



Interoffice Memorandum

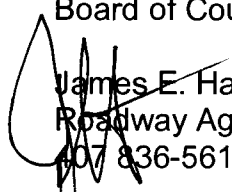
APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: September 13, 2016

AGENDA ITEM

August 22, 2016

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

FROM:  James E. Harrison, Esq., P.E., Chairman
Roadway Agreement Committee
407 836-5610

SUBJECT: September 13, 2016 – Consent Item
Proportionate Share Agreement
Econ Place II Medical Center Dean Road Improvements: From Curry
Ford Road to Lake Underhill Road

The Roadway Agreement Committee has reviewed a Proportionate Share Agreement for Hark Associates, L.L.C. for Dean Road Improvements: From Curry Ford Road to Lake Underhill Road ("Agreement") by and between Hark Associates, L.L.C. and Orange County for a proportionate share payment in the amount of \$173,824. 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 Dean Road for eight deficient trips on the road segment from Curry Ford Road to Lake Underhill Road in an amount of \$21,728 per trip.

The Roadway Agreement Committee approved the Proportionate Share Agreement on June 1, 2016. The Specific Project Expenditure Report and Relationship Disclosure Forms are on file with the Transportation Planning Division.

ACTION REQUESTED: Approval and execution of Proportionate Share Agreement for Econ Place II Medical Center Dean Road Improvements: From Curry Ford Road to Lake Underhill Road by and between Hark Associates, L.L.C. and Orange County for a proportionate share payment in the amount of \$173,824. District 3

JEH/HEGB:rep
Attachment

This instrument prepared by
and after recording return to:
Mohammed Abdallah, PE
Traffic & Mobility Consultants, LLC
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: September 13, 2016

Parcel ID Number(s):
30-22-31-0000-00-044,
30-22-31-0000-00-028,
And a portion of
30-22-31-2378-01-000

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

**PROPORTIONATE SHARE AGREEMENT FOR
ECON PLACE II MEDICAL CENTER
Dean Road Improvements: From Curry Ford Road to Lake Underhill 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 Hark Associates, L.L.C, a Florida limited liability company ("**Owner**"), whose mailing address is 2642 Fawnlake Trail, Orlando, Florida 32828, 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, 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 3, within the County's Urban Service Area, and the proceeds of the PS Payment, as defined herein, will be allocated to Dean Road Improvements, including but not limited to Dean Road/Lake Underhill Road intersection; and

WHEREAS, Owner intends to develop the Property as 38,656 square feet medical office use (the "**Project**"); and

WHEREAS, Owner received a letter from County dated May 4, 2016 stating that Owner's Capacity Encumbrance Letter ("**CEL**") application #16-04-027 for the Project was denied; and

WHEREAS, the Project will generate 8 deficient PM Peak Hour trips (the “**Excess Trips**”) for the deficient roadway segment on Dean Road from Curry Ford Road to Lake Underhill Road (the “**Deficient Segment**”), and 0 PM Peak Hour trips were available on the Deficient Segment on the date the CEL was denied as further described in Exhibit “B” hereto; and

WHEREAS, the Excess Trips will cause the Deficient Segment 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 Segment through the current anticipated Project buildout is One Hundred Seventy Three Thousand Eight Hundred Twenty Four and --/100 Dollars (\$173,824.00) (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 Segment described in Exhibit “B,” attached hereto and incorporated herein by reference, totals One Hundred Seventy Three Thousand Eight Hundred Twenty Four and --/100 Dollars (\$173,824.00). 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 Segment based upon (i) Owner’s Traffic Study titled “Econ Place Medical Center” prepared by Traffic & Mobility Consultants, LLC on April 7, 2016 for Hark Associates, L.L.C. (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 26, 2016, and is on file and available for inspection with that Division (CMS #16-04-027). 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 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.* Within thirty (30) days following the Effective Date, Owner shall deliver a check to County in the amount of One Hundred Seventy Three Thousand Eight Hundred Twenty Four and --/100 Dollars (\$173,824.00) 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 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 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 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, 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 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. 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 Owner: Hark Associates, L.L.C.
2642 Fawnlake Trail
Orlando, Florida 32828
ATTN: Dr. Srinivas Seela

With copy to: Traffic & Mobility Consultants, LLC
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
ATTN: Mr. Mohammed Abdallah, PE

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, 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

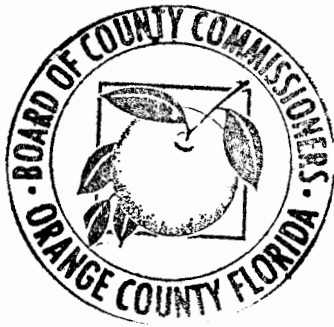
of which would not adversely affect the receipt of any material benefits by any party hereunder or substantially increase the burden of any party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever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

