

Maitland City Centre

Development Agreement Submittal Packet

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October 10, 2014 for P&Z

**DEVELOPMENT AGREEMENT
(Maitland City Centre)**

THIS DEVELOPMENT AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of _____, 2014, by and among the **CITY OF MAITLAND, FLORIDA**, a Florida municipal corporation (“**City**”), whose address is 1776 Independence Lane, Maitland, FL 32751, the **CITY OF MAITLAND, FLORIDA COMMUNITY REDEVELOPMENT AGENCY**, an entity created pursuant to Part II of Chapter 163, Florida Statutes (“**CRA**”), and, **MAITLAND CITY CENTER, LLC**, a Florida limited liability company (“**Developer**”), whose address is 968 Lake Baldwin Lane, Orlando FL 32814.

R E C I T A L S:

WHEREAS, New Traditions Bank, a Florida banking association (“**New Traditions**”) has fee simple title to certain lands located at the Southwest corner of the City’s primary commercial corridor, US 17-92, and Horatio Avenue, in Orange County, Florida, and within the corporate limits of the City of Maitland, Florida, said lands being more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (the “**New Traditions Property**”); and

WHEREAS, Developer warrants it or its affiliates have contracted to purchase the New Traditions Property from New Traditions upon completion of site plan approval and issuance of various other development approvals, permits and agreements with respect to the New Traditions Property, including, without limitation this Agreement; and

WHEREAS, the City has fee simple title to certain lands located across Independence Lane from the New Traditions Property, in Orange County, Florida, and within the corporate limits of the City of Maitland, Florida, said lands being more particularly described in Exhibit “A-1” attached hereto and by this reference made a part hereof (the “**City Parking Parcel**”) upon which the City has constructed and is operating certain parking facilities (the “**Parking Facilities**”); and

WHEREAS, the City has leased the City Parking Parcel and Parking Facilities to Developer for ninety-nine (99) years pursuant to a Parking Lease Agreement entered into by the City and Developer (the “**Parking Lease**”); and

WHEREAS, the City, as owner of the City Parking Parcel, and Developer, as owner of the leasehold interest in the City Parking Parcel, are joint applicants for this Agreement for the purpose of subjecting the City Parking Parcel to the terms and conditions of this Agreement; and

WHEREAS, pursuant to Sections 21-6(II)(c) and 21-23 of the Code, the New Traditions Property and the City Parking Parcel (together the **“Property”**) constitute a single development site processed under a single development application; and

WHEREAS, the Maitland City Council, Maitland Planning & Zoning Commission, and the Maitland CRA Board have expressed their desire to review each development project’s impacts on the entire CRA; and

WHEREAS, the Property is located within the City limits and within the CRA; and

WHEREAS, through the adoption of the Downtown Maitland Master Plan (**“Master Plan”**), the Downtown Maitland Revitalization Plan (**“DMRP”**), and the Ordinance creating the Downtown Maitland Zoning District (**“DMZD”**), and Downtown Maitland Special District (**“DMSD”**) including regulations and design standards, City committed to more aggressively seeking improvements to enhance the economic vitality and vibrancy of the City and the CRA and to implement pedestrian-oriented commercial environments complementary to the cultural corridor of the community; and

WHEREAS, the City and CRA desire the Property to be redeveloped as a key area of the City’s Downtown Maitland corridor consistent with the City’s Comprehensive Development Plan (**“CDP”**), DMZD, DMRP, DMSD, and Master Plan; and

WHEREAS, Developer desires to redevelop the Property and to receive assurances from City and CRA related to Developer’s proposed redevelopment, as set forth herein; and

WHEREAS, City, CRA, and Developer have recognized the benefits of cooperation to redevelop this key area of City; and

WHEREAS, Developer intends to construct a mixed-use development of residential, retail, live/work units, to be known as **“Maitland City Centre”** (defined below as the **“Project”**) consisting generally of those components described in the Conceptual Site Plans attached hereto as **Exhibit “B”** and made a part hereof, as same may hereafter be modified in accordance with this Agreement; and

WHEREAS, Developer agrees to develop the Project upon the Property in accordance with and subject to the terms of this Agreement for the uses substantially as depicted in the Conceptual Site Plans to include those uses more particularly described on **Exhibit “C”** attached hereto (the **“Project Uses”**), all of which shall constitute the **“Development Improvements”** as defined and described below; and

WHEREAS, City, CRA, and Developer have recognized the mutual benefits of cooperation to redevelop this Property in the downtown area, including the economic revitalization of an otherwise stagnant area and the fulfillment of the City’s desire to make the City an attractive place to conduct business, live, shop and play; and

WHEREAS, City and CRA desire to encourage private sector redevelopment of the Property and are willing to enter into this Development Agreement to provide for, implement and encourage a quality mixed use development accordingly; and

WHEREAS, City and CRA desire the Property be redeveloped into a mixed use residential and retail/restaurant project with an architectural theme that is consistent and/or complimentary to the new City Hall architecture (“**Mixed Use Product**”); and

WHEREAS, the City, CRA and Developer desire Independence Lane to be transformed into a “festival street” which can be periodically closed to vehicular traffic for special events, civic activities, and pedestrian activities, to include without limitation lighting elements, planters, pavers without lane dividers, elimination of curbing, and raising the pavement to provide access to pedestrians and to provide for the construction of additional restroom facilities that can be utilized for special events at such festival street; and

WHEREAS, in order to accommodate additional parking needs anticipated to be generated by the restaurant and retail uses in the Project and to promote the harmonious development of the Project and the surrounding area, the City desires to make parking facilities located across the street from the Project that are owned, utilized by or licensed or allocated to the City available for the non-exclusive use of employees, customers and invitees of the businesses operated in the Project on weekends, holidays and after working hours on weekdays, all as more particularly set forth in Paragraph 10 hereinbelow; and

WHEREAS, to obtain the benefits accruing to City and CRA from the redevelopment of the Property and to meet their other objectives as detailed herein, City and CRA are willing, pursuant to the CDP, Master Plan, DMZD, Downtown Maitland Special District (DMSD), DMRP, and other applicable laws and ordinances, to provide certain incentives to Developer which are set forth in this Agreement; and

WHEREAS, the Project is projected to generate significant local construction related earnings, provide a substantial capital realization benefit to the City and fulfill objectives of the CDP, Master Plan, DMSD, DMZD, and DMRP, including the improvement of infrastructure and increased commercial and residential activity in the blighted downtown Maitland area; and

WHEREAS, the City and CRA further desire to set forth the process for granting all necessary governmental licenses, permits and approvals which are required for the Project; and

WHEREAS, §163.3167, *Florida Statutes*, provides that each local government is encouraged to articulate its vision for the future physical appearance and qualities of its community in its Comprehensive Plan; and

WHEREAS, City and CRA are authorized by home-rule powers to enter into agreements regarding the development and redevelopment of property; and

WHEREAS, the Florida Legislature has recognized that high-density development is integral to the success of many urban infill and redevelopment projects and that high-density urban infill and redevelopment is to be encouraged; and

WHEREAS, providing the Developer with the option of obtaining parks and recreation impact fee credits if the Developer constructs Independence Lane as a “festival street” and the option of obtaining water and sewer impact fee credits if the Developer constructs off-site water and sewer lines to serve the Project serves a valid public purpose; and

WHEREAS, in consideration for the Developer's redeveloping a key and critical parcel within the CRA which has been in a blighted state for a significant period of time and that the City's codes require pedestrian walkways and streetscaping along all four sides of the New Traditions Property to serve pedestrians walking to and from the Project and to serve the general pedestrian traffic, the CRA and City find that, under Sec. 12-57 and Sec. 12-62 of the Code, the Developer shall be credited for its non-transferable transportation impact fees for the construction of the streetscaping in the City's right of way along the streets adjacent to and north, south, east, and west of the New Traditions Property consistent with the design standards established by the City compatible with the "festival street" to be constructed on Independence Lane as provided in this Agreement (the "**Streetscape Improvements**"); and

WHEREAS, on August 6, 2014, the City gave proper notice of a public hearing before the Maitland Planning & Zoning Commission ("**P&Z**") to consider this Agreement; and

WHEREAS, P&Z held said public hearing on August 21, 2014, and heard all persons desiring to speak for and against this Agreement; and

WHEREAS, P&Z held a recommendation meeting on this Agreement on October 16, 2014; and

WHEREAS, P&Z provided for the Maitland City Council and CRA its recommendations in a report dated _____, 2014; and

WHEREAS, the Maitland City Council and CRA have considered the recommendation of P&Z; and

WHEREAS, the Maitland City Council (the "**City Council**") and CRA duly scheduled, advertised and held a joint public hearing on October 23, 2014, to consider this Agreement, and heard all persons desiring to speak for or against this Agreement; and

WHEREAS, the City Council and CRA duly considered the remarks and comments offered regarding the Agreement made at said public hearings; and

WHEREAS, the City Council and CRA finds Developer has made the requisite showing under the CDP, the DMSD, DMZD, DMRP, and Master Plan for the approval of the Project and to receive the incentives, bonuses, waivers, permitted conditional use(s), and approvals set forth herein; and

WHEREAS, the City Council and CRA, finding it to be in the best interest of the City and the health, safety and welfare of the citizens of Maitland, have offered to facilitate a portion of this redevelopment and revitalization project on the terms and conditions set forth herein, with the expectation that their involvement will encourage and accelerate the timing of the redevelopment, thus generating additional TIF revenues in the redevelopment area, and will result in enhanced economic benefit to downtown with respect to the stability and potential for future development of properties in the downtown core; and

WHEREAS, all Parties desire to enter into this Agreement to provide the citizens of City a quality development in the form of the Project; and

WHEREAS, Developer hereby affirms and acknowledges that everything contracted for, negotiated, acknowledged and affirmed herein by Developer is done freely and voluntarily.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals.** Each and all of the foregoing recitals are declared to be true and correct and are incorporated herein by this reference. City, CRA and Developer shall hereinafter collectively be referred to as the "**Parties.**"

2. **Mixed Use Project.** In accordance with the terms and conditions of this Agreement, the Developer represents and warrants to the City and CRA that it will expeditiously redevelop the Project on the Property, at Developer's expense (except as set forth hereinbelow), as a mixed-use development to include the Project Uses, all of which shall constitute the "Development Improvements" consistent and compatible with the aesthetic architectural and urban theme of the existing City Hall on Independence Lane (the "**Development Improvements**"). The residential components of such Project shall be developed as apartment units, but may be converted into condominiums in the future at the election of Developer. Subject to approval of this Agreement, and issuance of engineering and site plan approval for the Project and the Property by the City, the Developer represents and warrants that the Project will be developed reasonably consistent with the conceptual site development plans attached hereto and incorporated herein as **Exhibit "B"** (the "**Conceptual Site Plans**"). City acknowledges that the Conceptual Site Plans include a certain area designated for a maximum of 30 live/work commercial units with an ancillary business center. The Project uses also include 14,000 sq. ft. of "Flex Space" which can be developed as retail, restaurant, or office, with the option of converting up to 5,000 sq. ft. of such flex space to live/work space at Developer's discretion. The Development Improvements shall have a maximum height of approximately eighty five feet (85') (exclusive of stairwells and elevator shafts) measured from average grade to the eave of the building (excluding up to an additional fifteen feet (15') from the eave of the roof ridge line for proposed roof elements and focal points not intended for human occupation).

Section 21-6(II)(c) and Section 21-23 of the Code provide that a single development site may be on different sides of the street within the same block as long as both building sites are processed under a single development application. The City, as the owner of the City Parking Parcel, has leased the City Parking Parcel and Parking Facilities to Developer for ninety-nine (99) years pursuant to a Parking Lease Agreement entered into by the City and Developer (the "Parking Lease"). In exchange for the City entering into the Parking Lease with Developer, Developer has agreed to construct for the City the "City Restroom Facilities" pursuant to Paragraph 6(a)(ix) hereinbelow on the City Parking Parcel to provide additional public restrooms to be used for special events occurring on the festival street to be constructed on Independence Lane as provided in this Agreement. The City, as owner of the City Parking Parcel, and Developer, as owner of the leasehold interest in the City Parking Parcel and contract purchaser of the New Traditions Property, have filed a joint application for this Development Agreement. The City Parking Parcel and the New Traditions Property constitute a single development site pursuant to Sections 21-6(II)(c) and 21-23 of the Code.

The City acknowledges and agrees that (i) the Property has sufficient development rights to construct 250 residential units as part of the Project and (ii) Developer shall have the right to convert the live/work units constructed on the Property to residential use, including conversion of the one-half (1/2) bath in the office portion of the units to a full bath and leasing such units as two bedroom residential units upon satisfaction of the requirements provided hereinbelow. Developer and City hereby further agree as follows with respect to such live/work units:

(a) Live/work units will be constructed with a one-half (1/2) bath in the office portion of the unit. In connection with initial construction of the live/work units, Developer may stub water and sewer lines required to convert such one-half (1/2) bath to a full bath by installation of a shower, but such shower space shall be constructed initially as a closet. Developer agrees to market the live/work units as live/work units and use good faith efforts to lease them as live/work units.

(b) Should Developer fail to fully lease the live/work units for such use after good faith marketing efforts for a period of one (1) year from completion of same, or if any live/work unit subsequently remains vacant and cannot be leased for such use for a period of one (1) year after ongoing good faith marketing efforts, Developer shall have the option of converting the live/work commercial units to residential units so long as the Developer is able to satisfy the requirements of this Agreement.

(c) Upon delivering to the City (i) an affidavit executed by an authorized representative of the owner or manager of the live/work units warranting and representing to the City that such live/work unit or units remain unleased after good faith efforts of Developer to market and lease same for such use for one year and (ii) payment of such additional net impact fees as are due upon conversion of the live/work unit or units from commercial to residential use, and subject to Developer's compliance with all applicable building code requirements, the City shall issue all permits and approvals required for Developer to convert the one-half (1/2) bath in the front unit to a full bath by installation of a shower and lease the former live/work units as two bedroom residential units. The City acknowledges that Developer has sufficient development rights allocated to the Property to allow Developer to immediately convert the live/work units to residential units upon delivery of the affidavit described above along with payment of the additional net impact fees as set forth hereinabove.

3. **City Findings.** City finds that the Developer has made the requisite showing under the CDP, the DMZD, DMRP and the Master Plan for the approval of the Project. Specifically, City finds that (i) the Project participates in shared open space and stormwater treatment for the Packwood District; (ii) the Project is consistent with the Architectural Design Standards established for the Packwood District in the DMZD, DMSD, DMRP and the Master Plan.

4. **Objectives of Agreement.** The Parties' objectives, each of which is deemed material to the Parties' decision to enter into this Agreement, include but are not limited to the following:

(a) City/CRA Objectives –

- (i) To obtain from Developer all information that is necessary to proceed with City's redevelopment and site plan review process for the Development Improvements for the Project; and
- (ii) To confirm projected time frames for the development application review, attached hereto and incorporated herein as Exhibit "D"; and
- (iii) To insure that the design and construction of the Development Improvements are consistent with the terms of this Agreement; and
- (iv) To insure timely completion of the private elements of the Project by way of faithful performance guarantees produced by the Developer or its assigns; and
- (v) To ensure the design and construction of the Development Improvements for the Project are consistent with the design standards adopted in the DMZD, DMSD, DMRP, the Master Plan, site plan review requirements and City and other applicable regulations and specifications; and
- (vi) To ensure timely completion of City's construction obligations such that all performance and payment schedules are met in substantial accordance with the schedule and terms set forth herein and such improvements are completed concurrently with the completion of the Development Improvements; and
- (vii) To reduce driveway cuts from the New Traditions Property that currently exit onto Packwood, US 17-92 and Independence Lane, allowing for a more pedestrian-friendly environment consistent with the requirements of the Master Plan, DMSD and DMRP; and
- (viii) To construct and transform Independence Lane as a "festival street;" and
- (ix) To provide Developer with transportation impact fee credits for constructing the Streetscape Improvements along the streets adjacent to and north, south, east and west of the New Traditions Property.
- (x) To provide for the construction of public bathroom facilities on City Parking Parcel for the benefit of the public during special events and civic activities held on the "festival street."
- (xi) To make City parking facilities across the street from the Project available for parking for employees, customers and invitees of the businesses operated on the Project during weekends, holidays and after hours on weekdays.

