Bonneville Pickett Retail Partners, LLC, and Orange County for a proportionate share payment in the amount of \$695,497. 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 30 days of the effective date of this Agreement. The Agreement follows the recommendations of the Roadway Agreement Committee providing for the mitigation of road impacts on Colonial Drive: From Woodbury Road to Lake Pickett Road for 86 deficient trips in an amount of \$5,104 per trip; Lake Pickett Road: Colonial Drive to Percival Road for 11 deficient trips in an amount of \$14,507 per trip; and Woodbury Road: From Waterford Lakes Parkway to Colonial Drive for 11 deficient trips in an amount of \$8,816 per trip.

The Roadway Agreement Committee approved the Proportionate Share Agreement on May 17, 2017. 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 407-836-5610.

ACTION REQUESTED: Approval and execution of Proportionate Share Agreement for Lake Pickett Multi-Family EOS 2.0 Colonial Drive: From Woodbury Road to Lake Pickett Road Lake Pickett Road: From Colonial Drive to Percival Road Woodbury Road: From Waterford Lakes Parkway to Colonial Drive by and among CRP/CDP East Orlando Owner, L.L.C., Bonneville Pickett Retail Partners, LLC and Orange County for a proportionate share payment in the amount of \$695,497. District 5

JEH/HEGB:rep
Attachment

BCC Mtg. Date: June 6, 2017

This instrument prepared by
and after recording return to:
THOMAS R. SULLIVAN, ESQ.
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801
(407) 843-8880

Parcel ID Number(s):
23-22-31-0000-00-008
14-22-31-6528-00-030
14-22-31-6528-00-040
14-22-31-6528-00-050
14-22-31-6528-00-060
14-22-31-6528-00-071

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

**PROPORTIONATE SHARE AGREEMENT FOR
LAKE PICKETT MULTI-FAMILY EOS 2.0**

Colonial Drive: From Woodbury Road to Lake Pickett Road

Lake Pickett Road: From Colonial Drive to Percival Road

Woodbury Road: From Waterford Lakes Parkway to Colonial Drive

This Proportionate Share Agreement (the “Agreement”), effective as of the latest date of execution (the “**Effective Date**”), is made and entered into by and among CRP/CDP East Orlando Owner, L.L.C., a Delaware limited liability company (“**CRP/CDP**”), whose mailing address is 1001 Pennsylvania Avenue NW, Suite 220 South, Washington, DC 20004, Bonneville Pickett Retail Partners, LLC (“**Bonneville**”), whose mailing address is 880 Glenwood Avenue H, Atlanta, GA 30316, and ORANGE COUNTY, a charter county and political subdivision of the State of Florida (“**County**”), whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393.

WHEREAS, CRP/CDP and Bonneville are hereinafter collectively referred to herein as “**Owner**”; and

WHEREAS, Owner is the owner of fee simple title to certain real property, as more particularly described on Exhibit “A,” attached hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the Property is located in County Commission District 5, within the County's Urban Service Area, and the proceeds of the PS Payment, as defined herein, will be allocated to Colonial Drive, Lake Pickett Road, and Woodbury Road; and

WHEREAS, Owner intends to develop the Property as 296 unit apartment complex with 5,000 square feet of retail commonly known as Lake Pickett Multi-Family EOS 2.0 (collectively, the "**Project**"); and

WHEREAS, Owner received a letter from County dated April 6, 2017 stating that Owner's Capacity Encumbrance Letter ("**CEL**") application #2016117 for the Project was denied; and

WHEREAS, the Project will generate eighty-six (86) deficient PM Peak Hour trips (the "**Excess Trips 1**") for the deficient roadway segment on Colonial Drive from Woodbury Road to Lake Pickett 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 "B" hereto; and