[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: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

Date: 9.13.16

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: *Katie Smith*
Deputy Clerk

Print Name: Katie Smith

“ECON PLACE II MEDICAL CENTER”

WITNESSES:

Maritza Cay

Print Name: *Maritza Cay*

Angelin Haynes

Print Name: *Angelin Haynes*

“OWNER”

Hark Associates, L.L.C., a Florida limited liability company

By: Dr. Srinivas Seela

Print Name: *[Signature]*

Title: MGRM

Date: *08/08/2016*

**STATE OF FLORIDA
COUNTY OF ORANGE**

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by Dr. Srinivas Seela, as Manager of Hark Associates, L.L.C., a Florida limited liability company, who is known by me to be the person described herein and who executed the foregoing, this *8th* day of *August*, 201*6*. He/she is *personally known* to me or has produced _____ (type of identification) as identification and *did* (circle one) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this *8th* day of *August 8th*, 201*6*.

Margaret A. Hughes
NOTARY PUBLIC

Print Name: *MARGARET A. Hughes*

My Commission Expires: *Dec 8, 2017*

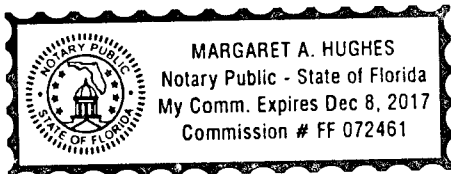


Exhibit "A"

"ECON PLACE II MEDICAL CENTER"

Parcel ID: 30-22-31-0000-00-044, 30-22-31-0000-00-028, and a portion of
30-22-31-2378-01-000

Legal Description:

The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 22 South, Range 31 East Orange County, Florida, Less and except road right of way on the East; and

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 22 South, Range 31 East, LESS road right-of-way on East, said lands lying and being in Orange County, Florida; and

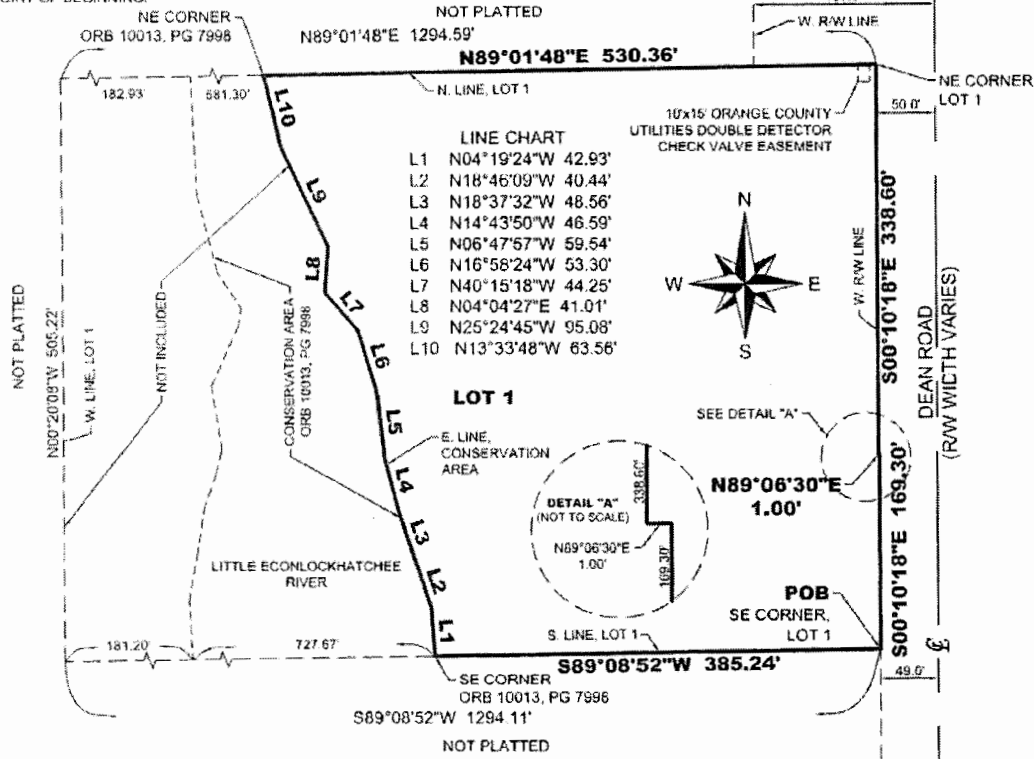
A portion of Lot 1, ECON PLACE, according to the map or plat thereof as recorded in Plat Book 75, Pages 1 and 2, Public Records of Orange County, Florida (and being more particularly described on the following page)

