

2 This instrument prepared by
and after recording return to:

4
6 Parcel ID Number(s):

8
10 -----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----
12

14 **PROPORTIONATE SHARE AGREEMENT FOR**
<PROJECT NAME>

16 _____
<NAME OF ROADWAY>

18 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 <legal entity name>, a
20 <state/ type of entity> (“**Owner**”), with its principal place of business at <address>, and ORANGE
COUNTY, a charter county and political subdivision of the State of Florida (“**County**”), with its
22 principal address at P.O. Box 1393, Orlando, Florida 32802-1393. Owner and County may
sometimes be referred to herein individually as “Party” and collectively as “Parties.”

24 WHEREAS, Owner holds fee simple title to certain real property, as generally depicted on
Exhibit “A” and more particularly described on Exhibit “B”, both of which exhibits are attached
26 hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the Property is located in County Commission District __, and the proceeds
28 of the PS Payment, as defined herein, will be allocated to <name of roadway>; and

WHEREAS, Owner intends to develop the Property as <number and type of units/square
30 footage>, referred to and known as <Project Name> (the “**Project**”); and

WHEREAS, Owner received a letter from County dated ____, 20__, stating that Owner’s
32 Capacity Encumbrance Letter (“**CEL**”) application # _____ for the Project was denied; and

WHEREAS, the Project will generate _ deficient PM Peak Hour trip(s) (the “**Excess**
34 **Trip(s) 1**”) for the deficient roadway segment on _____ from
_____ to _____ (the “**Deficient**
36 **Segment 1**”), and Zero (0) PM Peak Hour trips were available on the Deficient Segment 1 on the
date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated
38 herein; and

40 WHEREAS, the Project will generate _____ deficient PM Peak Hour trip(s) (the
41 “**Excess Trip(s) 2**”) for the deficient roadway segment on _____ from
42 _____ to _____ (the “**Deficient**
43 **Segment 2**”), and _____ PM Peak Hour trips were available on Deficient Segment 2 on the
44 date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated
herein; and

46 WHEREAS, the Excess Trip(s) 1 and Excess Trip(s) 2 shall be referred to herein
collectively as the Excess Trips; and

48 WHEREAS, the Deficient Segment 1 and Deficient Segment 2 shall be referred to herein
collectively as the Deficient Segments; and

50 WHEREAS, the Excess Trips will cause the Deficient Segments to operate below adopted
51 Level of Service standards; therefore, pursuant to Section 163.3180(5)(h), Florida Statutes, as
52 amended, Owner has offered to provide County with proportionate share mitigation for the Excess
53 Trips; and

56 WHEREAS, Owner and County have agreed that the proportionate share payment
57 necessary to mitigate the impact of the Excess Trips on the Deficient Segments through the current
58 anticipated Project buildout is <Spell Out> and --/100 Dollars (\$_____.__) (the “**PS**
Payment”); and

60 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.

62 NOW, THEREFORE, in consideration of the premises contained herein and other good
and valuable consideration exchanged by and between Owner and County, the receipt and
sufficiency of which are hereby acknowledged, the Parties stipulate and agree as follows:

64 **Section 1. Recitals.** The above recitals are true and correct and are incorporated herein
by this reference.

66 **Section 2. PS Payment; CEL.**

68 (a) *Calculation of PS Payment:* The amount of the PS Payment for the Deficient
Segments, as described in Exhibit “C”, totals <Spell Out> and __/100 Dollars (\$_____.__). This
PS Payment was calculated in accordance with the methodology outlined in Section 163.3180,
70 Florida Statutes, as may be amended. Owner and County agree that the Excess Trips will constitute
the Project’s impact on the aforementioned Deficient Segments based upon (i) Owner’s Traffic
72 Study titled “[TITLE ON COVER OF TRAFFIC STUDY]” prepared by [NAME OF
CONSULTING FIRM PERFORMING TRAFFIC STUDY], dated _____, 20__, for
74 [NAME OF APPLICANT] (the “**Traffic Study**”), which is incorporated herein by this reference,