WHEREAS, the Project will generate eleven (11) deficient PM Peak Hour trips (the "**Excess Trips 2**") for the deficient roadway segment on Lake Pickett Road from Colonial Drive to Percival Road (the "**Deficient Segment 2**"), and zero (0) PM Peak Hour trips were available on the Deficient Segment 2 on the date the CEL was denied as further described in Exhibit "B" hereto; and

WHEREAS, the Project will generate eleven (11) deficient PM Peak Hour trips (the "**Excess Trips 3**") for the deficient roadway segment on Woodbury Road from Waterford Lakes Parkway to Colonial Drive (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 "B" hereto; and

WHEREAS, Excess Trips 1, Excess Trips 2 and Excess Trips 3 are hereinafter collectively referred to herein as the "**Excess Trips**"; and

WHEREAS, Deficient Segment 1, Deficient Segment 2 and Deficient Segment 3 are hereinafter collectively referred to herein as the "**Deficient Segments**"; and

WHEREAS, the Excess Trips will cause the Deficient Segments to operate below adopted Level of Service standards and, 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 Six Hundred Ninety-Five Thousand Four Hundred Ninety-Seven and 00/100 Dollars (\$695,497.00) (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. Issuance of Capacity Encumbrance Letter.

(a) *Calculation of PS Payment:* The amount of the PS Payment for the Deficient Segments described in Exhibit “B,” attached hereto and incorporated herein by reference, totals Six Hundred Ninety-Five Thousand Four Hundred Ninety-Seven and 00/100 Dollars (\$695,497.00). 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 Lake Pickett PD Transportation Concurrency Evaluation prepared by Kimley-Horn on April, 2017 for Catalyst Development Partners (the “Traffic Study”), and incorporated herein by this reference, and (ii) upon calculations described in Exhibit “B.” The Traffic Study was accepted by the Orange County Transportation Planning Division on April 11, 2017, and is on file and available for inspection with that Division (CMS #2016117). 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 Project as proportionate share mitigation for impacts of the Project upon roadways impacted by the Project 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.

(b) *Timing of PS Payment.* Within thirty (30) days following the Effective Date, Owner shall deliver a check to County in the amount of Six Hundred Ninety-Five Thousand Four Hundred Ninety-Seven and 00/100 Dollars (\$695,497.00) 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 Community, Environmental, and Development Services Department. Within twenty-one (21) days following its receipt of the PS Payment, 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 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 thirty (30) days of 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 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, based upon Owner's commitment to pay 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, 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 more particularly described in Exhibit "B" attached hereto. 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 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 CRP/CDP: CRP/CDP East Orlando Owner, L.L.C.
1001 Pennsylvania Avenue NW
Washington, DC 20004

As to Bonneville: Bonneville Pickett Retail Partners, LLC
880 Glenwood Avenue H
Atlanta, GA 30316

With copy to: Thomas R. Sullivan, Esq.
c/o GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801

As to County: Orange County Administrator
P. O. Box 1393
Orlando, Florida 32802-1393

With copy to: Orange County Community, Environmental, and Development
Services Department
Manager, Fiscal and Operational Support Division
201 South Rosalind Avenue, 2nd Floor
Orlando, Florida 32801

Orange County Community, Environmental, and Development
Services Department
Manager, Transportation Planning Division
4200 South John Young Parkway
Orlando, Florida 32839

Orange County Community, Environmental, and Development
Services Department
Manager, Planning Division
201 South Rosalind Avenue, 2nd Floor
Orlando, FL 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 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.