(b) Developer's Objectives –

- (i) To obtain from City timely reviews and approvals consistent with Exhibit "D"; and
- (ii) To insure that the incentives required to support the redevelopment of the Project on the Property will be available concurrent with its redevelopment; and
- (iii) To insure the off-site Master Stormwater System, construction of Independence Lane as a "festival street" and construction of the required lift station diversion project and water and sewer lines are completed before or concurrent with the Project so as not to delay its completion; and
- (iv) To obtain approval of the Conceptual Site Plans; and
- (v) To have the City provide the option of obtaining non-transferable parks and recreation impact fee credits and water and sewer impact fee credits if the Developer makes certain off-site improvements consistent with this Agreement; and
- (vi) To obtain bonuses, incentives, waivers, permitted conditional use(s) and off-site parking allocated for consideration by the City through the DMZD and DMSD; and
- (vii) To contribute to and/or participate in the transformation and construction of Independence Lane as a "festival street"; and
- (viii) To construct the Streetscape Improvements in the City's rights of way adjacent to and north, south, east, and west of the New Traditions Property consistent with the City's design standards and compatible with the "festival street" to be constructed within Independence Lane and to receive non-transferable credits against its transportation impact fees for the Streetscape Improvement.
- (ix) To construct public bathroom facilities on City Parking Parcel for the benefit of the public during special events and civic activities held on the "festival street."

Developer shall only be required to use commercially reasonable efforts to acquire the New Traditions Property and to subsequently apply for required governmental licenses, approvals and permits for the Project and related improvements. The Parties intend that their respective objectives will be accomplished as set forth herein.

5. **Development Review for Subject Property.** Developer shall provide all information on the Property necessary for the development reviews in the time frames outlined in Exhibit "D". City shall proceed in accordance with the time frames outlined in Exhibit "D" so long as Developer has sufficiently complied with the application procedures for each process as set forth in the Code and adopted procedures. Exhibit "D" sets forth the estimated schedule for such

permits and approvals, but may be modified by the written consent of both Developer and the City Manager or designee as reasonably necessary.

6. **Development of Subject Property.**

(a) **Developer Obligations as to the Project.** Except as otherwise set forth herein as the responsibility of the City, Developer shall design, permit and construct, at its own cost and expense, all Development Improvements related to the Project.

- (i) The Development Improvements shall be constructed in accordance with the construction plans approved by City through its standard site plan review process, and shall also be consistent with the design standards adopted in the DMZD, DMSD, DMRP and other applicable City ordinances and regulations.
- (ii) Developer's entitlements hereunder shall be applicable to the entire Property as a whole and may not be subdivided, split, severed, segmented or allocated to any portion of the Property at any time. This restriction shall survive the expiration of this Agreement.
- (iii) Developer shall construct the Streetscape Improvements within the City rights of way along the streets adjacent to and north, south, east, and west of the New Traditions Property.
- (iv) On or before March 1, 2015, the City shall deliver to Developer completed design specifications and construction drawings for the construction of Independence Lane as a "festival street" (the "**Festival Street Plans**"). On or before May 1, 2015, Developer shall secure bids for construction of Independence Lane in accordance with the Festival Street Plans and will provide written notice to the City advising whether Developer will construct Independence Lane as a "festival street" in accordance with same (the "**Developer Festival Street Construction Notice**"), pursuant to this Section 6.(a)(vii) herein and **Exhibit "E."** Failure of Developer to provide such notice shall constitute Developer's election to not construct such "festival street." If Developer notifies the City that Developer intends to construct Independence Lane as a festival street, the City and Developer will enter into an escrow agreement with respect to same as provided in Paragraph 6(b)(iii) below. If Developer elects not to construct Independence Lane as a festival street, the Developer shall be required to pay its park and recreation impact fees on or before June 1, 2015.
- (v) On or before March 1, 2015, the City shall deliver to Developer completed design specifications and construction drawings for the construction of the water and sewer lines under Independence Lane (together the "**Water and Sewer Plans**"). On or before May 1, 2015, Developer shall secure bids for construction of the water and sewer lines

within Independence Lane in accordance with same and will provide written notice to the City advising whether Developer will construct such water and sewer lines within Independence Lane in accordance with the Water and Sewer Plans (the “**Developer’s Water and Sewer Construction Notice**”). Failure of Developer to provide such notice shall constitute Developer’s election to not construct such water and sewer lines. If Developer notifies the City that Developer intends to construct the water and sewer lines under Independence Lane, the City and Developer will enter into an escrow agreement with respect to same as provided in Paragraph 6(b)(iii) below. If Developer does not intend to construct the water and sewer lines, the Developer shall be required to pay its water and sewer impact fees on or before June 1, 2015.

- (vi) At the time of issuance of any building permits for the Project, Developer shall pay all fire impact fees and Orange County School impact fees in amounts which are in effect at the time of building permit issuance.
- (vii) The Developer has the option of receiving non-transferable transportation, parks and recreation and water and sewer impact fee credits for off-site improvements made as set forth in Exhibit “E” in amounts which are in effect at the time Developer constructs such improvements and declares to the City under sub-paragraphs (iv) and (v) above that it intends to exercise its option to construct the off-site improvements and receive credit for the same.
- (viii) Developer shall construct the off-site improvements for which it receives credit in accordance with the City’s codes, standards, and specifications.
- (ix) Developer and City have entered into the Parking Lease granting Developer a 99 year lease on the City Parking Parcel and Parking Facilities. As consideration for the leasing of the City Parking Parcel and Parking Facilities from the City to Developer, Developer hereby agrees to construct on the portion of the City Parking Parcel to be designated by the City, a public restroom facility containing two (2) stalls and 1 (one) urinal for men and three (3) stalls for women, and comprising approximately three hundred (300) square feet (the “City Restroom Facility”) with same to be owned, maintained and operated by the City and used for special events on the festival street to be constructed on Independence Lane. The preliminary design for the City Restroom Facilities is more particularly depicted on Exhibit “A-1” hereto, and the estimated budget for construction of same is \$50,000.00. On or before March 1, 2015, the City shall deliver to Developer completed design specifications and construction drawings for construction of the City Restroom Facilities. Developer shall complete construction of the City Restroom Facilities including obtaining a certificate of completion with respect to same from the City prior to

issuance of any certificate of occupancy for any portion of the Project. The City shall be responsible for all water and sewer connection fees relating to the City Restroom Facilities and the cost of operating, maintaining and replacing the City Restroom Facilities.

(b) **City Obligations as to the Project.** In consideration of the Developer undertaking the Project, and provided the Developer is not in default of this Agreement, the City shall undertake the actions set forth in this Section. Unless otherwise provided below, the City shall undertake the following actions:

- (i) The City acknowledges that the Developer is entitled to impact fee credits for existing grandfathered improvements as set forth in **Exhibit "E."**
- (ii) The City shall give impact fee credits for the Streetscape Improvements constructed or installed by Developer on the City's right of way adjacent to and north, south, east, and west of the New Traditions Property, all as set forth in **Exhibit "E."**
- (iii) Should the Developer opt to construct Independence Lane as a festival street, upon timely notification to the City as set forth above, the City shall contribute its share of the costs to construct the festival street in excess the amount of Developer's non-transferable park and recreation impact fee credit, with the estimated amounts of the Developer's and City's shares of such cost to be deposited into escrow pursuant to an escrow agreement to be mutually agreed to and entered into by the City and Developer on or before July 1, 2015, or within sixty (60) days of the Developer's Festival Street Construction Notice electing to construct same, whichever is later. Also, should the Developer opt to construct the water and sewer lines under Independence Lane, upon timely notification to the City as set forth above, the City shall contribute its share of the costs to construct such water and sewer lines in excess of the amount of Developer's non-transferable water and wastewater impact fee credit with the estimated amounts of the Developer's and City's shares of such cost to be deposited into escrow pursuant to an escrow agreement to be mutually agreed to and entered into by the City and Developer on or before July 1, 2015, or within sixty (60) days of the Developer's Water and Sewer Construction Notice electing to construct same, whichever is later.
- (iv) On or before May 1, 2016, or twelve (12) months from the date of receipt of the Developer's Water and Sewer Construction Notice (whichever occurs later), the City shall complete the lift station diversion project, extend water and sewer lines (if not extended by Developer) and other facilities necessary to ensure that there is sufficient capacity to serve the Project and the Development Improvements as approved in City's formal site plan review process.

- (v) City shall extend to the property line of the New Traditions Property such stormwater conveyance lines and facilities and shall provide or create sufficient capacity in the City's Master Stormwater System defined hereinafter as are required to accept and treat all stormwater outfall from the portion of the Project constructed on the New Traditions Property, with such facilities to be installed no later than the date provided in Paragraph 12(a) hereinbelow.
- (vi) As permitted and justified under the DMZD and DMRP, the City approves the development bonuses and waivers to Developer, as set forth in **Exhibit "F."**
- (vii) City shall grant such permanent non-exclusive easements which the City has authority to grant in favor of Developer, the Project and the Property as are necessary in order to facilitate the use of fire hydrants and utilities, including, without limitation, the drainage of surface water and stormwater from the portion of the Project constructed on the New Traditions Property into the Master Stormwater System, and the construction and maintenance of improvements associated therewith. If any additional easements are required to install or use such facilities, the City shall be responsible for obtaining all such easements from all necessary public and private property owners. All required easements shall be granted or obtained by the City prior to approval of the site permits.
- (viii) If the Developer does not opt to construct Independence Lane as a festival street and receive impact fee credits therefore, the City shall construct Independence Lane as a festival street to be completed on or before May 1, 2016, or twelve (12) months after the date Developer delivers (or is deemed to have delivered) Developer's Festival Street Construction Notice, whichever is later.

7. **Flexibility in design standards application.** The need for design flexibility is specifically anticipated within the Downtown Maitland Special District as described in Code Section 23-2.2.

(a) The City has reviewed the Developer's design waiver requests and made the following findings:

- (i) The Project is consistent with the CDP, the purpose of the Code and DMZD, DMRP, and Master Plan.
- (ii) The proposed waivers will not have a material negative impact on adjacent uses, or the Developer, by Developer's performance under this Agreement, will mitigate the negative impact to be created by the waivers.

- (iii) Compliance by Developer with all aspects of the Code requirements is technically impractical, physically impossible or undesirable based on Project's specific site conditions, or approval of the waivers will result in superior design and achievement of the objectives of the CDP, DMRP, DMSD, DMZD, Code and Master Plan.
- (iv) The requests would not have a material negative effect on the public health, safety, and welfare of the City and its residents.

(b) Based on the City's findings listed in (i)-(iv) above, the City has approved the design waivers pursuant to Sec. 21-6(II)(f)(1) of the Code, all as set forth in **Exhibit "F."**:

8. **Bonuses.**

(a) The need for a Bonus Program is specifically anticipated within the Downtown Maitland Special District (DMSD). The City recognizes in Sec. 23-2.7.2 that all potential development bonuses are subject to approval by the City. Types of development bonuses allowed for consideration by City Code include, as applicable to this Project: (1) Building height bonus; (2) Density and intensity bonuses; and (3) Drive-through facilities.

(b) The City has reviewed the Developer's requests for bonuses and has made the following findings pursuant to Sec. 23-2.7.2:

- (i) The improvement proposed by the Developer provides a significant public benefit in light of the bonus requested; and
- (ii) The proposed design, intensity, and any mix of uses relating to the requested bonus will result in a superior product on the Property that is compatible with the surrounding neighborhood.

9. **Conditional Uses.** Sec. 21-19b requires that multi-family residential, ground floor residential in mixed use buildings, and banks with drive-thrus can only be approved as conditional uses in the DMZD. The Developer is granted conditional uses on the Project for multi-family residential, ground floor residential in a mixed use building, and a bank with drive-through facilities, for the reasons set forth in **EXHIBIT "F."**

10. **Parking.** An alternative parking study was submitted pursuant to Sec. 21-22(1)(f) to evaluate required parking to serve the Project, using professionally accepted methods for review and approval by the City. The Parking Study attached as **Exhibit "G"** demonstrates that the Project will have 505 parking spaces on-site and that during peak hours as described in **Exhibit "G"** no parking deficit is anticipated at the present time. Notwithstanding the foregoing, the City shall make the City's allocated or designated parking spaces in any and all parking lots or facilities located across the street from the Project available for the non-exclusive use of Developer, the Project and all employees, customers and invitees for the businesses operated in the Project on weekends, holidays and after hours on weekdays (6 p.m. to 6 a.m.) except that the City shall not be required to make available (i) any such spaces reserved for exclusive use of City employees or departments requiring round the clock access to the City's facilities or (ii) such spaces as reasonably required for the City's monthly municipal council meetings or special

events on the festival street or at the City Hall occurring during the times such weekend, holiday and weekday after hours parking would otherwise be available to the Project. Under no circumstances will the Developer, tenants, employees, or invitees or anyone doing business in the Project be allowed to park, or allow others to park, delivery trucks at any time on the City's allocated or designated parking spaces. The foregoing non-exclusive allocation of such City parking spaces shall cover all parking spaces within City owned lots across the street from the Project and all parking spaces in parking lots, garages or other parking facilities owned by third parties across the street from the Project which are allocated, designated or set aside for use by City employees, invitees or visitors. The City acknowledges and agrees that all parking leases, agreements or shared ownership plans entered into by the City and third parties with respect to parking spaces or facilities located across the street from the New Traditions Property or Project shall reference, acknowledge and be consistent with the foregoing non-exclusive allocation of City parking spaces to Developer and the Project.

11. **Streetscape; Sewer and Water Improvements.**

(a) **Streetscape.** Developer shall design, permit, and construct the Streetscape Improvements within the City's right of way adjacent to the New Traditions Property along US 17-92, Horatio Avenue, Independence Lane, and Packwood Avenue, consistent with the Conceptual Site Plans, inclusive of waivers and Developer's requests for flexibility, consistent with the City's design standards and compatible with the festival street along Independence Lane and the design standards in the DMRP, DMSD and DMZD.

(b) **Sewer and Water Improvements.** The City will complete the lift station diversion project and extend water and sewer lines to a public right-of-way adjacent to the Property at a size and with capacity sufficient to service the Project (the "**Sewer and Water Improvements**") with same to be permitted and operational and capacity allocated and available by the date for completion of same provided in Paragraph 6(b)(iv) hereinabove. In the event Developer timely delivers the Developer's Water and Sewer Construction Notice as provided above indicating that Developer will install the water and sewer lines necessary to service the Property and the Project, the City shall proceed to construct the lift station diversion project as provided herein and the balance of the Sewer and Water Improvements. The Sewer and Water Improvements shall be designed and permitted in accordance with the City's Code, regulations, applicable plans and permits, policies and requirements. City shall be responsible for the maintenance of the Sewer and Water Improvements and all sewer, water and reclaimed water lines in public right-of-way and providing reserved and allocated capacities for water, sewer and reclaimed water (if applicable) necessary for the Project. Developer shall be responsible for connecting the Property to the City's Sewer and Water Improvements to ensure the Property is connected to potable water, reclaimed water, and wastewater facilities necessary for the Project. Developer, at its expense, shall design, permit and construct sewer and water utility lines and meters internal to and in support of the Project and connecting such to the City's Sewer and Water Improvements before the issuance of any certificates of occupancy for any dwelling units for the Project. All of the City's Code, requirements and specifications concerning utility connections and all of the City's Code requirements concerning wastewater collection apply to the Property and development thereof.

12. Incentives Program – Off-Site Infrastructure (Sec. 23-2.7.1(b))

(a) **Stormwater Access and Improvements.**

- (i) The City acknowledges that adequate systems are in place to accept stormwater outfall from the City Parking Parcel and Parking Facilities and the City Restroom Facilities when constructed on the City Parking Parcel. The City shall install a stormwater system accepting stormwater outfall from the New Traditions Property and Project, including stormwater lines conveying such stormwater outfall from the New Traditions Property into the City's stormwater retention pond or ponds ("**Master Stormwater System**"), which shall be designed, constructed, installed and owned by the City and paid for by the City. Furthermore, such stormwater lines and systems shall be completed on May 1, 2016, or twelve (12) months after receipt of the Developer's Water and Sewer Construction Notice, whichever occurs later, so as to provide the master stormwater distribution system necessary for connection of the Project stormwater system to the City's master system and acceptance of outfall from the Project stormwater system into the City's master system. The Master Stormwater System shall be designed and constructed by the City and at the City's discretion.
- (ii) City shall accept stormwater outfall from the portion of the Project constructed on the New Traditions Property into the City's Master Stormwater System, sufficient to allow for the Developer to redevelop the Project on the New Traditions Property consistent with the Conceptual Site Plans without any on site retention or detention of same. The Master Stormwater System's water may be used in the for stormwater flow control and water reuse irrigation within the Project provided that the Master Stormwater System's minimum water level required for water quality treatment is maintained per City standards. The Project shall discharge rates and volumes of stormwater runoff from the New Traditions Property at such amounts as are required by Project and the City acknowledges that the Master Stormwater System shall be designed, constructed and operated to handle the same.
- (iii) The City shall grant to the New Traditions Property a drainage easement in such area as is agreed upon by the Parties to accommodate all permitted drainage from the New Traditions Property into the City's Master Stormwater System. If any additional easements are required to complete such stormwater connections, City shall be responsible for obtaining such easements from all necessary public and private property owners.
- (iv) The Developer shall be responsible, at its cost, to design, permit, and construct all secondary systems and connections on the New Traditions Property to convey such stormwater outfall into City's Master

Stormwater System. Upon completion of Developer's secondary systems and connections, Developer shall be perpetually responsible for the maintenance of that secondary system located on the New Traditions Property in conformance with any permitting conditions.

