

ALACHUA COUNTY MULTI-MODAL TRANSPORTATION MITIGATION AGREEMENT

This Multi-Modal Transportation Mitigation Agreement (hereinafter “Agreement”) is made and entered into this ____ day of _____, 20____ (“Effective Date”) by and between Alachua County, a charter county and political subdivision of the State of Florida (hereinafter “County”), and Quivett Creek Development, LLC (hereinafter “Developer”).

WITNESSETH

WHEREAS, the applicant is the developer of an approximately 25.5 acre parcel of land identified as Tax Parcel Number(s) 07068-000-000, 07061-002-003 and 07061-002-000 and located at the 9100 block of SW Archer Road as set forth in the legal description attached hereto as Exhibit “A” (“Property”); and

WHEREAS, the Developer has applied for final development plan approval to develop a Traditional Neighborhood Development, to be known as Multerra TND (“Development”) on the Property; and

WHEREAS, the Board of County Commissioners has established by ordinance a multimodal transportation mitigation program in Section 407.125.3, Alachua County Unified Land Development Code (“ULDC”), as required by and in a manner consistent with Section 163.3180, Florida Statutes; and

WHEREAS, the Developer has made proper application for use of multi-modal transportation mitigation to address transportation impacts in accordance with Section 407.125.3, ULDC, the Project is consistent with the Comprehensive Plan and ULDC, and the Developer has demonstrated that all conditions contained in Chapter 407, Article XII, ULDC, have been met in order for Developer and County to enter into this multi-modal transportation mitigation agreement; and

WHEREAS, the Developer has voluntarily chosen to satisfy transportation concurrency requirements through contribution of multimodal transportation mitigation consistent with the methodology found in Ordinance 11-03 adopted by the Board of County Commissioners; and

WHEREAS, the County has agreed to accept the mitigation the Developer has proposed to offset the impacts on the transportation system caused by the Developer’s proposed development; and

WHEREAS, the implementation of the agreement is authorized by Chapter 163, Florida Statutes, the County’s Comprehensive Plan (as amended by the Mobility Plan), and Chapter 407 Article XII, ULDC.

NOW, THEREFORE, in consideration of the promises, mutual covenants, and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties to this Agreement agree as follows:

Section 1. Recitals. The above recitals are true and correct and form a part of this Agreement.

Section 2. Purpose. The Purpose of this Agreement is:

- a. To grant to any owner of the Property transportation concurrency as provided for a Final Certificate of Level of Service Compliance (CLSC) as required for the construction of the Project, subject to compliance by Developer with the terms and conditions of this Agreement and the CLSC; and
- b. To recognize payment of the multimodal transportation mitigation by Developer as providing significant benefit to the impacted transportation system in the area of the Property.
- c. To fulfill the Developer's obligation to pay multimodal transportation mitigation.

Section 3. Development Identification. The proposed Development is known as the Multerra TND and is located at the 9100 block of SW Archer Road, which is identified as Alachua County Tax Parcel number(s) 07068-000-000, 07061-002-003 and 07061-002-000.

The Development is a Traditional Neighborhood Development.

Section 4. Multimodal Transportation Mitigation. The methodology used to calculate an Applicant's Multi-Modal Transportation Mitigation shall be as follows:

The target funding level divided by the growth in vehicle miles of travel times the vehicle miles of travel for the proposed use.

OR

$$VMT_g = VMT_f - VMT_b$$

$$Tcfl = Cc - Cr$$

$$Ttofl = Toc - Cr$$

$$VMT_r = \left(\frac{Tcfl + Ttofl}{VMT_g} \right)$$

$$VMT_p = (Tg \times Atl \times 0.5) \times (1 - \%CC) \times (\%NT)$$

$$\text{Multi-modal Transportation Mitigation} = VMT_r \times VMT_p$$

Where:

Vehicle Miles of Travel Growth ($VM T_g$) = The projected total of vehicle miles traveled in the horizon year ($VM T_f$) minus the base year ($VM T_b$) vehicle miles of travel.

Target Capital Funding Level (T_{cfl}) = The total cost of transportation capital (C_c) for projects consistent with the Capital Improvements Element. Cost shall include all capital infrastructure construction costs, along with cost for design, right-of-way, planning, engineering, maintenance of traffic, utility relocation, inspection, contingencies, project management, stormwater facilities, turn lanes, traffic control devices, bicycle and pedestrian facilities, transit vehicles, and physical development costs directly associated with construction at the anticipated cost in the year it will be incurred.

