

## Transportation Conditions

The Trails owners (“Applicants”) are responsible for mitigating appropriate transportation impacts as identified in the SR 228/Normandy Boulevard Corridor Analysis conducted by Alfred Benesch & Company, April 2021. As a result, the following conditions are proposed:

1. The Florida Department of Transportation (“FDOT”) has approached Applicants to acquire a tract of land parallel to the southern right-of-way line along Normandy Boulevard (SR 228) to create a two hundred foot (200’) wide right-of-way corridor. The Applicants agree to not build within two hundred feet (200’) of the northern right-of way line along Normandy Boulevard (SR228), approximately one hundred forty feet (140’) south of the existing Normandy Boulevard (SR 228) right-of-way, without the prior consent from FDOT, for five (5) years after the approval of The Trails PUD (“PUD”). The purpose of this condition is to provide FDOT time to acquire (and potentially take) the right-of-way necessary from Applicants to accommodate the future widening of Normandy Boulevard (SR 228).
2. Applicants shall provide a Transportation Monitoring Report (“TMR”) every two (2) years to the City Planning and Development Department (“P&DD”) and FDOT District 2 Growth Management, commencing in year three (3) after the PUD is approved. The TMR shall be prepared by a Registered Florida Professional Engineer and only after a methodology meeting with the appropriate members of the City Traffic Engineering Division and the City Transportation Planning Division prior to conducting the analysis. The TMR will provide analysis and make recommendations for intersection improvements at the following locations:
  - a. County Road 217
  - b. McClelland Road
  - c. Solomon Road

The TMR will analyze existing traffic volumes and consider future trips associated with the PUD, set to occur in the subsequent monitoring period. Roadway and/or intersection improvement options will be evaluated for consideration and discussion by and between FDOT, P&DD and the Applicants regarding mitigating measures. The parties may implement other improvements as agreed upon between P&DD and the Applicants.

3. Based upon the results of the TMR, and in coordination with the Applicants and P&DD, every two (2) years, the FDOT will identify the need and timing for improvements to be made to roads within the TMR area. The proportionate share for any improvements allocable to the Applicants shall be determined for the intersection of Normandy Boulevard (SR 228) and:
  - a. County Road 217
  - b. McClelland Road
  - c. Solomon Road

4. Transportation improvements that are the responsibility of the Applicants must be constructed by the time indicated in the subsequent TMR in order to obtain additional building permits from the City.
5. When a PUD-related roadway improvement project has been identified for an “immediate need” (within three (3) years from the date of the most recent TMR) the Applicants will prepare a Participation Agreement for execution between Applicants, FDOT and the City, that defines: the scope of the proposed work, estimated cost, determination of proportionate impacts (pursuant to the most recent TMR), funding arrangements, and the timing of future improvements. At the time the improvement is needed, and if insufficient public funds are available to fully-fund the improvement, the Applicants may fund 100% of the improvement and will receive a proportionate credit towards future Mobility Fees due. Total credit for required improvements shall not exceed \$3,384,720.
6. Applicants will enter into a MFC within one hundred eighty (180) days of adoption of the PUD in order to codify the Mobility Fee obligation and schedule of payments. The Mobility Fees from the PUD shall be utilized for the widening of Normandy Boulevard (SR228).
7. The requirement for a TMR every two (2) years can be waived by mutual agreement of the P&DD and the Applicants, for a specified period, for good cause shown.
8. The TMR requirement shall be terminated when all of Applicants’ required improvements have been constructed.