Proportionate Share Agreement for
Econ Place II Medical Center Dean Road Improvements: From Curry Ford Road to Lake Underhill Road, 2016

SKETCH OF DESCRIPTION DESCRIPTION

A PORTION OF LOT 1, ECON PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 1 AND 2, PUBLIC RECORDS ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, ECON PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGES 1 & 2, PUBLIC RECORDS ORANGE COUNTY, FLORIDA; RUN THENCE S89°08'52"W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 385.24 FEET TO THE SOUTHEAST CORNER OF THE CONSERVATION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 10013, PAGE 7998, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE THE FOLLOWING TEN (10) COURSES AND DISTANCES ALONG THE EAST LINE OF SAID CONSERVATION AREA: (1) N04°19'24"W A DISTANCE OF 42.93 FEET; (2) N18°46'09"W A DISTANCE OF 40.44 FEET; (3) N18°37'32"W A DISTANCE OF 48.56 FEET; (4) N14°43'50"W A DISTANCE OF 46.59 FEET; (5) N06°47'57"W A DISTANCE OF 59.54 FEET; (6) N16°58'24"W A DISTANCE OF 53.30 FEET; (7) N40°15'18"W A DISTANCE OF 44.25 FEET; (8) N04°04'27"E A DISTANCE OF 41.01 FEET; (9) N25°24'45"W A DISTANCE OF 95.08 FEET; (10) N13°33'48"W A DISTANCE OF 63.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°01'48"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 530.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE WEST RIGHT-OF-WAY LINE OF DEAN ROAD: (1) S00°10'18"E A DISTANCE OF 338.60 FEET; (2) N89°06'30"E A DISTANCE OF 1.00 FEET; (3) S00°10'18"E A DISTANCE OF 169.28 FEET TO THE POINT OF BEGINNING.



THIS SKETCH IS NOT A BOUNDARY SURVEY.

JOB #445271	PREPARED FOR: FLORIDA ENGINEERING GROUP	REVISIONS:
CF#S00-DEVELOPMENT AREA	BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED WEST	
DATE: 7/11/2016	RIGHT-OF-WAY LINE OF DEAN ROAD BEING: S00°10'18"E	
SCALE: 1" = 120'		
DRAWN BY: AAD		

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER SJ-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY PSM 6507
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCURIGHT

ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
3012 E. Robinson Street Orlando, Florida 32803
www.AccurightSurveys.net
Admin@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND

C/LC	- CENTERLINE CALCULATED	R	- IRON ROD
CLW	- CONCRETE WALKWAY	L	- ARC LENGTH
ULF	- CHAIN LINK FENCE	M/S	- METAL SHED
CM	- CONCRETE MONUMENT	N&D	- NAIL & DISK
CP	- CONCRETE PAD	OR	- OFFICIAL RECORDS BOOK
COAC	- CONCRETE COVERED	PM	- PLAT & MEASURED PLAT BOOK
EW	- CONCRETE WALKWAY	PC	- POINT OF CURVATURE
E	- EXISTING ANGLE	PC	- PILE
DB	- DEED BOOK	POB	- POINT OF BEGINNING
DE	- DRAINAGE EASEMENT	POC	- POINT OF COMMENCEMENT
DW	- DRIVEWAY	R/W	- RIGHT OF WAY
E/P	- EDGE OF PAVEMENT	R	- RODS
ESMT	- EASEMENT	TYP	- TYPICAL
FFE	- FINISHED FLOOR ELEVATION	UB	- UTILITY BOX
RND	- ROUND	UE	- UTILITY EASEMENT
IP	- IRON PIPE	WF	- WOOD FENCE

Exhibit "B"

"ECON PLACE II MEDICAL CENTER"

Log of Project Contributions: Dean Road from Curry Ford Road to Lake Underhill 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
Dean Road	Curry Ford Rd	Lake Underhill Rd	2.11	E	880	Widen from 2 to 4 lanes	2000	1120	\$24,335,060	\$21,728

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
Dean Road	Curry Ford Rd	Lake Underhill Rd	2.11	E	880	217	2000	1120	\$4,714,976

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
Dean Road	Curry Ford Rd	Lake Underhill Rd	2.11	E	880	2000	1120	217	903	\$19,620,142	\$21,728

Log of Project Contributions				
	Date	Project	Project Trips	Prop Share
Existing	Mar-16	Existing plus Committed	217	\$4,714,976
		Backlogged Totals:	217	\$4,714,976
Proposed		Wawa	7	\$152,096
				\$0
				\$0
				\$0
				\$0
				\$0
		Totals:	224	\$4,867,072