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: *Teresa Jacobs*
Teresa Jacobs

Teresa Jacobs Orange County Mayor

Date: 6.6.17

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

By: *Lakela Louis*
Deputy Clerk

Print Name: Lakela Louis

Proportionate Share Agreement, Lake Pickett Multi-Family EOS 2.0
CRP/CDP East Orlando Owner, L.L.C.
Bonneville Pickett Retail Partners, LLC
for Colonial Drive, Lake Pickett Road, and Woodbury Road, 2017

“LAKE PICKETT MULTI-FAMILY EOS 2.0”

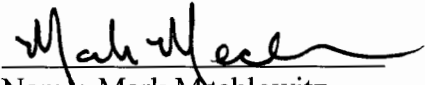
“OWNER”

CRP/CDP EAST ORLANDO OWNER, L.L.C.,
a Delaware limited liability company

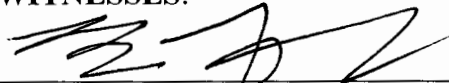
By: CRP/CDP East Orlando Venture, L.L.C.,
a Delaware limited liability company
Its Sole Member

By: CDP East Orlando Developer, LLC
a Georgia limited liability company
Its Administrative Member

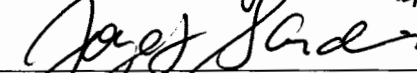
By: Catalyst Development Partners II,
LLC, a Georgia limited liability
company, its Manager

By: 
Name: Mark Mechlowitz
Its: Manager

WITNESSES:



Print Name: Benjamin Field



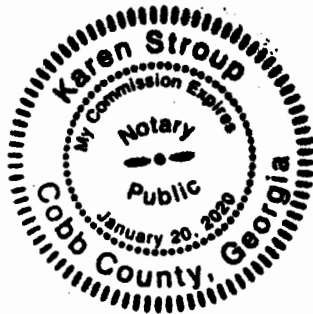
Print Name: Jorge SARDINAS

(Notary acknowledgement appears on the following page.)

STATE OF Georgia
COUNTY OF Cobb

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by Mark Mechlowitz as Manager of Catalyst Development Partners II, LLC, a Georgia limited liability company, the Manager of CDP East Orlando Developer, LLC, a Georgia limited liability company, the Administrative Member of CRP/CDP East Orlando Venture, L.L.C., a Delaware limited liability company, the Sole Member of CRP/CDP East Orlando Owner, L.L.C., a Delaware limited liability company, who is known by me to be the person described herein and who executed the foregoing, this 17th day of MAY, 2017. (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 17th day of MAY, 2017.



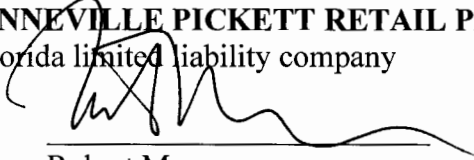
Karen Stroup
NOTARY PUBLIC
Print Name: KAREN STROUP
My Commission Expires: 1/20/20

Proportionate Share Agreement, Lake Pickett Multi-Family EOS 2.0
CRP/CDP East Orlando Owner, L.L.C.
Bonneville Pickett Retail Partners, LLC
for Colonial Drive, Lake Pickett Road, and Woodbury Road, 2017


“LAKE PICKETT MULTI-FAMILY EOS 2.0”

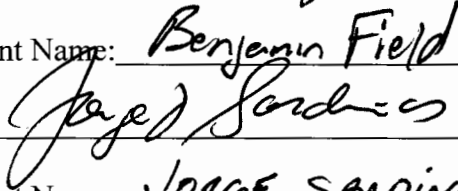
“OWNER”

BONNEVILLE PICKETT RETAIL PARTNERS, LLC,
a Florida limited liability company

By: 
Name: Robert Meyer
Its: Manager

WITNESSES:



Print Name: Benjamin Field


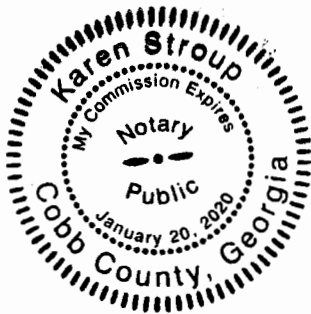
Print Name: JORGE SANDINAS

(Notary acknowledgement appears on the following page.)