Target Transit Operations Funding Level (T_{tofl}) = The total cost of transit operations (T_{oc}) consistent with the Capital Improvements Element.

Committed Revenue (C_r) = The total committed revenue to fund transportation capital and transit operations.

Vehicle Miles of Travel Rate ($VM Tr$) = Target Funding Level for transportation capital and transit operations divided by Vehicle Miles of Travel Growth

Vehicle Miles of Travel Proposed ($VM T_p$) = The projected vehicle miles of travel for a specific land use

(T_g) = Trip Generation Rate

(AtL) = Average Trip Length

(CC) = Community Capture

(NT) = New Trips

For the purposes of determining Multi-Modal Transportation Mitigation obligations, Alachua County shall determine mobility improvement costs, including transit, based upon the actual cost of the improvement utilizing the latest available data. Mobility improvements, including transit should be consistent with projects identified in the Capital Improvements Element.

Section 5. Certificate of Level of Service Compliance. In consideration for payment of the Multimodal Transportation Mitigation, Developer shall receive a Final Certificate of Level of Service Compliance (“CLSC”), subject to the following condition:

- a. Developer has elected to either utilize the Multimodal Transportation Mitigation schedule to determine the payment due or the applicant has completed an alternative Multimodal Transportation Mitigation study and the findings of the alternative study have been accepted and approved by Alachua County.
- b. Developer, if applicable, has requested Multi-Modal Transportation Mitigation credit, has provided all required documentation and has agreed to either a value

of the credit or the process to be utilized to determine the value of the credit. The details for any proposed dedication or infrastructure project for which credit is requested shall be provided in this agreement.

- c. Developer agrees that any requested change to a development order may be subject to additional Multimodal Transportation Mitigation to the extent the change generates additional traffic that would require mitigation.

Section 6. Multimodal Transportation Mitigation Payment. Alachua County shall maintain a multimodal transportation mitigation contribution schedule in its building division office's and on the County website consistent with Ordinance 11-03.

- a. Recognizing the "time value of money," Alachua County offers the following reductions in payment amount:
 - 1. Payment concurrent with Development Plan Approval = 15% reduction
 - 2. Payment concurrent with Building Permit Application = 7.5% reduction
 - 3. Payment concurrent with Final Building Inspection = 0% reduction
- b. Developer is responsible for payment of the multi-modal transportation mitigation. Developer may receive credit for the payment of all or a portion of the MMTM by a person who applies for and pays all or a portion of the Developer's MMTM calculated pursuant to Section 4 herein.
- c. Developer expressly agrees to pay the multimodal transportation mitigation payment set forth in Section 4.0, above within 10 days of the County's request for payment. County shall not request payment until after a request for final inspection has been submitted, or at such a time concurrent with the appropriate approval when a discount is requested per Section 6(a)1 and 6(a)2 above.
- d. This agreement does not constitute Final Development Plan approval or any intent by Alachua County to guarantee approval of the Final Development Plan application. If County denies the application for Final Development Plan, this agreement shall be null and void.

Section 7. Impact of Development. The Developer agrees that the conveyances and commitments pursuant to this Agreement are necessary to reduce the impacts of the Development and meet the "essential nexus" and "rough proportionality" requirements established by the United States Supreme Court in the cases of *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard*.

Section 8. Vesting for Concurrency Purposes. Upon completion of the payment described in Section 6, the, Project shall be deemed vested for concurrency

purposes as defined in Chapter 163, F.S. and Chapter 407, Article XII of the ULDC.

- Section 9. Governing Law.** The Agreement and the rights and obligations created hereunder shall be interpreted, construed and enforced in accordance with the laws the State of Florida. If any litigation should be brought in connection with this Agreement, venue shall lie in Alachua County, Florida. The parties waive trial by jury.
- Section 10. Attorneys' Fees and Costs.** The parties hereto agree that in the event it becomes necessary for either party to defend or institute legal proceedings as a result of the failure of either party to comply with the terms and provisions of this Agreement, each party in such litigation shall bear its own costs and expenses incurred and expended in connection therewith including, but not limited to, reasonable attorneys' fees and court costs through all trial and appellate levels.
- Section 11. Severability.** If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- Section 12. Agreement.** This Agreement contains the entire agreement between the parties. No rights, duties or obligations of the parties shall be created unless specifically set forth in this Agreement.
- Section 13. Amendment.** No modification or amendment of this Agreement shall be of any legal force or effect unless it is in writing and executed by both parties, and meets the requirements of the Comprehensive Plan, ULDC, and County Code.
- Section 14. Assignment.** This Agreement may not be assigned without the prior written consent of the other party, and all the terms and conditions set forth herein shall inure to the benefit of and shall bind all future assignees and successors.
- Section 15. Annexation.** This Agreement is not intended to be, and indeed is not, a "development agreement" within the meaning of Sections 163.3220-163.3242, Florida Statutes. The parties shall not be deprived of their rights and obligations, and this agreement shall not be terminated, modified, or affected by operation of a municipal annexation of any portion of the Property.
- Section 16. Waiver.** Failure to enforce any provision of this Agreement by either party shall not be considered a waiver of the right to later enforce that or any provision of this Agreement.