76 and (ii) upon the calculations described in Exhibit “C”. The Traffic Study was accepted by the
77 Orange County Transportation Planning Division on _____, 20__, and is on file and available
78 for inspection with that division (CMS # ____). Owner and County further acknowledge and agree
79 that the PS Payment as set forth above shall be the final and binding calculation of the amount the
80 Owner is required to pay through the buildout of the currently approved Project as proportionate
81 share mitigation for impacts of the Project upon roadways within County’s jurisdiction,
82 notwithstanding any subsequent variance in the actual cost of any improvement(s) to the Deficient
83 Segments or actual traffic /travel impacts created by the Project; provided, however, that if Owner
84 modifies the Project’s development program and/or subsequently increases the number of units
85 and/or square footage, as applicable, of the Project, the Project may then be subject to an additional
86 concurrency evaluation and proportionate share agreement as set forth in Subsection 2(d) below.
87 Owner and County further acknowledge and agree that the calculation of an agreement regarding
88 the amount of the PS Payment constitute material inducements for the Parties to enter into this
Agreement.

90 (b) *Timing of PS Payment, Issuance of CEL.* Not later than ninety (90) days following
91 the Effective Date, Owner shall deliver a check to County in the amount of <Spell Out> and __/100
92 Dollars (\$ _____) as the PS Payment. The check shall be made payable to “Orange County
93 Board of County Commissioners” and shall be delivered to the Fiscal and Operational Support
94 Division of the Planning, Environmental, and Development Services Department. Within twenty-
95 one (21) days following its receipt of the PS Payment, if the Property’s future land use designation
96 and zoning are consistent with the Project’s proposed development, County shall issue a CEL
97 sufficient to encumber traffic capacity for the Project, irrespective of any actual traffic deficiency
98 on the Deficient Segments. Within the time frame provided in the CEL, Owner must reserve the
encumbered trips by obtaining a Capacity Reservation Certificate as provided in Section 30-591
of the Orange County Code, as may be amended. An amount equal to the PS Payment shall be
100 applied toward the amount of the initial capacity reservation payment (and any subsequent
101 reservation payment(s), if the initial reservation payment does not exceed the amount of the PS
102 Payment) as further set forth in Section 3 below. In the event Owner has not paid the PS Payment
103 within ninety (90) days after the Effective Date, one extension of ninety (90) additional days may
104 be granted by the manager of County’s Transportation Planning Division. In the event Owner has
105 not paid the PS Payment to County within one hundred eighty (180) days after the Effective Date,
106 this Agreement shall become null and void.

108 (c) *Project Development.* Recordation of a subdivision plat and/or approval of a
commercial site plan for the Project shall not be permitted prior to the issuance of a Capacity
Reservation Certificate as contemplated in subparagraph 2(b) above.

110 (d) *Increase in Project Trips.* Any change or modification to the Project that increases
111 the unit count and/or square footage, as applicable, may result in an increase in trips on the
112 Deficient Segments or other segments within the transportation impact area, as defined by County.

114 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
116 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
118 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
120 acknowledges and agrees that upon Owner’s payment of the PS Payment as required herein, and
absent any change or modification to the Project as set forth in Subsection 2(d) above, Owner shall
122 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.
124 Owner shall be entitled to fully and completely develop the Project, without regard to whether
improvements to the Deficient Segments are actually constructed; provided, however, Owner shall
126 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
128 Certificate in accordance with its terms. Additionally, nothing herein shall be construed to exempt
Owner from meeting the requirements of all other applicable laws, rules, regulations, and/or
130 Orange County Code provisions or from making the required payment of transportation and other
impact fees applicable to the Project, subject to any credits as set forth in Section 3 below. For
132 avoidance of doubt, nothing herein is intended to, nor shall, constitute prepayment of any densities
and/or intensities of development or of any development program.

134 ***Section 3. Transportation Impact Fee Credits.*** County and Owner agree that in
accordance with Section 163.3180(5)(h)(2)(e), Florida Statutes, as may be amended, Owner shall
136 receive a credit on a dollar for dollar basis for impact fees, paid or payable in the future for the
Project in an amount up to but not exceeding the PS Payment as specifically described in Exhibit
138 “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
140 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
142 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
144 PS Payment in excess of such transportation impact fees or capacity reservation fees. For
avoidance of doubt, nothing herein is intended to, nor shall, constitute prepayment of any densities
146 and/or intensities of development or of any development program.

Section 4. No Refund. The PS Payment (including any capacity reservation fees paid
148 with the PS Payment) is non-refundable and cannot be transferred or applied to another project or
property.