- (v) In exchange for the use of the City's Master Stormwater System to meet the stormwater requirements for the New Traditions Property, and pursuant to the CRA Plan's General Design Guidelines and Sec. 21-6 of the Code, the Developer shall pay its pro-rata share of the construction and ongoing maintenance expense of said stormwater retention facility. Developer shall have the obligation to compensate the City for construction and maintenance of the facility according to the following calculations:

(Total Construction Cost) multiplied by ((square foot of impervious area on the New Traditions Property (as set forth in the St. Johns River Water Management District permit for the Pond)) divided by (total square feet of impervious area approved for the capacity of the Pond)) = Total Construction Fee.

AND

(Total Maintenance Cost) multiplied by ((square foot of impervious area on the New Traditions Property (as set forth in the St. Johns River Water Management District permit for the New Traditions Property)) divided by (total square feet of impervious area approved for the capacity of the Pond)) = Total Maintenance Fee.

The stormwater connection fee for the Project based on a maximum of 3.26 acres for the New Traditions Property, is estimated to be a \$277,068.00. The stormwater connection fee shall be paid on or before June 1, 2015.

(b) **Open Space/Permeable Space Approval.** Sec. 23-2.7.1(b) allows developers to apply for off-site accommodation of their required open space and permeable space, and off-site infrastructure may be accommodated at a city facility. The Developer is entitled to off-site credit for connecting to the City's Master Stormwater System. The Property shall be deemed to be in compliance with all open space and permeable space requirements of City, whether set forth in the DMRP, DMSD, DMZD or elsewhere upon (a) City's approval of the construction plans for the Development Improvements as shown on the Conceptual Site Plans in accordance with City's formal site plan review process, as it relates to the streetscape along US 17-92, Independence Lane, Packwood Avenue, and Horatio Avenue, as well as the other off-site Development Improvements, and (b) Developer's completion of each consistent with such approved construction plans.

13. **Street Closures.** Independence Lane shall remain open at all times unless otherwise authorized by the City. When Independence Lane is transformed into a festival street, the City may temporarily close Independence Lane for the hosting of special events or civic activities.

The City may also temporarily close Independence Lane in emergencies or for required maintenance and other necessary reasons. Retailers and residents of the Project shall receive not less than seven (7) days' prior notification from the City for any non-emergency temporary closures and such advance notice from the City as is reasonable under the circumstances for any temporary closures on an emergency basis.

14. **Platting and Subdivision.** Platting of subdivisions of the lots within the Project by Developer may be done at any time in accordance with Code, in whole or in part, so long as such processes are completed no later than (i) the issuance of the last Certificate of Occupancy or (ii) the closing on the sale of a lot on the Property which is not within a condominium (if such use is in place). NOTE: Developer's entitlements hereunder shall be applicable to the entire Property as a whole and may not be subdivided, split, severed, segmented or allocated to any portion of the Property at any time. This restriction shall survive the expiration of this Agreement.

15. **Consistency with City's Comprehensive Development Plan (CDP).** City hereby finds that this Agreement is consistent with the CDP and other City governing documents, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, *Florida Statutes*, and City's police powers. The Conceptual Site Plans are consistent with the CDP, applicable development regulations, and service levels adopted by City. Moreover, the Conceptual Site Plans ensures that the future development of the Property is directed in a harmonious pattern with existing development and the natural environment so as to maintain and improve the City's image as a residential community.

16. **Minor Amendments and Adjustments.**

(a) The Parties agree that a project of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Project, this Agreement, and the Conceptual Site Plans. Minor amendments to this Agreement may be reviewed and approved consistent with Code Section 7.5-43, however nothing herein shall convert this Agreement to an agreement entered into pursuant to the Florida Local Government Development Agreement Act.

(b) Developer may seek to change the building footprints as retail leases are obtained from retailers and prototype footprints are implemented into the first floor design. Minor adjustments are those which do not materially affect or modify the Project and are typical of developments of this type and which do not alter, modify, deviate from, or otherwise adversely impact the criteria outlined in the approved Conceptual Site Plan, approved Final Site Plan, or approved permits ("Minor Adjustments"). Developer is authorized, upon approval by City Manager or designee (delivered in writing, setting forth the exact nature of the subject change/modification requested) to make such Minor Adjustments. It is the intention of the City Council and the CRA that changes to the approved Conceptual Site Plan within the minimum and maximums established in this Agreement for density, FAR, and height are not considered additions to or deletions from the square footage of the Project and, will not require an amendment to this Agreement.

17. **Obligation to Adhere to Requirements of Law.** Developer and City agree that each and their respective successors and assigns will be bound by the provisions of this Agreement, as well as all Federal, State and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by Developer or City. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Developer or City of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

18. **Covenants and Terms.**

(a) The conditions and covenants set forth herein shall be construed as covenants running with the Property, and shall be binding upon Developer, City and their assigns and successors in interest, and shall inure to the benefit of Developer, City and their assigns and successors in interest, but shall not be deemed to extend private rights to any person or entity other than the Parties hereto and their successors and assigns. This Agreement shall not be assignable by Developer without City's prior written approval, which shall not be unreasonably withheld. Notwithstanding the foregoing, in the event that a project mortgagee (or its nominee) shall acquire title to the New Traditions Property through foreclosure or deed in lieu of foreclosure, such project mortgagee (or its nominee) shall be deemed a permitted assignee under this Agreement, provided such assignee gives City prompt notice of the acquisition thereby of the New Traditions Property, and such assignee agrees to assume and timely perform all of the covenants and obligations of Developer under this Agreement accruing from and after the date of such acquisition of title. This Agreement shall be effective for a period of seven (7) years from the Effective Date unless sooner terminated by Developer or City pursuant to a specific right of termination set forth in this Agreement. Once the Project (including public infrastructure) have been completed and all obligations herein satisfied, this Agreement shall be deemed terminated except as expressly set forth in this Agreement. Within fifteen (15) days following the written request of Developer, City shall execute an instrument in recordable form acknowledging that the any and all obligations under and pursuant to this Agreement have been fully satisfied and performed, and that this Agreement has terminated, or if termination has not then occurred, specifying which, if any, obligations under this Agreement remain unsatisfied or unperformed, and Developer may record any such instrument in the Public Records of Orange County, Florida.

(b) Developer may terminate this Agreement no later than six (6) months after the Effective Date if litigation by a third party is initiated to invalidate this Agreement, or any of the agreements required hereunder between the Parties hereto. Developer may further terminate this Agreement on November 1, 2015, should Developer fail to obtain acceptable financing for the Project, as determined in Developer's sole discretion. In addition, New Traditions Bank (the "Bank"), as current owner of fee simple title to the New Traditions Property, upon delivery of written notice of same to the City and Developer, shall have the right to terminate this Agreement (i) if Developer fails to acquire the New Traditions Property from the Bank on or before July 1, 2015 or (ii) on such earlier date in the event of termination of Developer's contract to purchase the New Traditions Property from the Bank. Upon any such termination, Developer and the Bank shall have no further obligations under this Agreement and all entitlements provided hereunder are void.

(c) City may terminate this Agreement at any time, by appropriate action of the City Council and/or the CRA, without cost or penalty to City or CRA, after the occurrence of any of the following:

- (i) Developer fails to acquire fee title to the New Traditions Property on or before July 1, 2015, or fails to provide copies of the executed and recorded deeds evidencing all such acquisitions to City upon the City's request for same.
- (ii) Developer fails to obtain all permits and approvals for the construction of the public infrastructure on the terms and conditions herein required, no later than May 1, 2016; or Developer fails to commence construction thereof no later than November 1, 2016; or Developer fails to complete construction of the public infrastructure no later than November 1, 2017.
- (iii) Developer defaults hereunder and does not cure such default as required in this Agreement.

(d) Upon any such termination, City and CRA shall have no further obligations under this Agreement and all entitlements provided hereunder are void. In addition to termination of this Agreement, City or CRA may bring such actions for specific performance, injunctive relief and/or damages as are expressly provided for in this Agreement and none other.

(e) Any rights, remedies, obligations and/or entitlements which shall have accrued under and pursuant to this Agreement prior to the termination or expiration hereof shall survive any termination or expiration of this Agreement insofar as is necessary to give legal effect to any rights, remedies and/or entitlements set forth and described in this Agreement intended by their terms to survive such termination or expiration.

19. **Cooperation.** Subject to the provisions of Paragraph 38 herein ("Relationship of the Parties"), Developer and City shall reasonably cooperate with each other to achieve the terms, conditions, and intentions of this Agreement. In connection with Developer's applications for City development licenses, permits and approvals necessary to construct the Project and Development Improvements in accordance with the final site plan, City agrees to process and review any and all applications associated with Developer's licenses, permits (including building permits) and approvals in good faith and in a prompt and diligent manner, consistent with the schedule attached hereto as **Exhibit "D"**. However, Developer recognizes and concedes that, in the exercise of its regulatory police power, City must review and act upon Developer's permit applications in substantially the same manner as in the case of applications for all other property owners, and City's decision-making in the course of exercising its police power cannot be waived, divested, or otherwise diminished by contract. City further agrees to formally designate the City Manager or his designee to facilitate approvals, expedite permits and to act as liaison between City and Developer.

20. **Amendments.** This Agreement may not be amended, unless evidenced in writing and executed by all Parties hereto

21. **Indemnification.** Developer shall defend, indemnify and hold harmless City and CRA from and against any and all suits, claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorneys' fees), which City may incur (or which may be claimed against City by any party whomsoever) by reasons of or in connection with the design, construction or maintenance of the Development Improvements and public infrastructure. Nothing herein shall require Developer to indemnify City or its agents for their own negligence. This paragraph shall survive expiration or earlier termination of this Agreement.

22. **Default.** Failure by a Party to perform any of its obligations hereunder shall constitute a default hereunder, entitling the non-defaulting Party to terminate this Agreement or to pursue the remedies of specific performance, injunctive relief or damages as set forth in this Agreement. Prior to termination of this Agreement or any Party filing any action as a result of a default by the other Party under this Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity within which to cure such default. City agrees that any project mortgagee shall have the right (but not the obligation) to cure any default by Developer under this Agreement. Notwithstanding the foregoing, the City acknowledges that City's obligations with respect to construction of Independence Lane as a festival street (if not undertaken by Developer), installation of the lift station diversion project, extension of water and sewer lines to the Property (if not undertaken by Developer) and installation of stormwater lines and systems connecting the New Traditions Property and the Project to the Master Stormwater System (together the "**City Projects**") are time sensitive and must be completed within the time periods provided for in this Agreement in order for Developer to use, occupy and lease the Development Improvements for their intended purposes upon completion of same. Accordingly, in the event that the City has not commenced or is not proceeding diligently with any of the City Projects in such a manner as to complete same within the applicable deadlines as provided in this Agreement, Developer, after notice and opportunity to cure as provided herein above, may (i) elect to commence or complete any such City Project so that same will be completed by (or as soon as reasonably possible after) the applicable completion date for same as provided in this Agreement, (ii) have access to any escrow funds, including any impact fees prepaid by Developer) allocated for any such City Project and (iii) recover from the City Developer's out of pocket costs to complete any such City Project, but not any other direct, indirect, special, punitive or consequential damages, including, but not limited to, damages based on loss of services, revenues, profits or business opportunities.

23. **Attorneys' Fees.** In the event of default, the prevailing Party shall have the right to recover all reasonable attorneys' fees and court costs incurred as a result thereof, in addition to all other remedies provided herein.

24. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty days after the filing thereof, then City shall have the right to terminate immediately this Agreement and accelerate, making immediately due and payable, all sums levied against the Property at the time of the occurrence of an event described in (a) or (b)

above. The occurrence of an event described in (a) or (b) above shall not afford any person the right to refuse, discontinue or defer payment of said sums or to challenge their validity.

25. **No Liability or Monetary Remedy.**

(a) Developer hereby acknowledges and agrees that it is sophisticated and prudent in business transactions and proceeds at its own risk under advice of its own counsel and advisors and without reliance on City, and that, except as specifically provided in Paragraph 22 hereinabove, City bears no liability for direct, indirect or consequential damages. Except as specifically provided in Paragraph 22 hereinabove, Developer, on behalf of itself and its successors and assigns, hereby forebears and waives any and all claims and causes of action for money damages against City and/or CRA that it may now have or hereafter acquire in relation to this Agreement. Developer understands and agrees, on behalf of itself and its successors and assigns, that the sole and exclusive legal or equitable remedies available to Developer, its successors and assigns, against City and/or CRA for alleged breach of this Agreement shall be injunctive relief, specific performance and recovery of sums expended to complete the City Projects, if any, as provided in Paragraph 22 hereinabove.

(b) Notwithstanding anything herein to the contrary, except as specifically provided in Paragraph 22 hereinabove, Developer, City and CRA, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including, but not limited to, damages based on loss of services, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.

(c) Notwithstanding the restrictions set forth in this Paragraph, Developer, on behalf of itself and its successors and assigns, hereby reserves any and all legal and equitable remedies against any third party who may challenge this Agreement. Developer, on behalf of itself and its successors and assigns, also agrees to join with City and/or CRA in any legal challenge to this Agreement by a third party against City and/or CRA. As part of this commitment, Developer agrees to pay all of its own legal fees and one-half (1/2) of any legal fees and costs associated with a third party legal challenge against City or CRA, incurred by City and/or CRA.

26. **Force Majeure.** Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, or acts of God (individually, a "force majeure") provided the Party affected takes all reasonably necessary steps to resume full performance; provided however, that if any such force majeure shall continue for three hundred sixty-five (365) consecutive days, any Party shall have the right to terminate this Agreement without incurring any penalty.

27. **Gender, Number and Subtitles.** As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles

of sections or paragraphs used in this Agreement are for convenient reference only and shall not limit, define or otherwise affect the substance or construction of provisions of this Agreement.

28. **Authority.** Each Party hereby represents and warrants to the other that each has full power and authority to enter into this Agreement. Developer further represents that it has the authority to perform contracts reasonably necessary to acquire the Property. City further represents that all requirements and procedures, including, without limitation, public hearings, have been properly conducted so that the execution hereof by City shall constitute the final action of City. City, CRA and Developer each represent to the other that this Agreement is binding and enforceable against them in accordance with its terms.

29. **Joinder.** New Traditions, as owner of the New Traditions Property during the permitting process, by its joinder in this Agreement hereby confirms that it has authorized the Developer to file and pursue any and all applications for development orders, permits and approvals required or associated with redevelopment of the Project on the New Traditions Property consistent with the Conceptual Site Plans and this Agreement, including, but not limited to, applications for rezoning, final site plan approval, preliminary and final subdivision approval and stormwater and utility agreements and permits.

30. **Notice.** Any notice required or allowed to be delivered hereunder shall be in writing and shall be: (a) hand delivered to the official hereinafter designated, effective upon such delivery; (b) deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, effective upon receipt of such notice; (c) deposited with a nationally recognized overnight courier service (e.g., Federal Express, United Parcel Service, Purolator, Airborne, Express Mail, etc.), effective one (1) business day after such deposit; or (d) delivered by facsimile (fax) transmission, effective upon confirmed transmission; addressed to a Party at the address specified below, or such other address as from time to time may be provided by written notice:

To City: City of Maitland
Attn: James S. Williams, City Manager
1776 Independence Lane
Maitland, FL 32751

And a Copy To: City Attorney
Clifford B. Shepard
Shepard, Smith & Cassidy, P.A.
2300 Maitland Center Parkway
Suite 100
Maitland, FL 32751
Fax: 407-622-1884
Tel: 407-622-1772

To Developer: Maitland City Center, LLC
968 Lake Baldwin Lane
Orlando, FL 32814
Attn: David Lamm

Fax: (407) 895-2526
Tel: (407) 895-2525

And a copy to:

Lowndes, Drosdick, Doster, Kantor and Reed, P.A.
Attn: Aaron J. Gorovitz, Esq.
215 N. Eola Drive
Orlando, FL 32801
Fax: 407- 834-4444
Tel: 407-418-6336

31. **Severability.** Invalidation of any word, clause, sentence, or section contained herein due to illegality, unconstitutionality, or for any other reason and as determined by a court of competent jurisdiction shall not act to cause this entire Agreement to be found to be invalid, illegal or unconstitutional, and said documents shall be read without such invalid, illegal or unconstitutional word, clause, sentence or section.

32. **Condition of Obligations.** Until such time as Developer has actually acquired fee simple title to the Property, Developer shall have the right to terminate this Agreement and shall have no further obligations hereunder.