Section 17. Further Documentation. The parties agree that at any time following a request therefore by the other party, each shall execute and deliver to the other party such further documents and instruments in form and substance reasonably necessary to confirm or effectuate the obligations of either party hereunder and the consummation of the transactions contemplated hereby.

Section 18. Notices. Any notice, request, demand, instruction or other communication to be given to either party under this Agreement shall be in writing and shall be hand delivered, sent by Federal Express or a comparable overnight mail service, or by U.S. Registered or Certified Mail, return receipt requested, postage prepaid, to County and to Developer at their respective addresses below:

As to County:

Ramon Gavarrete, P.E.
County Engineer
5620 NW 120th Lane
Gainesville, FL 32653

And with a copy to:

Missy Daniels, AICP
Director, Growth Management
10 S.W. 2nd Avenue
Gainesville, FL 32601

As to Developer:

Thomas Lawler, Manager
Quivett Creek Development, LLC
800 Highland Avenue, Suite 200
Orlando, FL 32803

Section 19. Construction of Agreement. Captions of the Sections and Subsections of this Agreement are for convenience and reference only, and the 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.

Section 20. Effective Date. The effective date of this Agreement (the “Effective Date”) shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures.

Section 21. Counterparts. This Agreement may be executed by the parties in any number of counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to be one and the same Agreement.

(signatures start on next page)

DEVELOPER:

Quivett Creek Development, LLC

By: Thomas Lawler

Thomas Lawler, Manager

Witness #1 for the Developer:

Witness #2 for the Developer:

Michael Lightner
Signature

James V Johnson
Signature

MICHAEL LIGHTNER
Printed Name

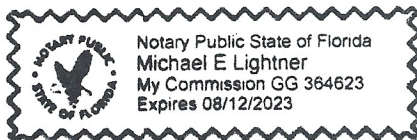
James V Johnson
Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing document was acknowledged before me this 25 day of FEBRUARY, 2021, by THOMAS LAWLER as MANAGER of QUIVETT CREEK DEV, who appeared by means of physical presence or online notarization, and is personally known to me or has produced as identification.

Michael Lightner
Notary Public, State of Florida

MICHAEL LIGHTNER
Printed Name



Commission Number: GG 364623

Commission expires: 8-12-2023

(signatures continued on next page)

ALACHUA COUNTY:


**BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA**

By: _____
Ken Cornell, Chair

ATTEST

J.K. "Jess" Irby, Esq., Clerk

APPROVED AS TO FORM



County Attorney

(SEAL)

EXHIBIT "A"

Legal Description

(OR 4278, PG 371 - PARCEL 1)

THE SOUTHEAST ¼ SOUTH OF RAILROAD IN SECTION 30, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AS SHOWN IN BOOK 202, PAGE 128, OF THE OFFICIAL RECORDS IN THE CLERK OF THE CIRCUIT COURT, GAINESVILLE, ALACHUA COUNTY, FLORIDA, AND DEED AS RECORDED ON DECEMBER 28, 1934.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED LANDS AS CREATED BY AND SET FORTH IN THAT CERTAIN EASEMENT FOR INGRESS/EGRESS BY AND BETWEEN THE CITY OF GAINESVILLE, FLORIDA AND THE NORTH CENTRAL YMCA (YOUNG MEN'S CHRISTIAN ASSOCIATION, INC., RECORDED IN OFFICIAL RECORDS BOOK 3134, PAGE 1380, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

(OR 2401 PG 79)