150 **Section 5. Notice.** Any notice delivered with respect to this Agreement shall be in
writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered
152 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
154 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:

With copy to:

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

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

Orange County Public Works Department
Manager, Transportation Planning Division
4200 South John Young Parkway, 2nd Floor
Orlando, Florida 32839

Orange County Planning, Environmental, and Development
Services Department
Manager, Planning Division
201 South Rosalind Avenue, 2nd Floor
Orlando, Florida 32801

156 **Section 6. Covenants Running with the Property.** This Agreement shall be binding
upon and shall inure to the benefit and burden of the heirs, legal representatives, successors, and
158 assigns of the Parties, and shall be a covenant running with the Property and be binding upon the

160 successors and assigns of Owner and upon any person, firm, corporation, or entity who may
161 become a successor in interest to the Property.

162 **Section 7. Recordation of Agreement.** Owner shall record an original of this
163 Agreement in the Public Records of Orange County, Florida, at no expense to County, not later
164 than thirty (30) days after the Effective Date.

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

168 **Section 9. Specific Performance.** County and Owner shall each have the right to
169 enforce the terms and conditions of this Agreement only by an action for specific performance.
170 Venue for any action(s) initiated under or in connection with this Agreement shall lie in the Circuit
171 Court of the Ninth Judicial Circuit in and for Orange County, Florida. With the exception of the
172 timing of the PS Payment as set forth in Section 2(b) hereof, the parties acknowledge and agree
173 that no party shall be considered in default for failure to perform under this Agreement until such
174 party has received written notice, in accordance with Section 5, specifying the nature of such
175 default or failure to perform and said party fails to cure said default or fails to perform within thirty
176 (30) days of receipt of written notice.

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

181 **Section 11. Construction of Agreement; Severability.** Captions of the Sections and
182 Subsections of this Agreement are for convenience and reference only; any words contained
183 therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction,
184 or meaning of the provisions of this Agreement. If any provision of this Agreement, the deletion
185 of which would not adversely affect the receipt of any material benefits by any party hereunder or
186 substantially increase the burden of any party hereunder, shall be held to be invalid or
187 unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any
188 respect whatsoever the validity or enforceability of the remainder of this Agreement.

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

192 **Section 13. Termination.** In the event either (i) Owner has not paid the PS Payment to
193 County within one hundred eighty (180) days after the Effective Date, as contemplated in
194 Subsection 2(b), or (ii) Owner has timely paid the PS Payment to County and the Project has been

194 constructed on the Property and completed, pursuant to a County building permit, this Agreement
shall automatically terminate and thereafter be null and void for all purposes.

196 **Section 14. Counterparts.** This Agreement may be executed in up to two (2)
counterparts, each of which shall be deemed to be an original and both of which together shall
198 constitute one and the same instrument.

200 [Signatures appear on following pages]

202

204

206

208

210

212

214

216

218

220

222

224

226

228

230

232

234 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.

236

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Date: _____

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

By: _____
Deputy Clerk

Print Name: _____

238

240

242

244

246

248

250

252

WITNESSES:

“OWNER”

Signature of Witness

<name>, a <state / type of entity>

Print Name: _____

By: _____

Mailing Address: _____

Print Name: _____

Title: _____

Signature of Witness

Print Name: _____

Mailing Address: _____

254

256

STATE OF: _____

258 **COUNTY OF:** _____

260 The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this _____ day of _____, 20____, by _____
262 _____, as _____ of <owners name>, a <state / type of entity>, on behalf of such
<entity>, who is personally known to me or has produced _____
264 as identification.

266

(Notary Stamp)

268

270

Signature of Notary Public
Print Name: _____
Notary Public, State of: _____
Commission Expires: _____
(mm/dd/yyyy)

272
274
276
278
280
282
284
286
288
290
292
294
296
298
300
302
304
306
308
310
312

Exhibit “A”

“[PROJECT NAME]”

Project Location Map

MAP GUIDELINES

1-2 Mile Radius

Must Reflect Street Names

Parcel Must Be Clearly Identified/Outlined BOLD (no star)

Please Note: Maps can be printed from www.OCPAFL.org

Proportionate Share Agreement, <Project Name>
<entity name> for <name of roadway>, 20__

314

Exhibit “B”

“[PROJECT NAME]”

316

Parcel ID: _____

Legal Description:

318

320

Exhibit “C”

322

“[PROJECT NAME]”

324

DEFICIENT SEGMENT [#]

326

Log of Project Contributions
Deficient Road Segment (Road Segment to Road Segment)

328

330

332

334

336

338

340

342

344

346

348

350

352

354

356

358

360

362