33. **Recording in Public Records.** A memorandum of this Agreement shall be recorded in the Public Records of Orange County, Florida ("Effective Date"). The City Clerk shall insure the proper recording is accomplished within fourteen (14) days after the execution of this Agreement by all parties.

34. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and all of which shall together constitute on and the same instrument.

35. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Amendment to or waivers of the provisions herein shall be made by the Parties in writing.

36. **Negotiation.** Each Party hereto hereby acknowledges that he was properly represented in the negotiation of this Agreement and this Agreement shall not be more strictly construed against one Party or the other as a result of such Party's participation in the drafting of this Agreement.

37. **No Third-Party Beneficiaries.** The Agreement is solely for the benefit of the Parties signing hereto and their successors and assigns, and no right, nor any cause of action, shall accrue to or for the benefit of any third party.

38. **Relationship of the Parties.** This Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture among City, CRA, or Developer. Developer cannot create any obligation or responsibility on behalf of City or CRA or bind City or CRA in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or

proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein. Developer further represents and acknowledges that no one was paid a fee, commission, gift or other consideration by Developer as an inducement to entering into this Agreement.

39. **Controlling Law.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations and policies of the City now in effect and those hereinafter adopted.

40. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.

41. **Personal Liability.** No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of City or the CRA in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of City hereunder.

42. **No General Obligation.** In no event shall any obligation of City or the CRA under this Agreement be or constitute a general obligation or indebtedness of City or CRA, a pledge of the ad valorem taxing power of City or the CRA, or a general obligation or indebtedness of City or the CRA within the meaning of the Constitution of the State of Florida or any other applicable laws, but shall be payable solely from legally available revenues and funds. Neither the Developer nor any other Party under or beneficiary of this Agreement shall ever have the right to compel the exercise of the ad valorem taxing power of City or any other governmental entity or taxation in any form on any real or personal property to pay City's obligations or undertakings hereunder.

43. **Agency.** Developer and City, and their agents, contractors or subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of each other.

44. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to §768.28, *Florida Statutes*.

45. **City's Police Power and Regulatory Powers.** City hereby reserves all police and regulatory powers granted to City by law. Notwithstanding any other provision of this Agreement, nothing herein shall be construed as City's bargaining away, surrendering, or in any way diminishing its police or regulatory powers.

46. **Interpretation.** The Parties hereby acknowledge and agree that each has participated equally in the drafting of this Agreement, and no Party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the Parties. Any reference in this Agreement to a whole paragraph number (e.g., Paragraph 2) shall also include all

subparagraphs or subparts/sub-sub paragraphs set forth below the whole paragraph number (e.g., Paragraph 2 (a), (b), (c), (i), (ii), etc.)

47. **Compliance with Public Records Law.** Pursuant to Section 119.0701, *Florida Statutes*, when the Developer provides services to the City by constructing public infrastructure or improving City property under the terms of the Agreement, the Developer shall comply with the public records laws set forth in Chapter 119, Florida Statutes, and any successor statute. Specifically, the Developer shall:

(a) Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service provided to the City;

(b) Provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or otherwise provided by law;

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law;

(d) Meet all requirements for retaining public records and transfer, at no costs to the City, all public records in possession of the Developer upon completion, inspection, and issuance of a certificate of occupancy for the completed services on City property, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with the information technology systems of the City

(e) Upon request of the City, the Developer shall promptly provide the City with copies of public records which pertain to this Agreement.

(f) In the event that Developer receives a request from any person or entity other than the City for a document, computerized information, audio or videotape, CD, DVD, or any other record in Developer's possession pursuant to this Agreement, Developer may notify the City immediately and submit the request to the City for direction on how to comply with Florida's Public Records Law. Developer shall allow the City to inspect the requested record to advise Developer if any material therein is exempt or confidential and therefore subject to redaction.

48. **"Catchall" Deadline for Developer Obligations.** For any Developer obligation contained herein for which no performance deadline is specified, the deadline shall be on or before, and a condition precedent to, City's issuance of the final certificate of occupancy for the Project.

49. **Condemnation.** If, prior to obtaining all necessary permits and approvals to construct the Public Infrastructure and/or Development Improvements, all or any part of the Property is subjected to a bona fide threat of condemnation by a body having the power of eminent domain or is taken by eminent domain or condemnation (or sale in lieu thereof), or if City and/or Developer has received written notice that any condemnation action or proceeding with respect to the Property is contemplated by a body having the power of eminent domain, each shall give the other immediate written notice of such threatened or contemplated condemnation or of such

taking or sale, and each may, by written notice to the other, given within thirty (30) days after the receipt of such notice, elect to cancel this Agreement as it relates to the portion of the Property affected by such condemnation. Further, City agrees not to use its powers of eminent domain in any way which would modify or alter the Conceptual Plan, provided that this paragraph shall not abrogate City's police powers.

50. **Effective Date.** The "Effective Date" of this Agreement is the date when the memorandum of this Agreement is duly recorded in the Public Records of Orange County, Florida.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have set their hands and seals onto this Agreement prior to the Effective Date.

Signed, sealed and delivered
in the presence of:

CITY OF MAITLAND, FLORIDA

Print Name: _____

By: _____
Jim Williams, City Manager

Print Name: _____

Date: _____

Attest _____
Maria Waldrop, City Clerk

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this ____ day of _____, 2014, by Jim Williams, City Manager of the City of Maitland, on behalf of the CITY OF MAITLAND, FLORIDA, a Florida municipal corporation, who is __ personally known to me or has produced _____ as identification.

Notary Public

Print Name: _____

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

**CITY OF MAITLAND, FLORIDA
COMMUNITY REDEVELOPMENT
AGENCY (CRA)**

Print Name: _____

By: _____
Howard Schieferdecker, Chairman

Print Name: _____

Date: _____

Attest: _____
Maria Waldrop, City Clerk

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this ____ day of _____, 2014,
by Howard Schieferdecker, Chairman of the CITY OF MAITLAND, FLORIDA COMMUNITY
REDEVELOPMENT AGENCY, on behalf of the agency.

Notary Public
Print Name: _____
My commission expires: _____

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

Maitland City Center, LLC, a Florida
limited liability company

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

Date: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this ____ day of _____, 2014, by _____, as _____ of **Maitland City Center, LLC**, a Florida limited liability company, on behalf of the company, who is _____ personally known to me or has produced _____ as identification.

Notary Public

Print Name: _____

JOINDER AND CONSENT TO DEVELOPER'S AGREEMENT

THIS JOINDER AND CONSENT is given as of this _____ day of _____, 2014, by **NEW TRADITIONS BANK**, a Florida banking association (hereinafter "**New Traditions**"), with a mailing address of _____.

RECITALS

WHEREAS, New Traditions is the fee simple title holder of that certain real property located in Orange County, Florida, more particularly described as the "New Traditions Property" in the Agreement; and

WHEREAS, Developer, the City and the CRA have entered into the Agreement for the redevelopment of the Project on the New Traditions Property; and

WHEREAS, Developer has entered into a Contract to purchase the New Traditions Property from New Traditions upon completion of site plan approval and issuance of various other development approvals, permits and agreements with respect to the New Traditions Property, including, without limitation the Agreement; and

WHEREAS, New Traditions, as owner of the New Traditions Property, desires to join in and consent to the Agreement.

NOW, THEREFORE, in consideration of the premises hereof and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, New Traditions hereby states and declares as follows:

1. New Traditions acknowledges that it has authorized the Developer to file and pursue any and all applications for development orders, permits and approvals required or associated with redevelopment of the Project on the New Traditions Property consistent with the Conceptual Site Plans and the Agreement, including, but not limited to, applications for final site plan approval, preliminary and final subdivision approval and stormwater and utility agreements and permits.
2. New Traditions acknowledges that as the owner of the New Traditions Property, it has an interest in the Agreement and hereby joins in and consents to the Agreement for the purpose of subjecting the New Traditions Property to the terms and conditions of the Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, New Traditions has caused these presents to be executed in manner and form sufficient to bind it as of the date and year first written above.

Signed, sealed and delivered
in the presence of:

NEW TRADITIONS BANK, a Florida
banking association

Name: _____

By: _____

Name: _____

Its: _____

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2014, by _____, as _____ of **NEW TRADITIONS BANK**, a Florida banking association, on behalf of the banking association. He/she is personally known to me or has produced _____ as identification.

Notary Public

Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

THE PROPERTY

PARCEL 1:

Lots 16, 17, 18, and 19, Block B, Geo. H. Packwood's Plan of the Town of Maitland, according to the plat thereof as recorded in Plat Book D, Page 26, Public Records of Orange County, Florida, Less and Except road right-of-way on East.

PARCEL 2:

Lots 1, 2, 3, and 4 Cole's Replat, according to the plat thereof as recorded in Plat Book L, Page 50, Public Records of Orange County, Florida.

PARCEL 3:

PARCEL "A"

Lots 11, 12, 13, 14 and 15, Block "B", Geo. H. Packwood's Plan of the Town of Maitland, as recorded in Plat Book "D", Page 26, Public Records of Orange County, Florida, less that portion of Lots 12 and 13 of said Block "B", described as follows: Begin 33 feet West and 17 feet South of the Northeast corner of the aforesaid Lot 12, Block "B", run South of the Northeast corner of the aforesaid Lot 12, Block "B", a distance of 93 feet; thence West and parallel with the North boundary of said Block "B", a distance of 100 feet; thence North and parallel with the East boundary of said Block "B", a distance of 100 feet; thence East and parallel with the North line of said Block "B", a distance of 93 feet; thence Southeasterly 9.90 feet to the Point of Beginning, less the East 33 feet of said lots in U.S. Highway 17-92; less the North 10 feet of said lots in Horatio Avenue, less the West 20 feet of Lots 11, 13, 14, and 15 used for inter street; and less that part of Lot 12 deeded to State of Florida by Warranty Deed dated August 25, 1959 and recorded August 27, 1959 in Official Records Book 597, Page 33, Public Records of Orange County, Florida; and less that part of Lots 11, 12, 13, 14, and 15 deeded the State of Florida by Warranty Deed dated October 7, 1970 and recorded November 9, 1970 in Official Records Book 2001, Page 805, Public Records of Orange County, Florida.

PARCEL "B"

From the Northeast corner of Lot 12, Block "B", Geo. H. Packwood's Plan of the Town of Maitland, as recorded on Plat Book "D", Page 26, Public Records of Orange County, Florida, run N.89°05'36"W. 33.0 feet along the North boundary of said Lot 12 to a point on the West right of way line of State Road 15 and 600 (U.S. Highway 17-92), run thence S.00°58'44"W. 110.00 feet along said West right of way line for the Point of Beginning; thence run N.89°05'36"W., 100 feet parallel with the aforesaid North boundary of Lot 12, thence N.00°58'44"E. 96.42 feet parallel with the aforesaid West right of way line of State Road 15 & 600 (U.S. Highway 17-92) to a point on the South right of way line of State Road S-436-A; run thence S.87°59'41"E. 85.02 feet along said right of way to a point lying N.87°59'41"W. 15 feet from the aforesaid West right of way line of State Road 15 & 600 (U.S. Highway 17-92); thence run S.43°30'29"E. 21.40 feet to a point on the said West right of way line of State Road 15 & 600 (U.S. Highway 17-92), said

AUTHORIZATION LETTER TO ACT AS AGENT

Please be advised that NEW TRADITIONS BANK, a Florida banking association, the "Owner" of property described on Exhibit "A" attached hereto (the "Property"), hereby authorizes David R. Lamm and Brian Grandstaff, as Managers MAITLAND CITY CENTER, LLC, a Florida limited liability company (the "Agent/Applicant") to file an application with the City of Maitland for a developer's agreement pertaining to the Property. By providing this authorization, the Owner makes no guarantees that the Agent's application will be approved.

DATED this 6th day of August, 2014.

NEW TRADITIONS BANK, a Florida
banking association

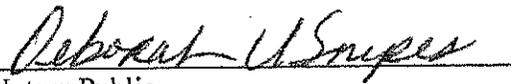
By: 
Sidney G. Cash
Vice Chairman

STATE OF FLORIDA

COUNTY OF ORANGE

I hereby certify that on this day personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, SIDNEY G. CASH, Vice Chairman of NEW TRADITIONS BANK, a Florida banking association, on behalf of the banking association, to me known to be the person described in and who executed the above Authorization Letter to Act as Agent, and who acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the aforesaid County and State this 6th day of August, 2014.


Notary Public
State of Florida at Large

My Commission Expires:

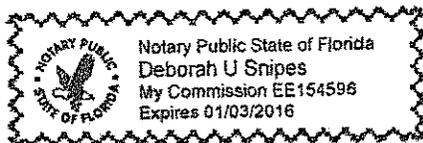


EXHIBIT "A"

LEGAL DESCRIPTION OF THE NEW TRADITIONS PROPERTY

PARCEL 1:

LOTS 16, 17, 18, AND 19, BLOCK B, GEO. H. PACKWOOD'S PLAN OF THE TOWN OF MAITLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY ON EAST.

PARCEL 2:

LOTS 1, 2, 3, AND 4, COLE'S REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 50, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

PARCEL "A"

LOTS 11, 12, 13, 14 AND 15, BLOCK B, GEO. H. PACKWOOD'S PLAN OF THE TOWN OF MAITLAND, AS RECORDED IN PLAT BOOK D, PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THAT PORTION OF LOTS 12 AND 13 OF SAID BLOCK B, DESCRIBED AS FOLLOWS: BEGIN 33 FEET WEST AND 17 FEET SOUTH OF THE NORTHEAST CORNER OF THE AFORESAID LOT 12, BLOCK B, RUN SOUTH OF THE NORTHEAST CORNER OF THE AFORESAID LOT 12, BLOCK B, A DISTANCE OF 93 FEET; THENCE WEST AND PARALLEL WITH THE NORTH BOUNDARY OF SAID BLOCK B, A DISTANCE OF 100 FEET; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID BLOCK B, A DISTANCE OF 100 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK B, A DISTANCE OF 93 FEET; THENCE SOUTHEASTERLY 9.90 FEET TO THE POINT OF BEGINNING, LESS THE EAST 33 FEET OF SAID LOTS IN U.S. HIGHWAY 17-92; LESS THE NORTH 10 FEET OF SAID LOTS IN HORATIO AVENUE, LESS THE WEST 20 FEET OF LOTS 11, 13, 14, AND 15 USED FOR INTER STREET; AND LESS THAT PART OF LOT 12 DEEDED TO STATE OF FLORIDA BY WARRANTY DEED DATED AUGUST 25, 1959 AND RECORDED AUGUST 27, 1959 IN OFFICIAL RECORDS BOOK 597, PAGE 33, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND LESS THAT PART OF LOTS 11, 12, 13, 14, AND 15 DEEDED THE STATE OF FLORIDA BY WARRANTY DEED DATED OCTOBER 7, 1970 AND RECORDED NOVEMBER 9, 1970 IN OFFICIAL RECORDS BOOK 2001, PAGE 805, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL "B"

FROM THE NORTHEAST CORNER OF LOT 12, BLOCK B, GEO. H. PACKWOOD'S PLAN OF THE TOWN OF MAITLAND, AS RECORDED IN PLAT BOOK D, PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN N.89°05'36"W. 33.0 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 12 TO A POINT ON THE WEST RIGHT

OF WAY LINE OF STATE ROAD 15 & 600 (U.S. HIGHWAY 17-92), RUN THENCE S.00°58'44"W. 110.00 FEET ALONG SAID WEST RIGHT OF WAY LINE FOR THE POINT OF BEGINNING; THENCE RUN N.89°05'36"W., 100 FEET PARALLEL WITH THE AFORESAID NORTH BOUNDARY OF LOT 12, THENCE N.00°58'44"E. 96.42 FEET PARALLEL WITH THE AFORESAID WEST RIGHT OF WAY LINE OF STATE ROAD 15 & 600 (U.S. HIGHWAY 17-92) TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD S-436-A; RUN THENCE S.87°59'41"E. 85.02 FEET ALONG SAID RIGHT OF WAY TO A POINT LYING N.87°59'41"W. 15 FEET FROM THE AFORESAID WEST RIGHT OF WAY LINE OF STATE ROAD 15 & 600 (U.S. HIGHWAY 17-92); THENCE RUN S.43°30'29"E. 21.40 FEET TO A POINT ON THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 15 & 600 (U.S. HIGHWAY 17-92), SAID POINT LYING S.00°58'44"W. 15.00 FEET FROM THE AFORESAID SOUTH RIGHT OF WAY LINE OF STATE ROAD S-436-A; RUN THENCE S.00°58'44"W. 79.50 FEET ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD 15 & 600 (U.S. HIGHWAY 17-92) TO THE POINT OF BEGINNING.

