



Interoffice Memorandum

AGENDA ITEM

August 16, 2021

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

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

SUBJECT: September 14, 2021 – Consent Item
Proportionate Share Agreement for Daryl Carter Multifamily
Vineland Avenue

The Roadway Agreement Committee has reviewed a Proportionate Share Agreement for Daryl Carter Multifamily Vineland Avenue ("Agreement") by and between RD Daryl Carter LLC and Orange County for a proportionate share payment in the amount of \$262,164. 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 21 deficient trips on the road segments of Vineland Avenue from Winter Garden-Vineland Road to Little Lake Bryan Parkway in the amount of \$12,484 per trip.

The Roadway Agreement Committee recommended approval on June 16, 2021. 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 Daryl Carter Multifamily Vineland Avenue by and between RD Daryl Carter LLC and Orange County for a proportionate share payment in the amount of \$262,164. District 1

JVW/HEGB/fb
Attachment

BCC Mtg. Date: September 14, 2021

This instrument prepared by
and after recording return to:

Thomas Sullivan
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801

Parcel ID Numbers: 23-24-28-5844-00-230 and 23-24-28-5844-00-240

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

**PROPORTIONATE SHARE AGREEMENT FOR
Daryl Carter Multifamily**

Vineland Avenue

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 RD Daryl Carter LLC, a Florida Limited Liability Company (“**Owner**”), whose principal place of business is 2850 Tigertail Avenue, Suite 800, Miami, Florida 33133, and ORANGE COUNTY, a charter county and political subdivision of the State of Florida (“**County**”), whose address is P.O. Box 1393, Orlando, Florida 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 Vineland Avenue; and

WHEREAS, Owner intends to develop the Property as 396 multifamily units, referred to and known as Daryl Carter Multifamily (the “**Project**”); and

WHEREAS, Owner received a letter from County dated March 26, 2021, stating that Owner’s Capacity Encumbrance Letter (“**CEL**”) application #21-02-018 for the Project was denied; and

WHEREAS, the Project will generate 21 deficient PM Peak Hour trips (the “**Excess Trips**”) for the deficient roadway segment on Vineland Avenue from Winter Garden-Vineland Road to Little Lake Bryan Parkway (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 two hundred sixty-two thousand one hundred sixty-four and 00/100 dollars (\$262,164.00) (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 two hundred sixty-two thousand one hundred sixty-four and 00/100 dollars (\$262,164.00). 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 “Daryl Carter Parkway Transportation Concurrency Evaluation” prepared by Kimley-Horn and Associates, Inc., dated February 2021 for Vitru Florida, Inc. (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 March 24, 2021, and is on file and available for inspection with that division (CMS #2021018). 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 two hundred sixty-two thousand one hundred sixty-four and 00/100 dollars (\$262,164.00) 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: RD Daryl Carter LLC
 2850 Tigertail Avenue, Suite 800
 Miami, Florida 33131

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 ten (10) business days after the Effective Date.

Section 8. Applicable Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Orange County Code.

Section 9. Specific Performance. County and Owner shall each have the right to enforce the terms and conditions of this Agreement only by an action for specific performance. Venue for any action(s) initiated under or in connection with this Agreement shall lie in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida.

Section 10. Attorney Fees. In the event either party hereto brings an action or proceeding including any counterclaim, cross-claim, or third party claim, against the other party arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney and legal fees.

Section 11. Construction of Agreement; Severability. Captions of the Sections and Subsections of this Agreement are for convenience and reference only; any words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement. If any provision of this Agreement, the deletion

of which would not adversely affect the receipt of any material benefits by any party hereunder or substantially increase the burden of any party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

Section 12. Amendments. No amendment, modification, or other change(s) to this Agreement shall be binding upon the parties unless in writing and formally executed by all of the parties.

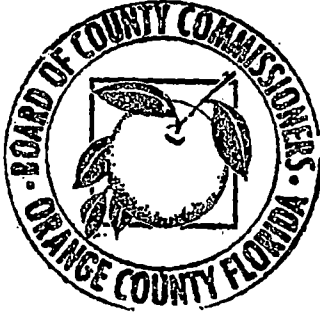
Section 13. Termination. In the event either (i) Owner has not paid the PS Payment to County within one hundred eighty (180) days after the Effective Date, as contemplated in Subsection 2(b), or (ii) Owner has timely paid the PS Payment to County and the Project has been constructed on the Property pursuant 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 three (3) counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

[Signatures appear on following pages]

Proportionate Share Agreement, Daryl Carter Multifamily
RD Daryl Carter LLC, for Vineland Avenue, 2021

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*
for Jerry L. Demings
Orange County Mayor

Date: September 14, 2021

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

By: *Katie Smith*
Deputy Clerk

Print Name: **Katie Smith**

WITNESSES:

Print Name: RESULPA RIVAS

Print Name: PABLO EHLERS

"OWNER"

RD Daryl Carter LLC, a Florida limited liability company

By: PRH Investments, LLC, a Florida limited liability company, its Manager

By: Matthew J. Allen

Print Name: Matthew J. Allen

Title: Vice President

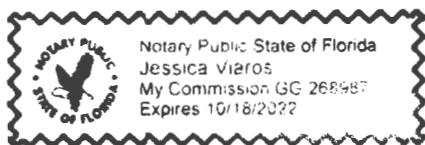
Date: 08/12/21

STATE OF: Florida
COUNTY OF: Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2021, by Matthew J. Allen, as Vice President of PRH Investments, LLC, a Florida limited liability company, the Manager of RD Daryl Carter LLC, a Florida limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of August, 2021.