A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 29, AND RUN NORTH 00°11'14" WEST, ALONG THE WEST LINE OF SAID SECTION, 777.94 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GAINESVILLE ALACHUA COUNTY REGIONAL UTILITIES SYSTEM (ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY); THENCE NORTH 58°24'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 499.85 FEET TO A CONCRETE MONUMENT MARKED "PRM 2115"; THENCE SOUTH 05°21'42" EAST 270.88 FEET TO AN IRON ROD MARKED "PSM 5469" AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 05°21'42" EAST 369.52 FEET TO AN IRON ROD MARKED "PSM 5469"; THENCE NORTH 89°28'52" EAST 228.01 FEET TO AN IRON ROD MARKED "PSM 5469"; THENCE NORTH 02°46'36" WEST 368.49 FEET TO AN IRON ROD MARKED "PSM 5469"; THENCE SOUTH 89°28'52" WEST 244.69 FEET TO THE SAID POINT-OF-BEGINNING.

CONTAINING 2.00 ACRES MORE OR LESS

SUBJECT TO: AN INGRESS/EGRESS EASEMENT OVER THE EAST 24 FEET THEREOF

TOGETHER WITH: A 24 FOOT WIDE INGRESS/EGRESS EASEMENT LYING IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 29, AND RUN NORTH 00°11'14" WEST, ALONG THE WEST LINE OF SAID SECTION, 777.94 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY

RIGHT-OF-WAY LINE OF THE GAINESVILLE ALACHUA COUNTY REGIONAL UTILITIES SYSTEM (ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY); THENCE NORTH 58°24'06" EAST , ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 792.86 FEET TO A CONCRETE MONUMENT MARKED "PRM 2115" AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE SOUTH 02°46'36"EAST 421.50 FEET; THENCE SOUTH 89°28'52" WEST 24.02 FEET; THENCE NORTH 02°46'36"WEST 402.42 FEET; THENCE NORTH 86°52'04" WEST 7.58 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 58°24'06" EAST 36.00 FEET TO THE SAID POINT-OF-BEGINNING.

(OR 2401 PG 83)

A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 29, AND RUN NORTH 00°11'14" WEST. ALONG THE WEST LINE OF SAID SECTION 777.94 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GAINESVILLE ALACHUA COUNTY REGIONAL UTILITIES SYSTEM (ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY); THENCE NORTH 58°24'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 499.85 FEET TO A CONCRETE MONUMENT MARKED "PRM 2115" AT THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 58°24'06"EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 293.01 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 02°46'36" EAST 421.50 FEET TO AN IRON ROD MARKED "PSM 5469"; THENCE SOUTH 89°28'52" WEST 244.69 FEET TO AN IRON ROD MARKED "PSM 5469"; THENCE NORTH 05°21'42" WEST 270.88 FEET TO THE SAID POINT-OF-BEGINNING.

CONTAINING 2.00 ACRES MORE OR LESS.

SUBJECT TO: A 24 FOOT WIDE INGRESS/EGRESS EASEMENT LYING IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 29, AND RUN NORTH 00°11'14"WEST, ALONG THE WEST LINE OF SAID SECTION, 777.94 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GAINESVILLE ALACHUA CONTY REGIONAL UTILITIES SYSTEM (ABANDONED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY); THENCE NORTH 58°24'06" EAST , ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 792.86 FEET TO A CONCRETE MONUMENT MARKED "PRM 2115" AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE SOUTH 02°46'36"EAST 421.50 FEET; THENCE SOUTH 89°28'52" WEST 24.02 FEET; THENCE NORTH 02°46'36"WEST 402.42 FEET; THENCE NORTH 86°52'04" WEST 7.58 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 58°24'06" EAST 36.00 FEET TO THE SAID POINT-OF-BEGINNING.

(OR 4270 PG 307)

THAT PART OF THE SOUTHWEST ¼ OR THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29 FOR A POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING PROCEED NORTH 00°12'09" WEST ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 778.07 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE GAINESVILLE ALACHUA COUNTY REGIONAL UTILITIES SYSTEM (ABANDONED SEABOARD COASTLINE RAILROAD RIGHT OF WAY); THENCE NORTH 58°24'04" EAST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET; THENCE SOUTH 05°22'09" EAST, A DISTANCE OF 1039.90 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 29; THENCE SOUTH 89°28'52" WEST ALONG THE SAID SECTION LINE, A DISTANCE OF 520.45 FEET TO THE SAID SOUTHWEST CORNER OF SECTION 29 AND THE SAID POINT OF BEGINNING.