PARCEL A & B ARE ALSO DESCRIBED AS:

LOTS 11, 12, 13, 14, AND 15, BLOCK B, GEO. H. PACKWOOD'S PLAN OF THE TOWN OF MAITLAND, AS RECORDED IN PLAT BOOK D, PAGE 26, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY ON EAST, NORTH AND WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 17-92 (STATE ROAD 15 & 600) WITH THE SOUTH LINE OF AFOREMENTIONED LOT 15, BLOCK B, THENCE N.01°04'38"E., ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 208.13 FEET; THENCE N.43°32'35"W., ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 21.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF HORATIO AVENUE (STATE ROAD S-436-A), THENCE N.87°59'41"W., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 105.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVE A RADIUS OF 5685.58 FEET, A CENTRAL ANGLE OF 01°11'36", A CHORD BEARING OF N.88°35'29"W.; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.41 FEET TO THE END OF SAID CURVE, THENCE S.30°42'30"W., A DISTANCE OF 14.00 FEET; THENCE S.89°17'30"W., A DISTANCE OF 5.00 FEET; THENCE S.01°06'57"W., A DISTANCE OF 214.06 FEET TO THE AFOREMENTIONED S. LINE OF LOT 15, THENCE S.89°03'48"E., ALONG SAID SOUTH LINE A DISTANCE OF 251.12 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

LOT 20, BLOCK B, GEO. H. PACKWOOD'S PLAN OF THE TOWN OF MAITLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY ON EAST.

AND

LOT 5, COLE'S REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK L, PAGE 50, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

EXHIBIT "A-1"

LEGAL DESCRIPTION / DEPICTION OF CITY PARKING PARCEL

“EXHIBIT B”

CONCEPTUAL SITE PLANS

EXHIBIT "C"

Project Uses

1.	Maximum of 220 residential dwelling units inclusive of increased residential bonuses;
2.	Minimum of 28,000 sq. ft. of retail or restaurant;
3.	Maximum of 14,000 additional sq. ft. of "flex space," for retail, restaurant, or office, with the option of converting up to 5,000 sq. ft. of such flex space to live/work space; and
4.	Maximum of 30 live/work units with ancillary business center, with the option of converting the live/work space to office space or residential space in the future as provided herein.

"B11"



Conceptual East Elevation
(Looking West along 17-92)

Maitland City Centre
Maitland, Florida

August 21, 2014



GLN DEVELOPMENT SERVICES





FIRE STATION

CITY HALL

INDEPENDENCE LANE

RESIDENTIAL BLDG

Conceptual South Elevation
 (Looking North along Packwood Ave.)

Maitland City Centre
 Maitland, Florida

August 21, 2014



GLN DEVELOPMENT SERVICES





Conceptual West Elevation
 (Looking East along Independence Lane)

Maitland City Centre
 Maitland, Florida

August 21, 2014



GLN DEVELOPMENT SERVICES



"B11



Conceptual East Elevation
(Looking West along 17-92)

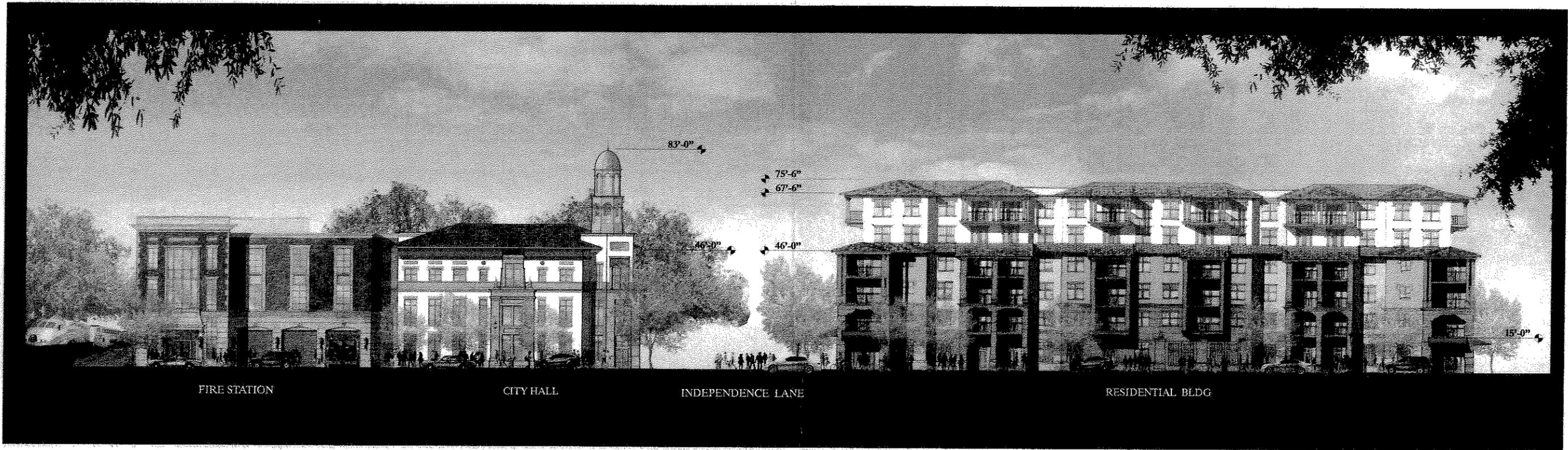
Maitland City Centre
Maitland, Florida

August 21, 2014



GLN DEVELOPMENT SERVICES





FIRE STATION

CITY HALL

INDEPENDENCE LANE

RESIDENTIAL BLDG

Conceptual South Elevation
 (Looking North along Packwood Ave.)

Maitland City Centre
 Maitland, Florida

August 21, 2014



GLN DEVELOPMENT SERVICES





Conceptual West Elevation
 (Looking East along Independence Lane)

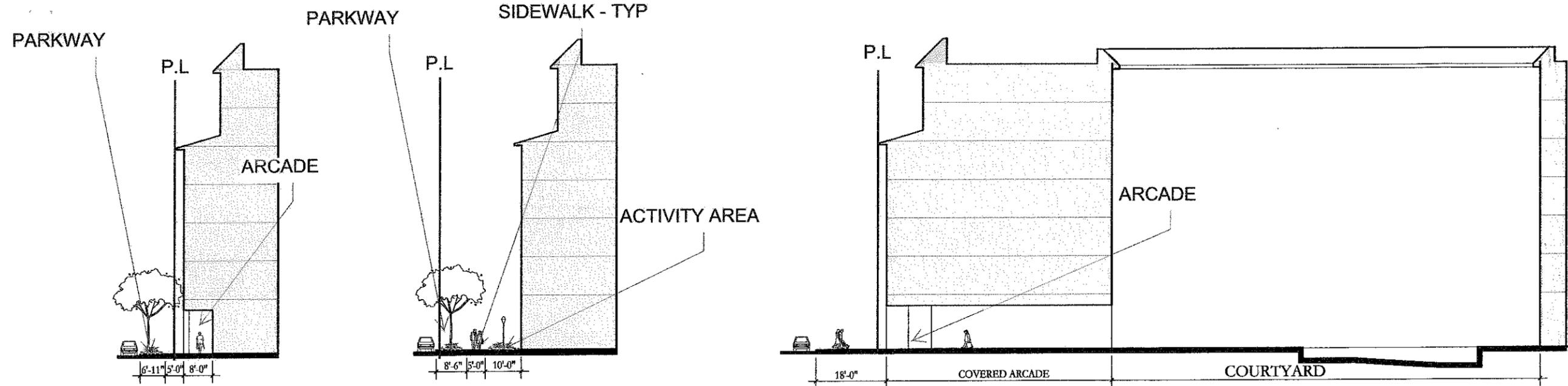
Maitland City Centre
 Maitland, Florida

August 21, 2014

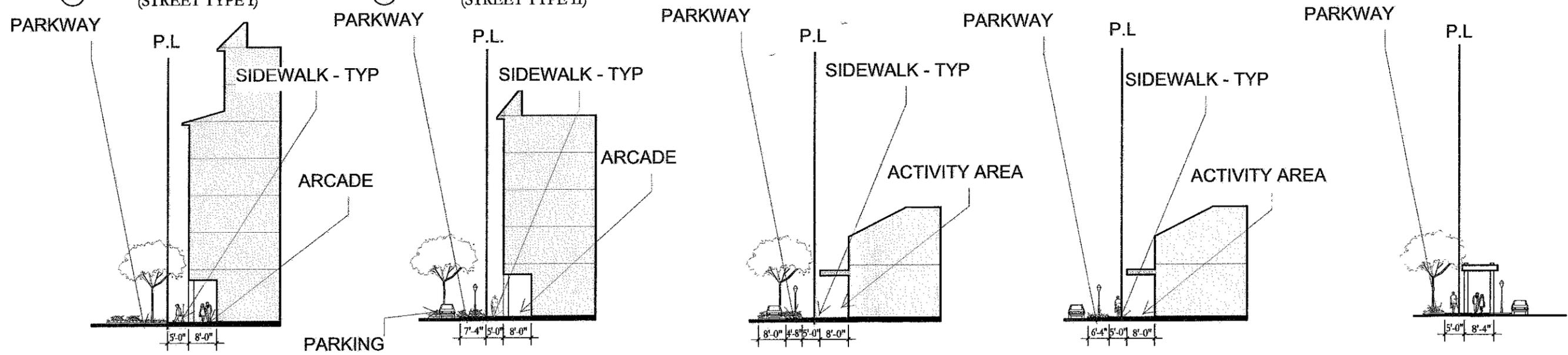


GLN DEVELOPMENT SERVICES

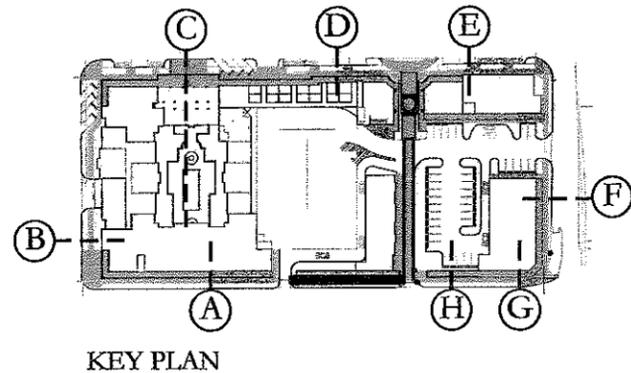




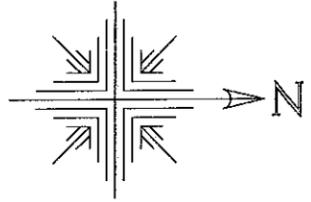
(A) STREET SECTION @ 17-92 (STREET TYPE I)
 (B) STREET SECTION @ PACKWOOD (STREET TYPE II)
 (C) STREET SECTION @ COURTYARD



(D) STREET SECTION @ INDEPENDENCE (STREET TYPE II)
 (E) STREET SECTION @ INDEPENDENCE (STREET TYPE II)
 (F) STREET SECTION @ E. HORATIO (STREET TYPE II)
 (G) STREET SECTION @ 17-92 (STREET TYPE I)
 (H) STREET SECTION @ 17-92 (STREET TYPE I)



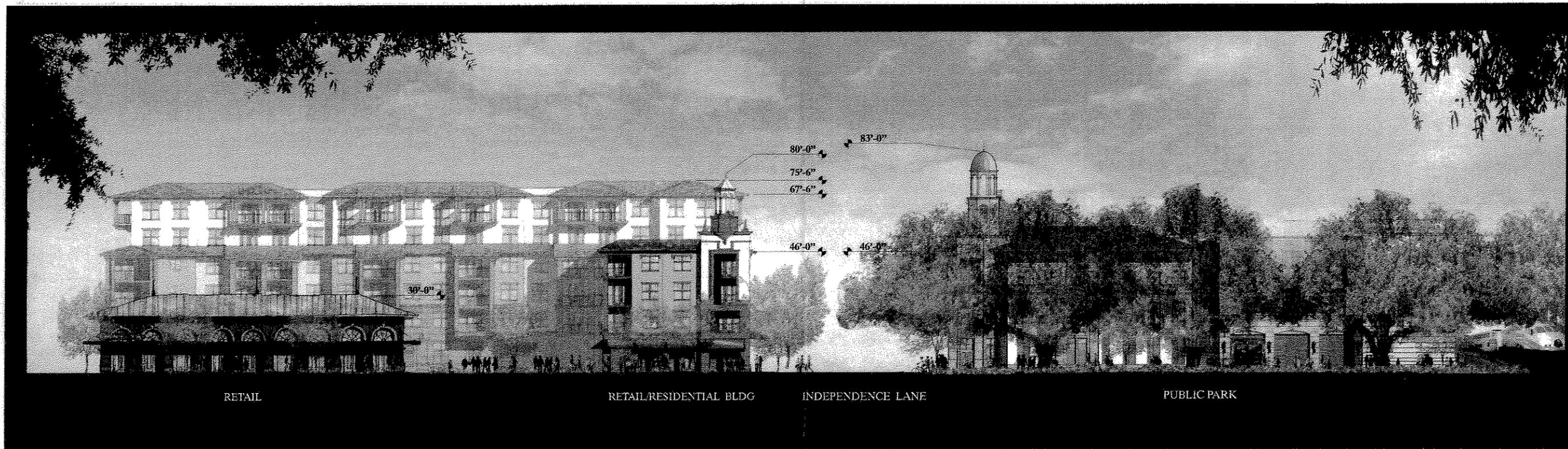
KEY PLAN



CONCEPTUAL TECHNICAL DRAWINGS
 STREET SECTIONS
 1/32" = 1'-0"



MAITLAND MIXED-USE
 RETAIL-RESIDENTIAL STUDY



Conceptual North Elevation
 (Looking South along East Horatio Ave.)

Maitland City Centre
 Maitland, Florida

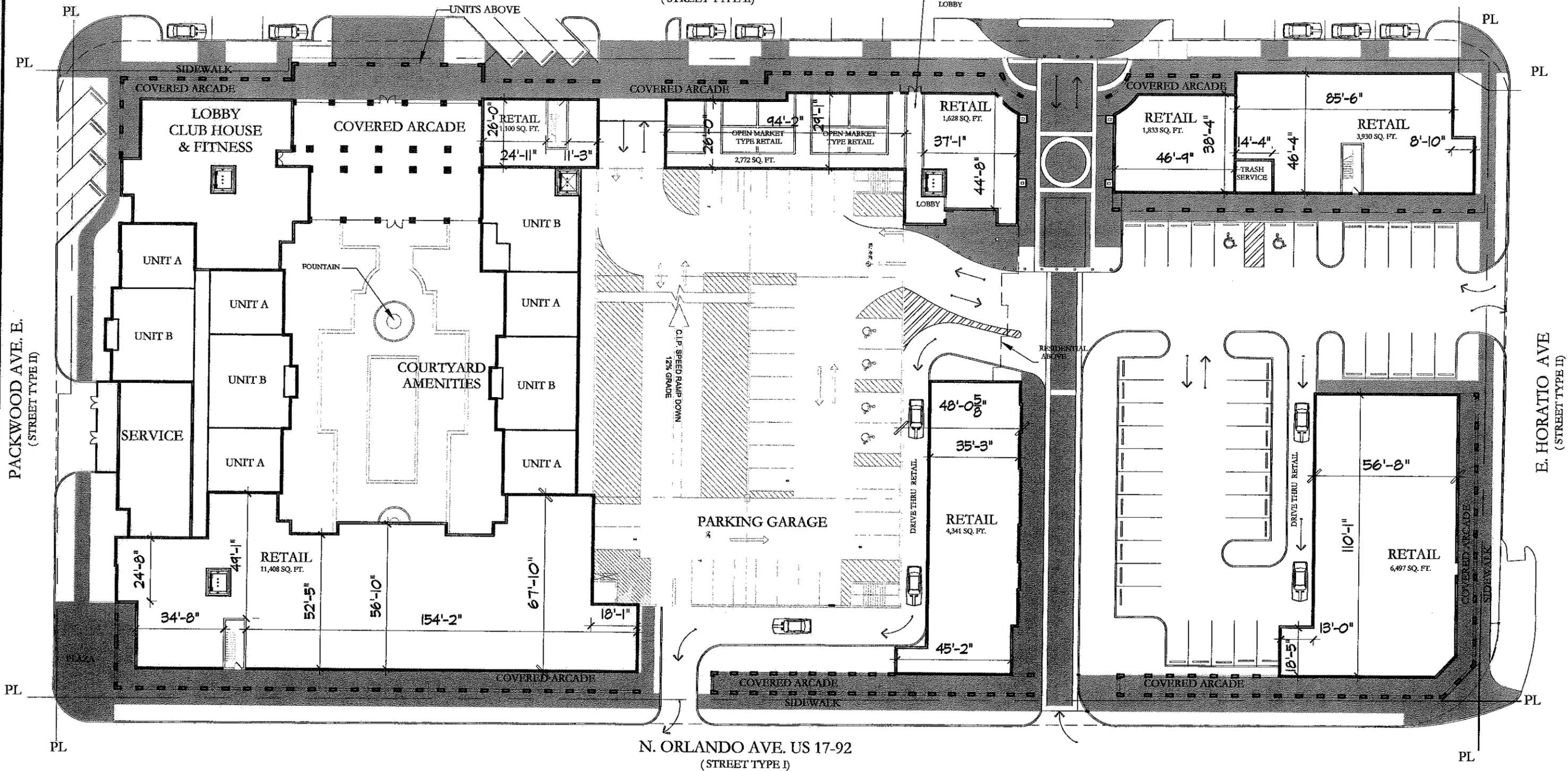
August 21, 2014



GLN DEVELOPMENT SERVICES



INDEPENDENCE LANE
(STREET TYPE II)