STATE OF GEORGIA
COUNTY OF COBB

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by Robert Meyer as Manager of Bonneville Pickett Retail Partners, LLC, a Florida limited liability company, who is known by me to be the person described herein and who executed the foregoing, this 17th day of MAY, 2017. 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 17th day of MAY, 2017.



Karen Stroup
NOTARY PUBLIC

Print Name: KAREN STROUP

My Commission Expires: 1/20/20

"LAKE PICKETT MULTI-FAMILY EOS 2.0"

"OWNER"

Exhibit "A"

"LAKE PICKETT MULTI-FAMILY EOS 2.0"

Parcel ID Numbers: 23-22-31-0000-00-008; 14-22-31-6528-00-030; 14-22-31-6528-00-040; 14-22-31-6528-00-050; 14-22-31-6528-00-060; 14-22-31-6528-00-071

A parcel of land located in the Northeast quarter of Section 23, Township 22 South, Range 31 East, Orange County, Florida and being a portion of premises described in Instrument Number 20060039119 recorded in Official Records Book 8431, Page 2020 of the Official Records of Orange County, Florida and being more particularly described as follows:

Begin at the Southeast corner of Lot 1 Palm Lakes Estates as recorded in Plat Book U, Page 71 of the Plat Records of Orange County, Florida; Thence with the Eastern boundaries of Lot 1 and Lot 2 of said Palm Lakes Estates, North 00°10'35" West, 200.33 feet to the Northeast corner of said Lot 2; Thence with the North boundary of said Lot 2, South 89°50'23" West, 160.00 feet to the Northwest corner thereof, also being on the East Line of Bonneville Drive (a 66 feet wide public Right-Of-Way per Plat Book U, Page 71); Thence, with the East line of said Bonneville Drive North 00°10'35" West, 425.00 feet to the Southwest corner of the North 75.00 feet of Lot 7 of said Palm Lakes Estates; Thence, leaving said East Line and with the South boundary of the North 75.00 feet of said Lot 7, North 89°49'11" East, 160.00 feet to the Southeast corner thereof; Thence, with the Eastern boundary of the South 25.00 feet of said Lot 7, South 00°10'53" East, 25.00 feet to the Southeast corner thereof, also being the Southwest corner of Lake Pickett Manor, recorded in Plat Book 38, Pages 59 through 61 of the Plat Records of Orange County, Florida; Thence with the Southern boundary of said Lake Pickett Manor, North 89°55'17" East, 592.05 feet to an angle point therein; Thence, continue with said Southern boundary the following two (2) courses: 1) South 54°46'23" East, 83.50 feet; 2) South 60°00'38" East, 80.38 feet; Thence, leaving said Southern boundary and through said premises described in Official Records Book 8431, Page 2020 the following three (3) courses: 1) South 00°04'41" East, 220.86 feet; 2) South 89°55'20" West, 149.66 feet; 3) South 00°04'41" East, 291.00 feet to the North line of State Road 50, also known as East Colonial Drive (a 200 feet wide public Right-Of-Way per Florida Department of Transportation Map Section 75060); Thence, with the North line of said State Road 50, South 89°55'20" West, 579.06 feet to the Point of Beginning.

Said parcel containing 10.465 acres of land, more or less.

TOGETHER WITH:

A parcel of land located in the Northeast quarter of Section 23, Township 22 South, Range 31 East, Orange County, Florida and being a portion of premises described in Instrument Number

Proportionate Share Agreement, Lake Pickett Multi-Family EOS 2.0
CRP/CDP East Orlando Owner, L.L.C.
Bonneville Pickett Retail Partners, LLC
for Colonial Drive, Lake Pickett Road, and Woodbury Road, 2017

20060039119 recorded in Official Records Book 8431, Page 2020 of the Official Records of Orange County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Lot 1 Palm Lakes Estates as recorded in Plat Book U, Page 71 of the Plat Records of Orange County, Florida; Thence with the North Line of State Road 50, also known as East Colonial Drive, (a 200 feet wide public right-of-way per Florida Department of Transportation Map Section 75060), North 89°55'20" East, 579.06 feet to the Point of Beginning; Thence, leaving said North line of State Road 50 and through said premises described in Official Records Book 8431, Page 2020 the following Three (3) courses: 1) North 00°04'41" West, 291.00 feet; 2) North 89°55'20 East, 149.66 feet; 3) South 00°04'41" East, 291.00 feet to the North Line of said State Road 50; Thence, with said North Line, South 89°55'20" West, 149.67 feet to the Point of Beginning.