(Notary Stamp)



Signature of Notary Public

Print Name: Jessica Vioros

Notary Public, State of: Florida

Commission Expires: 10/18/2022

Exhibit “A”

“Daryl Carter Multifamily”

Project Location Map



Exhibit "B"

"Daryl Carter Multifamily"

Parcel IDs: 23-24-28-5844-00-230 and 23-24-28-5844-240

Legal Description:

Parcel 1

Lots 23, 24, 41, 42, 55 and 56, of MUNGER LAND COMPANY, SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, according to the Plat thereof on file in the Office of the County Comptroller in and for Orange County, Florida, recorded in Plat Book E, Page 22, said lands situate, lying and being in Orange County, Florida;

TOGETHER WITH that vacated 30 foot right of way between Lots 23 and 24 and Lots 41 and 42, of MUNGER LAND COMPANY, SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, according to the Plat thereof, as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida, being described as follows:

Commence at the North 1/4 corner of said Section 23 as a Point of Reference; thence run S 88°18'44" W, along the North line thereof, 15.01 feet to the Northerly extension of the East line of Lots 9 and 24 of said Munger Land Company Subdivision; thence run South 00°05'53" East, along said East line, 1375.54 feet to the Southeast corner of said Lot 24 and the Point of Beginning; thence continue South 00°05'53" East, 30.00 feet to the Northeast corner aforesaid Lot 41; thence run South 89°08'06" West, 649.60 feet to the Northwest corner of aforesaid Lot 42; thence run North 00°04'40" West, 30.00 feet to the Southwest corner of aforesaid Lot 23; thence run North 89°08'06" East, 649.59 feet to the Point of Beginning.

LESS AND EXCEPT Right of Way for International Drive as recorded in Official Records Book 4010, Pages 673 through 699 of the Public Records of Orange County, Florida;

LESS AND EXCEPT Right of Way Agreement as described in instrument recorded in Official Records Book 165, Pages 56 and 57, being described as the East 15.00 feet of Lots 24, 41 and 56, WILLIS R. MUNGER' S SUBDIVISION of Section 23, Township 24 South, Range 28 East, as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida;

LESS AND EXCEPT, That part of Lots 41, 55 and 56, MUNGER LAND COMPANY OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, according to the Plat thereof on file in the Office of the County Comptroller in and for Orange County, Florida, recorded in Plat Book E, Page 22; said lands situate, lying and being in Orange County, Florida, more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of said Section 23; thence run North 00°05' 37" East along the East line of said Northwest 1/4 a distance of 629.68 feet; thence departing said East line run South 72°09' 56" West, a distance of 15.77 feet to the East line of a Right-of-Way as recorded in Official Records Book 165, Page 56, of the Public Records of Orange County,

Florida for a Point of Beginning; thence continue South $72^{\circ}09' 56''$ West; a distance of 630.26 feet to the point of curvature of a curve concave Southeasterly having a radius 1,083.42 feet; thence run Southwesterly along the arc of said curve through a central angle of $02^{\circ}48' 58''$, a distance of 53.25 feet to the West line of said Lot 55; thence North $00^{\circ}06' 41''$ East along said West line, a distance of 132.70 feet to a point on a curve concave Southeasterly having a radius of 1,208.42 feet; thence departing said West line from a tangent bearing North $71^{\circ}34' 50''$ East, run Northeasterly along the arc of said curve through a central angle of $00^{\circ}35' 06''$, a distance of 12.34 feet to the point of tangency; thence, North $72^{\circ}09' 56''$ East, a distance of 670.70 feet to the aforementioned East Right-of-Way line; thence South $00^{\circ}08' 37''$ West along said Right-of-Way line a distance of 131.38 feet to the Point of Beginning;

LESS AND EXCEPT that portion of Lots 55 and 56 of MUNGER LAND COMPANY SUBDIVISION of Section 23, Township 24 South, Range 28 East, as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida, lying South and Easterly of International Drive, as described in Official Records Book 4010, Page 673 and Official Records Book 4438, Page 336.

LESS AND EXCEPT that portion of Lots 24 and 41 of MUNGER LAND COMPANY SUBDIVISION of Section 23, Township 24 South, Range 28 East, as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida, conveyed for road right of way described in Official Records Book 9950, Page 9835, of the Public Records of Orange County, Florida.

Exhibit "C"
"Daryl Carter Multifamily"
DEFICIENT SEGMENT

Log of Project Contributions
Vineland Ave (Winter Garden-Vineland Rd/SR 535 to Little Lake Bryan Pkwy)

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
Vineland Ave	Winter Garden-Vineland Rd/SR 535	0.87	E	800	From 2 to 4 lanes	1700	900	\$11,234,839	\$12,484
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	
Vineland Ave	Winter Garden-Vineland Rd/SR 535	0.87	E	800	120	1700	900	\$1,497,878	
Developer 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	Remaining Project Cost	Cost / Trip
Vineland Ave	Winter Garden-Vineland Rd/SR 535	0.87	E	800	120	1700	900	\$9,736,960	\$12,484

Updated: 6/27/21

Log of Project Contributions				
Date	Project	Project Trips	Prop Share	
Apr-14	Existing plus Committed	101	\$1,157,642	
Apr-14	Lake Buena Vista Village Phase 2 -			
Apr-14	Candlewood Suites (aka DeVores PD)	3	\$34,386	
Apr-18	County JCR 535	8	\$84,136	
Apr-19	Adrian Lake Bryan	2	\$20,934	
Apr-19	San Cypress Pointe	5	\$50,835	
Apr-21	Lake Buena Vista Hotel	1	\$12,484	
Backlogged Totals:		120	\$1,381,937	
May-21	Daryl Carter Multifamily	21	\$262,164	
			\$0	
			\$0	
			\$0	
			\$0	
Totals:		141	\$1,644,101	

Existing

Proposed