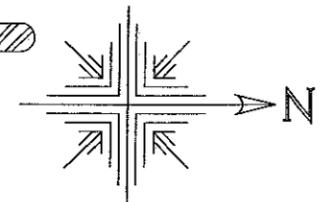


PROJECT METRICS

MAX. RETAIL AREA	42,200 GSF
RESIDENTIAL AREA	295,575 GSF
SHARED SERVICE AREA	1,760 GSF
GROSS BUILDING AREA	339,535 GSF
PARKING GARAGE SURFACE	503 SPACES* 41 SPACES

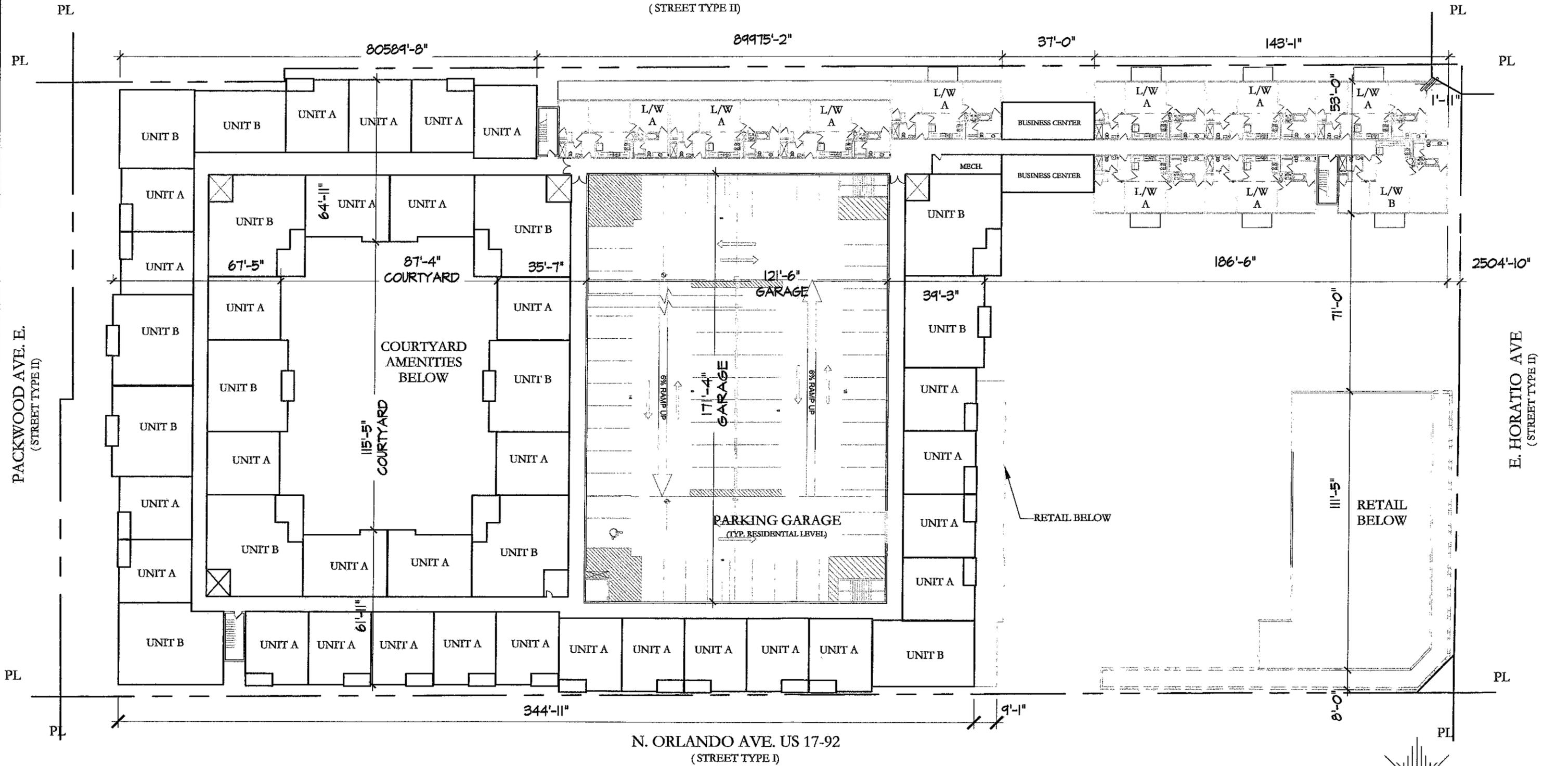
* 503 SPACES DEPENDENT UPON FIRE MARSHALL APPROVAL OTHERWISE 469 SPACES MIN.

MAIPLAND CITY CENTRE-STREET CROSS SECTIONS
CONCEPTUAL TECHNICAL DRAWINGS
GROUND LEVEL
1" = 40'-0"



MAIPLAND MIXED-USE
RETAIL-RESIDENTIAL STUDY

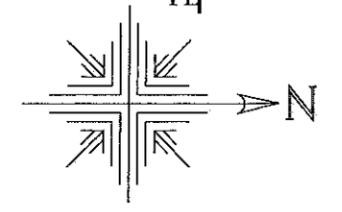
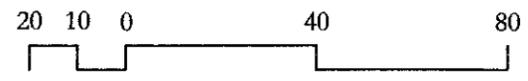
INDEPENDENCE LANE
(STREET TYPE II)



PACKWOOD AVE. E.
(STREET TYPE II)

E. HORATIO AVE
(STREET TYPE II)

N. ORLANDO AVE. US 17-92
(STREET TYPE I)

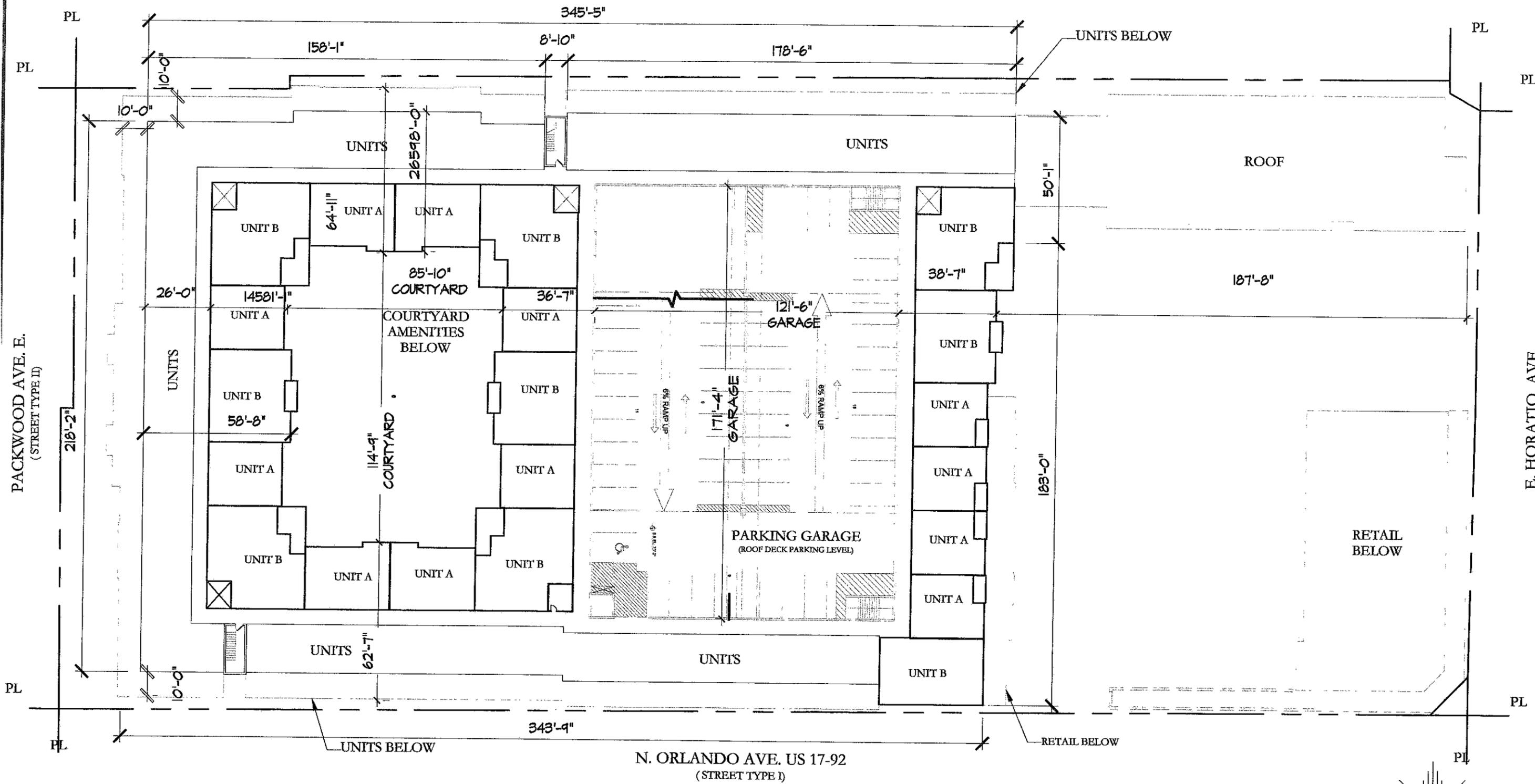


CONCEPTUAL TECHNICAL DRAWINGS
SECOND- FOURTH LEVELS
1" = 40'-0"



MAITLAND MIXED-USE
RETAIL-RESIDENTIAL STUDY

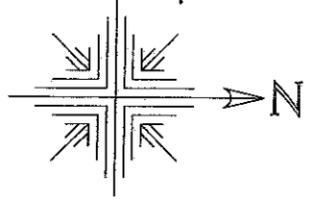
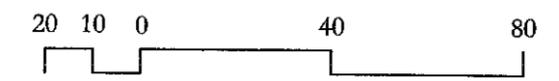
INDEPENDENCE LANE
(STREET TYPE II)



PACKWOOD AVE. E.
(STREET TYPE II)

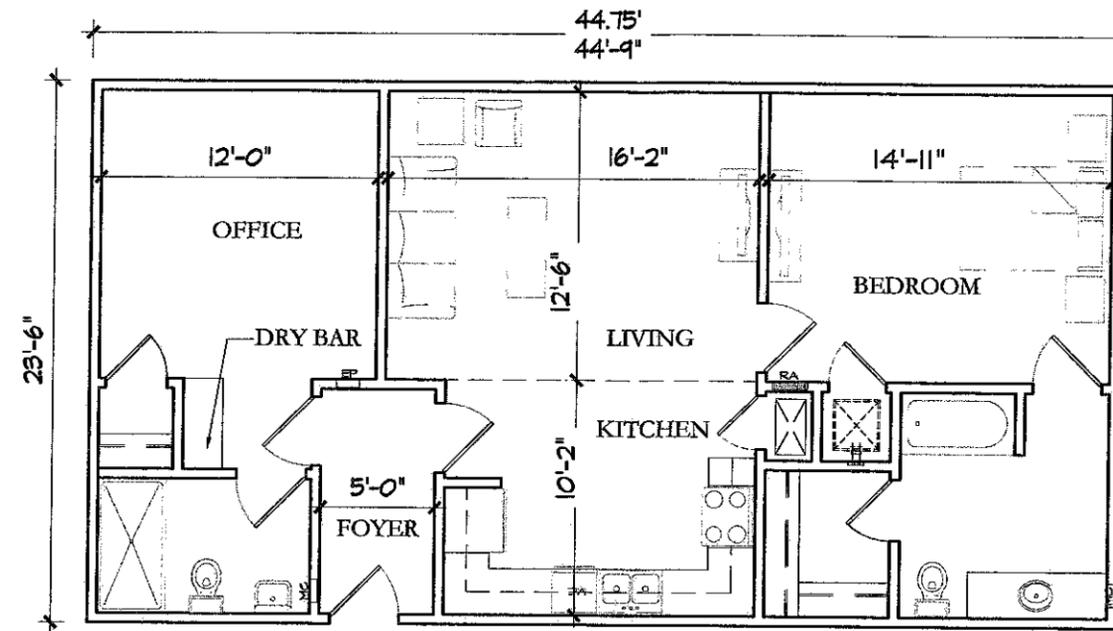
E. HORATIO AVE
(STREET TYPE II)

N. ORLANDO AVE. US 17-92
(STREET TYPE I)

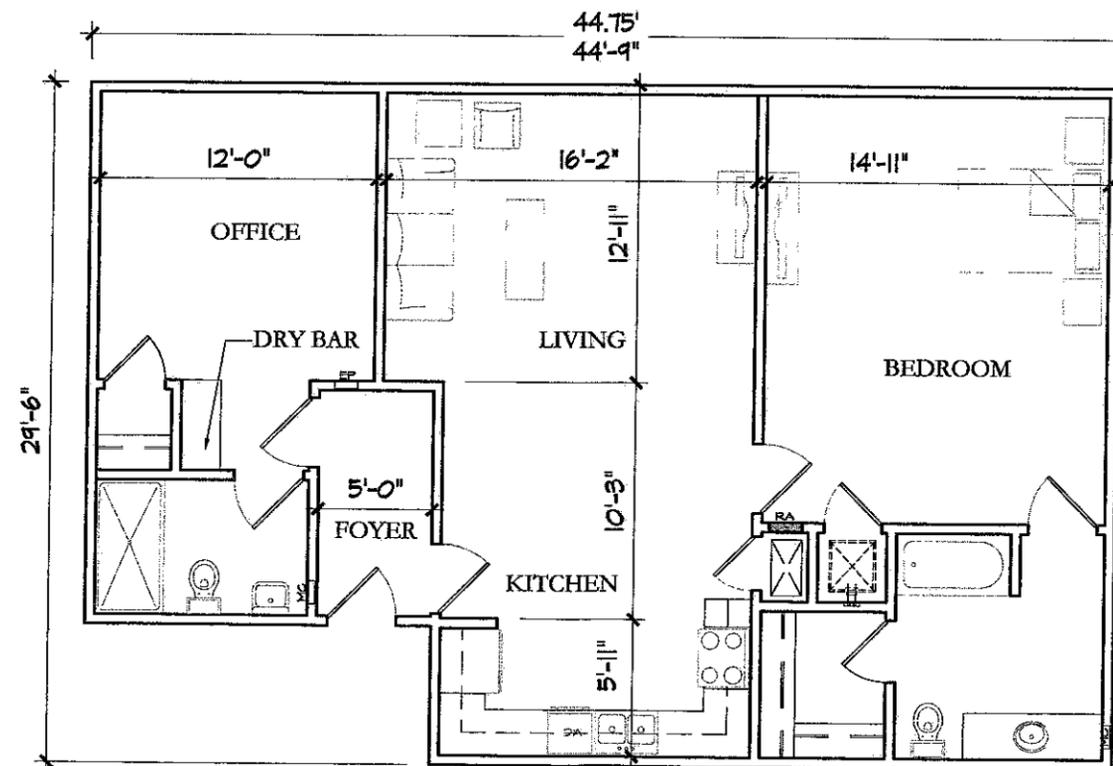


CONCEPTUAL TECHNICAL DRAWINGS
5TH & 6TH LEVEL
1" = 40'-0"

ACi
MAITLAND MIXED-USE
RETAIL-RESIDENTIAL STUDY

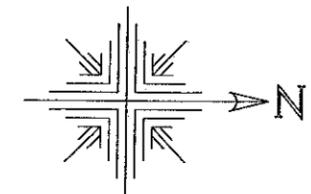


LIVE/WORK TYPE A
AREA 1,052 SQ.FT



LIVE/WORK TYPE B
AREA 1,230 SQ.FT

CONCEPTUAL TECHNICAL DRAWINGS
LIVE/ WORK UNITS LAYOUT
1/8" = 1'-0"



MAITLAND MIXED-USE
RETAIL-RESIDENTIAL STUDY

EXHIBIT "D"

TIME FRAME

Submission — DEVELOPMENT AGREEMENT

P&Z Public Hearing – August 21, 2014

DRC Recommendations – October 2, 2014

P&Z Recommendations – October 16, 2014

CRA Board & City Council Public Hearing – October 23, 2014

[PLACE HOLD]