Said parcel containing 1.000 acres of land, more or less.

Proportionate Share Agreement, Lake Pickett Multi-Family EOS 2.0
CRP/CDP East Orlando Owner, L.L.C.
Bonneville Pickett Retail Partners, LLC
for Colonial Drive, Lake Pickett Road, and Woodbury Road, 2017

**Exhibit “B”
“EOS 2.0”**

Log of Project Contributions

S:\RAIfonso\RAC\RAC Prop Share Template JAN 2017.docx

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
East Colonial	Woodbury Road	Lake Pickett	0.76	E	3020	Widen from 6 to 8 lanes	4040	1020	\$5,205,549	\$5,104

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
East Colonial	Woodbury Road	Lake Pickett	0.76	E	3020	356	4040	1020	\$1,616,839

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
East Colonial	Woodbury Road	Lake Pickett	0.76	E	3020	4040	1020	356	664	\$3,388,710	\$5,104

Updated: 6/2/17

Log of Project Contributions			
Date	Project	Project Trips	Prop Share
Existing	Mar-17	Existing plus Committed	\$1,817,024
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
		Backlogged Totals:	356 \$1,817,024
Proposed	Mar-17	Storage Facility	7 \$35,728
		Lake Pickett Apt	86 \$438,944
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
		Totals:	449 \$2,291,696

Log of Project Contributions
Lake Pickett Rd from (Colonial Drive to Percival 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
Lake Pickett Rd	Colonial Drive	Percival Rd	1.06	E	880	Widen from 2 to 4 lanes	2000	1120	\$16,247,240

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 Pickett Rd	Colonial Drive	Percival Rd	1.06	E	880	209	2000	1120	\$3,031,851

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 Pickett Rd	Colonial Drive	Percival Rd	1.06	E	880	2000	1120	209	911	\$13,215,389	\$14,507

Updated: 5/2/17

Log of Project Contributions			
	Date	Project	Prop Share
Existing	Mar-17	Existing plus Committed	\$3,031,853
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
		Backlogged Totals:	209 \$3,031,963
Proposed	Jan-17	Storage Facility	1 \$14,507
		Lake Pickett MFU	11 \$169,577
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
		Totals:	221 \$3,206,047

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 Road	Waterford Lakes Pkwy	Colonial Dr	0.77	E	800	Widen from 2 to 4 lanes	1700	900	\$7,934,080	\$8,816

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 Road	Waterford Lakes Pkwy	Colonial Dr	0.77	E	800	164	1700	900	\$1,445,766

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 Road	Waterford Lakes Pkwy	Colonial Dr	0.77	E	800	1700	900	164	736	\$6,468,314	\$8,616

Updated: 5/2/17

Log of Project Contributions

	Date	Project	Project Trips	Prop Share
Existing	Feb-13	Existing plus Committed	126	\$1,110,816
	Jul-13	Town Park Outparcels	3	\$26,448
	Oct-13	Town Park Multi Family	3	\$26,448
	Oct-13	Popeye's East Colonial	4	\$35,264
	Jul-14	Waterford Oaks Phase II	26	\$229,216
	Jul-15	7-Eleven Development	2	\$17,632
		Backlogged Totals:	164	\$1,445,824
Proposed	Mar-17	Storage Facility	1	\$8,816
		Lake Pickett MFU	11	\$96,976
		Totals:	176	\$1,651,616