EXHIBIT "E"

CITY IMPACT FEE CREDITS

Infrastructure Eligible for Impact Fee Credit

Relevant Impact Fee	Eligible Infrastructure Improvements
Transportation Impact Fee (estimated to be \$556,169)	Developer shall be responsible for constructing and paying for all streetscape improvements within the City's right of way along the streets adjacent to and north, south, east, and west of the New Traditions Property consistent with the design standards established by the City and compatible with the "Festival Street" to be constructed on Independence Lane and in accordance with City's codes. Developer shall receive credit up to, but no more than, the amount of transportation impact fee otherwise required to be paid. If construction of streetscape improvements costs more than the amount to construct, Developer shall be responsible for paying the difference.
Water and Sewer Impact Fee Fees (estimated to be \$524,650±)	If Developer opts to expand and replace the water and sewer lines under Independence Lane, Developer shall receive credit up to, but no more than, the amount of the impact fees otherwise required to be paid. If the cost of this construction is less than the required impact fees, Developer shall pay the difference to the City, to be deposited into the Water and Wastewater Impact Fee Trust Fund. If the cost of this construction is more than the required impact fees, the City shall pay the difference between the amount of the impact fee credited and the cost to construct the water and sewer lines.
Parks Impact Fee (estimated to be \$473,220±)	If the Developer opts to construct and transform Independence Lane into a festival street, Developer shall receive credit for the parks impact fee otherwise required to be paid. The parties acknowledge that the cost to construct Independence Lane as a festival street is approximately One Million Dollars (\$1,000,000.00). The City shall pay the difference between the amount of the impact

	fee credited and the cost to construct the festival street.
--	---

The above impact fees credits are in addition to impact fee credits allowed for existing grandfathered improvements: \$231,770.00

EXHIBIT "F"

CONDITIONAL USES, WAIVERS, INCENTIVES, AND BONUSES

I. Conditional Uses – Section 21-19b

Item	Conditional Use - Items	Reason	Response
1	Multi-Family residential in DMZD	Multi-Family Component to Project	The residential component of the project will serve to provide an anchored customer demographic that will support the retail and restaurants components of the project as well as provide the requisite activity and energy necessary to activate the downtown district and sustain the commercial component of the project. (See also findings noted in Section II of this report.)
2	Ground Floor Residential use in Mixed Use Building in DMZD	Multi-Family Component has ground floor units at internal courtyard and along East Packwood Ave.	The applicant is proposing that less than 10 of the total 220 residential units will be located on the ground floor. The ground floor units are limited to the southern portion of the site at the corner of Packwood Avenue and Independence Lane. Only two of the units will front the street on Packwood Avenue. The remainder of the ground floor residential units will be located internal to the site. The lobby, business offices, and courtyard are also located on the first floor. (See also findings noted in Section II of this report.)
3	Drive-Thru in DMZD	Requesting multiple Drive-thru opportunities	<p>The applicant is proposing three on-site drive-through lanes, two associated with restaurant uses and a third in conjunction with a bank.</p> <p>DRC recommendation is to stipulate that the number of drive-through uses will be limited to <u>no more than two</u> in this 3.218 acre block of the project area and that the drive-through bank proposed at the northeast corner of the site be removed from this proposal. The two remaining drive-throughs are consistent with criteria noted for Downtown Maitland. See findings below:</p> <p>(Also see also findings noted in Section II of this report.)</p> <p>The drive-through lanes are ancillary to the restaurants uses. Both are drive-through lanes will be internal to the development. The drive-through facilities will be integrated into the overall project design and meet the intent of ensuring traffic circulation (per section 23-2.4.2) and pedestrian activity and safety in the downtown. The drive-through lanes will be screened from view from public streets. The drive-through lanes will be integrated with the on-site circulation pattern and will be designed with pedestrian safety as the first priority.</p> <p><u>Location of drive-through facilities</u></p> <p>b) Drive-through facilities (service bays and windows) shall not be visible from public street.</p> <p>The two drive-through facilities near 17-92 are located behind a node of each building that projects and screens the drive-through window. Arcades are provided at the perimeter of the site and one drive-through is integrated within the parking garage.</p> <p>The third drive-through proposed in association with a bank use is recommended for elimination.</p> <p><u>Site design.</u> To ensure pedestrian safety, the following standards shall be applied:</p> <p>1) Access to drive-through site should be provided from side streets or</p>

Item	Conditional Use - Items	Reason	Response
			<p>existing service drives.</p> <p>The primary access for both proposed drive-through restaurants is from an internal circulation system.</p> <p>2) Drive-through lanes (the area where vehicles stack up and wait for service) shall be clearly marked on the site plan and striped.</p> <p>The drive-through lanes shall be clearly marked on the site plan at the time of submission of the Final Site Plan review.</p> <p>3) Drive-through lanes should be integrated with the on-site circulation and must be designed with pedestrian safety as the first priority.</p> <p>The drive-through lanes have been integrated with the on-site circulation pattern.</p> <p>4) Drive-through lanes shall not be entered from, or provide exit directly into, a public right-of-way. The entrance to a drive-through lane shall be clearly marked and be located a minimum of 60 feet from the closest public right-of-way.</p> <p>This has been met for both proposed restaurant drive-through facilities.</p> <p>5) Drive-through sites shall be designed so that pedestrians do not have to cross the stacking lane unless said stacking lanes are to be designed with a pedestrian crossing that is delineated by landscaping, curbing, and raised or decorative pavement to clearly delineate the pedestrian network.</p> <p>This shall be examined in detail during the Final Site Plan review and pedestrian crossings will be delineated if necessary.</p> <p>6) No more than two (2) drive-through lanes shall be approved for any facility.</p> <p>Only one lane is proposed for each facility.</p> <p>7) There shall be a minimum of four (4) stacking spaces per lane. The spaces shall be a minimum of twenty (20) feet in length and ten (10) feet in width, except along curved segments where they shall be a minimum of twelve (12) feet in width.</p> <p>Both drive-through facilities appear to meet these conditions on the concept plan that was submitted. This will be re-evaluated during the Final Site Plan review process.</p> <p>8) Drive-through lanes shall be located out of view from public streets, at the rear or sides of the principal building.</p> <p>See b) above</p> <p>9) Drive-through stacking lanes shall be designed in a way that customers can exit the lane at any time before the drive-through window.</p> <p>An alternate exit pattern will be required at Final Site Plan review. Address modifications to both of them if possible. If not possible, then the applicant would provide the City with a statement on how it would qualify for a waiver.</p> <p>10) Drive-through lanes and designated by-pass lanes, if used, shall not interfere with required loading and trash storage areas.</p> <p>This shall be maintained for this site and noted as well during the Final Site Plan review.</p> <p>11) No drive-through use shall be approved with ingress or egress</p>

Item	Conditional Use - Items	Reason	Response
			<p>driveways within three hundred (300) feet of a signalized intersection, unless a traffic analysis demonstrates that vehicles entering or leaving will not impair the efficiency or operation of the intersection. The traffic analysis shall be approved by the city's traffic engineer and acceptable to the city in the city's sole discretion.</p> <p>Drive-through #1 nearest the intersection of U.S. Highway 17-92 does not exit onto either noted street, but becomes part of the internal circulation pattern of the site. A traffic study submitted by TPD did not indicate that this drive-through would negatively affect this signalized intersection.</p> <p>Drive-through #2, is noted with the same response as above. However the concept plan indicates that this drive-through is in excess of 300 feet from the signalized intersection.</p> <p>12) The number and width of curb cuts from the public streets shall be approved by the city's traffic engineer and said number shall be minimized to reduce interruptions of pedestrian flow on the public sidewalk.</p> <p>The City Traffic Engineer has reviewed the conceptual site plan. Curb cuts have been reduced in number and dimension with this development plan. Pedestrian activity has been stressed throughout this project with added walkways and arcades provided throughout the site plan and will continue to be a key review element as the Final Site Plan is submitted and reviewed.</p> <p>13) No drive-in or drive-through use shall be approved within the geographic area bounded by Highway 17-92 on the East, Maitland Avenue on the West, Horatio Avenue on the North and Packwood Avenue on the South except by the City Council in association with the approval of a bonus as provided in section 23.2.7.2 (b) and only if the drive-through facility is integrated into the overall project design and meet the intent of ensuring safe traffic circulation (per Section 23-2.4.4) and pedestrian safety in the downtown.</p> <p>The proposed drive-throughs are located in the referenced geographic area listed in #13 and are requested in conjunction with the bonus criteria per City Code requirement.</p> <p>14) No drive-in or drive-through restaurants or car-wash facilities shall be permitted in the Packwood District of the "Downtown Maitland Area" as defined herein [See Attachment "A" CRA District Map].</p> <p>N/A – Meets criteria for #13 above.</p> <p>Section 21-5 XVI (d), (e)</p> <p>(d) Impact on adjacent uses. To minimize impact of drive-through facilities on adjacent uses, the following standards shall be met:</p> <p>(1) To reduce the impact of noise and pollution, drive-through facilities with windows and speakers shall not be located within one hundred (100) feet from any lot zoned for residential use.</p> <p>DMZD allows mixed use to include multi-family. No residentially zoned property is within 100 feet.</p> <p>(2) The sound coming out of the drive-through speakers shall not exceed sixty (60) dBA measured at adjacent residentially zoned lots.</p> <p>This is noted as a condition of approval for the Final Site Plan review.</p>

Item	Conditional Use - Items	Reason	Response
			<p>(3) Privacy walls, landscaping or other mitigation measures may be required as necessary.</p> <p>This does not appear to be needed in review of the concept plan. However this will be evaluated in greater detail during the final site plan reviews and mitigation measures applied if necessary.</p> <p>(e) Building massing and design. (1-3) Drive-through facilities shall be designed to enhance and improve the visual presentation of principal building's design and be compatible with the pedestrian scale of its surroundings. If canopies are proposed they will be reviewed and required to adhere to this section during Final Site Plan review.</p> <p>Drive-throughs have been integrated in the overall project design and will blend with overall design. This will be evaluated again in the Final Site Plan review.</p> <p>(f) Landscaping and buffering standards. The design of drive-through sites that are stand alone and not an integral part of the principal structure shall meet the requirements of the Maitland Landscape Code.</p> <p>Proposed drive-through restaurants are not stand alone.</p> <p>(g) Conditional Use review.</p> <p>The proposed drive-throughs #1 and #2 adhere to items 1-5 of this section.</p> <p>All items have been reviewed through the items listed above with the evaluation of the concept plan. They will be further reviewed again during the Final Site Plan review. There is not unreasonable contribution to air, noise or light pollution for adjacent properties with the location of these two noted drive-through facilities.</p>

II. Waivers – Section 23-2.3(b)1-5. Flexibility in Design Standards.

The table below identifies the code section and waiver requested, the reason for the waiver and a statement as to how each of the waivers requested meet the required waiver criteria.

Item	Section/ Waiver Description	Reason	Section 23-2.3 (b)1-5. Flexibility in Design Standards (Waivers)
A	Sec. 21-22.6 Off-street loading. (Quantity)	The Maitland Code requirements for loading for the residential areas are based upon a suburban garden apartment model. All apartment units are located in one building. It is technically impractical to provide upwards of 9 loading areas. The combined loading area requirement would require 8 to 9 individual off-street loading areas. This is inappropriate and	<p><i>Combined loading area requirement would require 8 to 9 individual off-street loading areas. This is inappropriate and excessive for this type and scale of project. Two loading areas are proposed; one off of Packwood Ave. for the residential component and the second area will be in the retail area. The retail loading area will use the surface parking area during non-business hours.</i></p> <p>1) The request is consistent with the CDP, the purpose of the LDC, and the DMMP as the number and design of off-street loading areas are consistent with other types of mixed-use developments in urban areas with pedestrian oriented retail corridors.</p> <p>2) The proposed waiver will not have a material negative impact on adjacent uses as the loading areas on on-site.</p> <p>3) Compliance with the requirement is undesirable based on site conditions as the project is designed as an urban mixed use</p>

Item	Section/ Waiver Description	Reason	Section 23-2.3 (b)1-5. Flexibility in Design Standards (Waivers)
		excessive for this type and scale of project.	<p>project in the downtown core. The space required to provide the number of required surface loading areas would prohibit the development from achieving the type of development intended for the downtown core.</p> <p>4) The request will not have a material negative effect the public health, safety, and welfare.</p> <p>5) Refer to reason column.</p>
B	Sec. 21-22.9 (b) Off-street loading. (Location)	The requirement for a loading dock at the rear of a building is technically impractical as all sides of the building are street frontages and there is no rear. The consideration for service/loading areas is for this project based upon traffic conditions and minimizing the aesthetic impact. In addition, the code requires loading areas to be located at the rear of the project. The project has no rear, 2 of the frontages are heavily trafficked streets and the 3rd street is to be designed for high aesthetic and placemaking features.	<p><i>As designed, the project encompasses the entire block. Therefore, the project has no rear. The loading area for the residential component has been placed off of Packwood Ave, the least traveled street of the block.</i></p> <p>1) The request is consistent with the CDP, the purpose of the LDC, and the DMMP as the location of the off-street loading areas are consistent with other mixed-use developments in urban areas with pedestrian oriented retail corridors.</p> <p>2) The proposed waiver will not have a material negative impact on adjacent uses as the loading areas on on-site.</p> <p>3) Compliance with the requirement is technically impractical because the project has no rear as the project covers an entire city block.</p> <p>4) The request will not have a material negative effect the public health, safety, and welfare.</p> <p>5) Refer to reason column.</p>
C	Sec. 23-2.4.1 Streets. Modified Streetscape designs for frontage streets.	The required building geometry necessary to incorporate structured parking and mixed retail and residential use along with the existing irregular property lines along two frontages result in varying & non standard R.O.W. and street configurations and the need to modify the specified streetscape options to meet the existing conditions. This is important to provide the walk-able, active, street environment anticipated in the Comprehensive Plan and	<p><i>Due to the existing site conditions, minor modifications are necessary in order to meet the intent of the street scape standards. Streetscapes for the entire block will be designed and constructed as part of this single project and will provide for a unified design for each street of the frontages and therefore meets the intent of each of the street section types I and II.</i></p> <p>(1) The request is consistent with the CDP and generally consistent with the purpose of the LDC and the Downtown Maitland Master Plan.</p> <p>(2) The proposed waiver will not have a material negative impact on adjacent uses. The waiver will provide for a more unified streetscape for the entire block and therefore, meets the intent of the streetscape design standards.</p> <p>(3) Compliance with the requirement is technically impractical due to the irregular property lines combined with the varying and no standard rights-of-ways. Approval of the waiver will result in superior design that encompasses an entire city block in the downtown core.</p> <p>(4) The request will not have a material negative effect the</p>

Item	Section/ Waiver Description	Reason	Section 23-2.3 (b)1-5. Flexibility in Design Standards (Waivers)
		<p>the DMZD.</p> <p>These modifications will not have a material impact negative impact on the surrounding neighborhood and, as the standards for an Independence Lane "Festival" street configuration have not be defined, the final requirements are unknown. In addition the model design options do not completely anticipate the existing street conditions and R.O.W's. Proposed designs prove landscape parkway options for all street frontages and accommodate public streetscape improvements outside of the City R.O.W.</p>	<p>public health, safety, and welfare.</p> <p>(5) Refer to reason column.</p>
D	<p>Sec. 23-2.5.3(e) Activity area.</p> <p>Building placement on Packwood Ave.</p>	<p>The proposed building placement provides enhanced sightlines to the west and the new Maitland City Hall. Compliance with the Code requirements would result in blocked views to the west. The proposed setback will result in a superior placemaking result.</p>	<p><i>The proposed building placement will provide enhanced sightlines to the west and of City Hall. Strict adherence to the building placement requirement would result in blocked views to the west and of City Hall. The waiver will result in a superior product by preserving a visual corridor of City Hall.</i></p> <p>(1) The request is consistent with the CDP, the purpose of the LDC, and the DMMP as it is being designed as an urban pedestrian oriented mixed-use project creating a destination retail corridor in the downtown core.</p> <p>(2) The proposed waiver will not have a material negative impact on adjacent uses.</p> <p>(3) Compliance with the requirement is technically impractical based on site conditions and the waiver will result in superior design by achieving and preserving a visual corridor of City Hall.</p> <p>(4) The request will not have a material negative effect the public health, safety, and welfare.</p> <p>(5) Refer to reason column.</p>
E	<p>Sec. 23-4.3(d) Parking garages.</p> <p>Depth of active use areas along the parking garage.</p>	<p>The recessed garage frontage along 17-92 frontage provides exiting vehicles with enhanced views of both pedestrians and traffic. This will not have material negative impact on adjacent uses</p>	<p><i>The 17-92 corridor is expected to have less activity than Independence Lane due to the heavy traffic. The parking garage frontage on US 17-92 comprises only 25 percent (+/-) of the block and is recessed from the street frontage by an 8-foot arcade activity area and a parallel drive exit lane for a proposed drive-through. The balance of the corridor has active uses areas both to the north and south, thus achieving the intent and feel of an activity area commensurate with the anticipated level of</i></p>

Item	Section/ Waiver Description	Reason	Section 23-2.3 (b)1-5. Flexibility in Design Standards (Waivers)
		<p>or public health and safety.</p> <p>Along the Independence Lane frontage the retail frontage and activity/arcade area exceed 30' and provide active use areas along the street edge.</p>	<p><i>pedestrian traffic. The parking garage frontage along Independence Lane coincides with an irregular property line creating a need to reduce the depth of the activity area by up to four feet along the garage frontage. The depth of the activity area coupled with an 8-foot deep activity area arcade achieves the intent and feel of a more heavily trafficked activity area.</i></p> <p>(1) The request is consistent with the CDP, the purpose of the LDC and the Downtown Maitland Master Plan as the activity areas coupled with the 8-foot arcade design along 17-92 and Independence Lane will achieve the required intent and feel of a pedestrian oriented activity area. In addition, the project encompasses over three acres and an entire block which will draw substantially more activity to the area as opposed to a smaller project or one that only fronts one street.</p> <p>(2) The proposed waiver will not have a material negative impact on adjacent uses, but creates a destination retail corridor in the downtown core.</p> <p>(3) Compliance with the requirement is technically impractical based on existing site conditions such as the exiting roadway configurations and irregular property lines. The project encompasses an entire city block which will also result in the ability to achieve a superior design by enabling the development of a unified design and aesthetic of an entire block within the downtown core.</p> <p>(4) The request will not have a material negative effect the public health, safety, and welfare.</p> <p>(5) Refer to reason column.</p>
F	<p>Sec. 23-2.5.6. IV. (b) Landscaping and screening standards.</p>	<p>The surface parking lot provides a portion of the parking for the retail activities. While this lot is an important draw for passing patrons informing the passing driver of the location and access to parking, the bulk of the retail parking is in the garage. The remaining surface parking is configured in bays of 5 to 8 spaces between landscape areas.</p> <p>The placement of 11 adjacent parking spaces between landscape islands will not have a material impact on the adjacent uses or neighborhood and will not have a material impact on public health</p>	<p><i>One row of parking exceeds the maximum of 10 required consecutive spaces without a landscaped break by 1 space. The surface parking area contains a total of 36 parking spaces and 10 landscaped parking islands with the landscape breaks occurring from 2 to 11 consecutive spaces. The overall average is 1 landscape island for every 4 parking spaces thereby meeting the intent of the code.</i></p> <p>(1) The request is consistent with the CDP, the purpose of the LDC , and the DMMP as it provides an adequate number of landscape islands on site for surface parking.</p> <p>(2) The proposed waiver will not have a material negative impact on adjacent uses.</p> <p>(3) Compliance with the requirement is undesirable based on site conditions and only occurs at a single location. Overall the surface parking area includes one landscape break for every four surface parking spaces.</p> <p>(4) The request will not have a material negative effect the public health, safety, and welfare.</p> <p>(5) Refer to reason column.</p>

Item	Section/ Waiver Description	Reason	Section 23-2.3 (b)1-5. Flexibility in Design Standards (Waivers)
		safety and welfare. The impact will be further mitigated by the landscape areas extending along the length of the parking area.	
G	Allow the open are landscape and hardscape plans including tree and planting schedules to be provided for review and approval separately in a subsequent submittal based upon DMZD standards.	<p>The successful programming and design of the streetscape along Independence Lane is important for the project and the City. The currently discussed goals do not fit any of the models as codified in the DMZD code. Since the City's goals and program for Independence Lane are not finalized, major streetscape and landscape elements along that corridor as well as their integration with the connecting corridors will require additional time for design and review by all parties. The design of these areas can be most successfully developed along with the overall building and interior open area designs.</p> <p>As final landscape and hardscape plans are dependent upon the development of streetscape designs the submission of landscape schemes at this preliminary point is impractical. As streetscape requirements, especially the goals for Independence Lane, are fleshed out and able to be further refined, landscape and hardscape plans based upon City comments and DMZD standards can be submitted for review.</p> <p>The delay in submission</p>	<p>The successful programming and design of the streetscape along Independence Lane is important for the project and the City. The currently discussed goals do not fit any of the models as codified in the DMZD code. Since the City's goals and program for Independence Lane are not finalized, major streetscape and landscape elements along that corridor as well as their integration with the connecting corridors will require additional time for design and review by all parties. The design of these areas can be most successfully developed along with the overall building and interior open area designs.</p> <p>(1) The request is consistent with the CDP, the purpose of the LDC , and the DMMP. (2) The proposed waiver will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the waiver. (3) Compliance with the requirement is technically impractical or undesirable based on site conditions, or approval of the waiver will result in superior design. (4) The request would not have a material negative effect the public health, safety, and welfare. (5) Refer to reason column.</p>

Item	Section/ Waiver Description	Reason	Section 23-2.3 (b)1-5. Flexibility in Design Standards (Waivers)
		of landscape schemes and a subsequent review by City staff will not have a material negative impact on the adjacent uses or health and welfare of the public.	
H	Sec. 21-6. II(e)(2) Building Height	<p>The proposed building shall provide equivalent massing/height as a 2 story building at the Horatio / 17-92 corner.</p> <p>This massing composition provides a stepped configuration from the corner to the main building. The steps start with a tall 1 story mass and progress to a 4 story mass at Independence and Horatio and to the final main 6 story mass with a stepped back 5th and 6th floor along the street edges.</p> <p>This alternative to a 2 story building will not have a material negative impact upon the adjacent uses or have any impact on the health and welfare of the public. The tall 1 story building will result in a superior design.</p>	<p><i>The building will achieve a minimum height of 23' - equivalent to the minimum height required for a 2 story building and therefore meet the intent of the requirement.</i></p> <p>(1) The request is consistent with the CDP, the purpose of the LDC, and the DMMP as the building will be designed to appear as if it does have a second story. The remainder of the site comprises multiple stories.</p> <p>(2) The proposed waiver will not have a material negative impact on adjacent uses.</p> <p>(3) Approval of the waiver will result in superior design by creating a gradual stepping of the building massing from low to high for south bound motorist and pedestrians.</p> <p>(4) The request will not have a material negative effect the public health, safety, and welfare.</p> <p>(5) Refer to reason column.</p>
I	Sec. 23-2.4.1(IV)(a) Streets	<p>The code limits the vehicular entrances to a width of 22' for a two way entrance and a 12' width for a one way drive. Given the traffic flows and traffic counts the wider entrances will provide enhanced maneuverability in and out of the site.</p> <p>Wider vehicle entrances especially along these busy frontage streets will allow for easier and smother vehicular access onto the property. The additional 2' of width</p>	<p><i>The bulk of the parking will be accommodated in the parking garage and the remainder will be with off-street and surface parking. With the entrance and majority of the traffic flow for project will be through the surface parking areas, wider entrances and travel lanes will provide enhanced maneuverability in and out of the site.</i></p> <p>(1) The request is consistent with the CDP, the purpose of the LDC, and the DMMP as the project is designed with limited surface parking and a multi-story parking garage which will house the bulk of the parking. The increased width will enhance both vehicular and pedestrian maneuverability and safety within the downtown core.</p> <p>(2) The proposed waiver will not have a material negative impact on adjacent uses.</p> <p>(3) Approval of the waiver will result in superior design by enhanced maneuverability and safety in and out of the site.</p> <p>(4) The request will not have a material negative effect the</p>

Item	Section/ Waiver Description	Reason	Section 23-2.3 (b)1-5. Flexibility in Design Standards (Waivers)
		will not have a material negative impact and by providing a easier turning radius provide enhanced effect on public health and safety.	public health, safety, and welfare. (5) Refer to reason column.
J	Sec. 21-5(XVI)(c)9 Drive-through	Two drive-through lanes have been requested. Sec. 21-5(XVI)(c)9 of the zoning code requires that drive-through stacking lanes shall be designed in a way that customers can exit the lane at any time before the drive-through window. The applicant has voluntarily reduced the number of drive-through lanes requested from three to two. The applicant is able to meet this requirement for one of the two remaining drive-through lanes, but not the other. The drive-through lane runs adjacent to a wall of the multi-story parking garage and it would be technically impractical to relocate the garage wall. Every effort will be made to widen the drive-to the extent possible and locate the drive-through window in a manner to enable one to exit the lane. The width of the drive-through lane and location of the window will be determined at Final Site Plan review.	1) The request is consistent with the CDP, the purpose of the LDC, and the DMMP as the location of the drive-through window and width of the drive-through lane will be adjusted to the extent physically possible to make every effort to enable drivers to exist the drive-through lane before the drive-through window. 2) The proposed waiver will not have a material negative impact on adjacent uses as the loading areas are on-site. 3) Compliance with the requirement is technically impractical the wall of the parking garage cannot be moved to accommodate the drive-through. 4) The request will not have a material negative effect the public health, safety, and welfare. 5) Refer to reason column.

III. Bonuses – Section 23-2.7.2

Types of development bonuses include: 1) Building height bonus, 2) Density and intensity bonuses within the TOD Study Area A, and 3) Drive-through facilities.

Bonus Program	Bonus Available	Bonus Justification 23.-2.7.2 (a) (2)(i), (ii), and (c)
23-2.7.2		
Overall project benefits		The bonuses will provide the ability to:

Bonus Program 23-2.7.2	Bonus Available	Bonus Justification 23.-2.7.2 (a) (2)(i), (ii), and (c)
Section 23-2.7.2 (b)(1). Building height	Maximum bonus in DMZD is up to 8 stories.	<p><i>Maximum bonus in DMZD is up to 8 stories. The request is to increase to the buildings with residential and mixed-use components from 5 to 6 stories and to 7 stories above grade level for the roof deck for the parking garage</i></p> <p>The project provides for ground floor retail and an economically viable residential component that allows for activation of the street, enhanced walk ability and a onsite clientele base for the commercial activities. Section 23-7.7.2 (b) (1)</p> <p>Maitland City Center is a \$65 million improvement designed to activate Independence Lane and have a catalytic effect in the redevelopment of Downtown Maitland through the introduction of quality retail and restaurants and 350 to 400 on-site residents. The project will result in the redevelopment of on city block of the streetscape along each of the street frontages in the DMZD.</p>
Section 23-2.7.2 (b)(2) Density and intensity bonus within the TOD Study Area A (residential)	Maximum density bonus 3+ Acres – 68.75 DU/AC	<p><i>Maximum density bonus of 25% increase in density for properties with over 3 acres in size from 55 DU/AC to 68.75 DU/AC. The increased intensity will provide an economically viable residential component that provides eyes on the street and the potential for 24 hour activity at the city center to enhance the non-transient demand for commercial activity.</i></p> <p>The project provides an economically viable residential component that provides eyes on the street and the potential for 24 hour activity at the city center to enhance the non-transient demand for commercial activity. Section 23-7.7.2 (b) (2)</p> <p>Maitland City Center’s proposed residential density allows for an anchored customer demographic that will support the desired “character” retail shops and restaurants envisioned for Downtown Maitland. This anchored customer base (residents) will not only patronize businesses but to provide the requisite activity and energy to make Downtown Maitland a true destination for other residents and visitors.</p> <p>This increased residential density also supports the City’s goals and objectives for TOD.</p>
Section 23-2.7.2 (b)(2) Density and intensity bonus within the TOD Study Area A (intensity)	Maximum F.A.R. Bonus 3+ Acres – 2.5 F.A.R.	<p><i>Maximum intensity bonus of 25% increase in intensity for properties over 3 acres in size from FAR 2.0 to 2.5 FAR. The increased intensity will provide an economically viable residential component that provides eyes on the street and the potential for 24 hour activity at the city center to enhance the non-transient demand for commercial activity.</i></p> <p>The project provides an economically viable residential component that provides eyes on the street and the potential for 24 hour activity at the city center to enhance the non- transient demand for commercial activity. Section 23-7.7.2 (b) (2)</p> <p>Maitland City Center’s proposed area density allows for an anchored customer demographic that will support the desired “character” retail shops and restaurants envisioned for Downtown Maitland. This anchored customer base (residents) will not only patronize businesses but to provide the requisite activity and energy to make Downtown</p>

Bonus Program 23-2.7.2	Bonus Available	Bonus Justification 23.-2.7.2 (a) (2)(i), (ii), and (c)
		<p>Maitland a true destination for other residents and visitors.</p> <p>This increased area density also supports the City's goals and objectives for TOD.</p>
<p>Section 23-2.7.2 (b)(4) Drive-through</p>	<p>Drive-thru approval.</p>	<p><i>Drive-through uses within the geographic area bounded by Highway 17-92 on the East, Maitland Avenue on the West, Horatio Avenue on the North and Packwood Avenue on the South may be approved by city council. The drive-through facility has been integrated into the overall project design and meets the intent of ensuring traffic circulation and pedestrian activity and safety in the downtown.</i></p> <p>The drive-through facilities will be integrated into the overall project design and meet the intent of ensuring traffic circulation (per section 23-2.4.2) and pedestrian activity and safety in the downtown. The drive-through lanes will be screened from view from public streets. The drive-through lanes will be integrated with the on-site circulation pattern and will be designed with pedestrian safety as the first priority.</p> <p>Drive-through facilities are a required feature by nationally recognized commercial retail/restaurant destination tenants. These tenants provide services for both the on property residents and a local customer base and act as a draw and anchor for the remaining character retail that is an important element in activating the downtown district.</p> <p>As an initial project providing a transition from a suburban to more urban development pattern Maitland City Center must provide some of the features that are required by nationally recognized commercial retail/restaurant destination tenants. These tenants will provide services for both the on property residents and a local customer base and act as a draw and anchor for the remaining "character" retail that is an important element in activating the downtown district. These anchor tenants are critical to leveraging the critical mass of retail and commercial activity and energy necessary to activate the customer base to meet the City's goals for the downtown.</p>

Section 23-2.7.2 (c) Improvements eligible for bonuses, permits applicants the ability to request development bonuses for specific on-site improvements that facilitate the preferred form of development within Downtown Maitland above and beyond the standards required herein. These improvements include: 1) Public parking garage, 2) Complete streets/streetscape, 3) Downtown capital projects, 4) Public open space and amenities, 5) Transit support facilities, 6) Underground utility lines, and 7) Other improvements.

I. The applicant is proposing to include the following eligible improvements into the project for the bonuses requested above.

II.(2) Complete streets/streetscape. The developer modifies the design of the street along the entire block, from intersection to intersection, to match the complete street design specified in section 23-2.4.

III. *The development encompasses an entire city block, thus completing four street frontages in the downtown core. In addition, as the block is being developed at the same time by a single developer it will result in a unified design of the streetscape for the premier city block in the downtown core.*

IV.(3) Downtown capital projects. The applicant volunteers to construct, or to contribute financially to complete, capital projects identified by the city as needed in the downtown.

V. *The applicant is proposing to participate in two capital projects in the downtown core; the construction of a portion of the wastewater system and streetscape upgrade of Independence Lane into a "Festival Street".*

VI.(4) Public open space and amenities. The development includes significant public open space and amenities. Significant open space shall mean an area of at least eight hundred (800) square feet for use by the general public, and amenities may consist of fountains, sculptures, and/or seating areas. Outdoor seating areas, accessory to restaurants, may be used to satisfy this requirement. However, should the tenant change, the seating area must be preserved as such. Based on the size of the development, the city may require a larger open space area or additional amenities to qualify for the bonus height.

VII.*The applicant is proposing the construction of open space amenities within the project which may include fountains, sculptures, and seating areas. Specifics related to public open space and amenities will be determined at site plan review.*

VIII.(5) Transit support facilities. The project includes facilities to accommodate existing or planned public transit. This may include, but is not limited to, bus turnouts, bus shelters, bus lanes, and park and ride lots, otherwise not required in this code.

IX.*The development is located within TOD Study Area A which is served by the SunRail station as well as a Lynx bus route along US 17-92. The applicant is proposing to provide a bus shelter/bench along US 17-92.*

X.(7) Other improvements. Other improvements the city council determines further the goals of the Downtown Maitland Zoning and Special Districts and the comprehensive development plan.

XI. *Other improvements may include:*

XII.12. Off-site credits requested if applicable.

XIII.The applicant is seeking off-site credits for parking within 600 feet of the site, off-site stormwaster credits for the site which will also count toward off-site open space and pervious area for the site. The applicant is proposing to connect to the regional pond. Therefore, the extent of the off-site credits will be determined at site plan approval. The developer is also proposing to use low impact design concepts for this site which may include the use of green roofs, rain capture for on-site irrigation, and pervious pavement and/or pavers.

EXHIBIT "G"

ALTERNATIVE PARKING STUDY