

**CREDIT AUTHORIZATION**

**CA-07-03 (T)**

**TWIN RIVERS II, LC**

**THIS AUTHORIZATION IS APPROVED BY MANATEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (COUNTY) AUTHORIZING IMPACT FEE CREDITS FOR TWIN RIVERS II, LC, THEIR SUCCESSORS AND ASSIGNS (OWNER/ DEVELOPER).**

**WHEREAS**, on JUNE 27, 1986, MANATEE COUNTY ADOPTED ORDINANCE 86-09, establishing an Impact Fee Program ("ORDINANCE") and,

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida, adopted Ordinance 90-01, the new Manatee County Land Development Code (LDC), effective October 15, 1990; and,

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida adopted Ordinance 04-19, February 24, 2004, effective June 19, 2004; and,

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida adopted Ordinance 05-52, October 6, 2005; and,

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida adopted Ordinance 06-75, November 7, 2006; and,

**WHEREAS**, Chapter 8, Section 807, of the Manatee County Land Development Code (LDC) provides for the authorization, by the Board of County Commissioners, of Impact Fee Credits for contributions, payments, construction or dedications made to Manatee County against the applicable components of the impact fee; and,

**WHEREAS**, OWNER/DEVELOPER, upon property located at U.S. Highway 301 and Fort Hamer Road, will undertake certain required contributions, payments, construction or dedications which have been determined to be eligible for credit against impact fees due in Benefit District "NE".

**NOW, THEREFORE, MANATEE COUNTY** authorizes credit against Impact Fees as follows:

Credit Authorization CA-07-03(T)

Twin Rivers II, LC

April 23, 2013

Page 2

1. CONSTRUCTION, DEDICATION, CONTRIBUTION OR PAYMENT

OWNER/DEVELOPER shall pay to Manatee County the estimated cost of constructing eastbound right turn lanes and northbound left turn lanes at the intersection of U.S. Highway 301 and Fort Hamer Road, improvements for which credit may be given pursuant to Chapter 8, Section 807, of the Manatee County Land Development Code (LDC).

2. TIME OF CONSTRUCTION, DEDICATION, CONTRIBUTION OR PAYMENT

All construction, dedication, contributions, or payments described above shall be completed prior to issuance of any Certificate of Occupancy for any building permit issued within the project.

3. OTHER FEES

Prior to issuance of a Certificate of Occupancy, all other applicable impact fee components and, if the creditable amount of the dedication along with the improvement is less than the transportation impact fee component, then, any difference due between the required transportation impact fee component and the creditable amount of the dedication and road improvement, will be paid by the OWNER/DEVELOPER.

4. FAILURE TO PAY, CONSTRUCT OR DEDICATE

Failure of the OWNER/DEVELOPER to pay, construct, contribute or dedicate as provided for in this Authorization, the COUNTY may withhold any and all Certificates of Occupancy for Twin Rivers II, as depicted in Final Site Plans FSP-05-29 and FSP-05-30 for this project.

The County may also withhold any credit against impact fees for any Development Unit until such time as said payment, construction, contribution, or dedication occur.

Credit Authorization CA-07-03(T)  
Twin Rivers II, LC  
April 23, 2013  
Page 3

5. FINAL CREDIT APPROVAL

The final amount of credit, as authorized by this Credit Authorization, shall be approved by the Board of County Commissioners before the credit is issued.

APPROVED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS  
23 DAY OF April, 2013.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Larry Bustle  
Chairman

ATTEST

BY: R. B. Shore  
R. B. Shore  
Clerk of the Circuit Court



FINAL AUTHORIZATION OF TRANSPORTATION CREDIT

DATE: April 23, 2013  
CREDIT AUTHORIZATION NUMBER: CA-07-03 (T)  
OWNER/DEVELOPER: TWIN RIVERS II LC  
PROJECT NAME: TWIN RIVERS II  
RIGHT-OF-WAY DEDICATION TOTAL: \$ - 0 -  
ROAD CONSTRUCTION COST TOTAL: \$ 143,500.00  
LESS NON-CREDITABLE SIGNALIZATION COSTS: (\$6,028.50)  
TOTAL CREDIT AUTHORIZED: \$ 137,471.50

APPROVED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS

23 DAY OF April, 2013.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: Larry Bustle

Chairman

ATTEST: R. B. SHORE  
Clerk of the Circuit Court

By: Uebi Jesma De



April 23, 2013 - Regular Meeting  
Agenda Item #15

Subject

Twin Rivers II LC Application for Impact Fee Credit Authorization - CA-07-03(T)

Briefings

None

Contact and/or Presenter Information

Sharla Fouquet  
Impact Fee Program Manager  
748-4501, Extension 3966

**APPROVED** in Open Session

Manatee County Board of County  
Commissioners

Action Requested

Authorization for Chairman to execute Final Authorization of Road Impact Fee Credit in the total amount of \$137,471.50 for payment in lieu of construction of required non-site-related road improvements, per Credit Authorization CA-07-03(T).

Enabling/Regulating Authority

Manatee County Comprehensive Plan, Section 5.1, Traffic Circulation Element / Future Major Roadways

Land Development Code, Chapter 8, Impact Fees / Section 807, Credits

Background Discussion

Chapter 8, Section 807 of the Manatee County Land Development Code provides for authorization by the Board of County Commissioners for Impact Fee Credits for contributions, payments, construction, or dedications made to Manatee County against applicable components of impact fees.

Development approvals granted in April 2005 to Twin Rivers II, Phases II and IV, required them to complete several improvements at the intersection of US Highway 301 and Fort Hamer Road in northeastern Manatee County. In lieu of building these improvements, which were deemed to be impact fee creditable, Twin Rivers paid \$143,500.00 to the County. \$6,028.50, the cost of signaling the intersection, was deducted from the payment, leaving a creditable total of \$137,471.50.

Staff employed by Manatee County at the time of these payments was under the impression that no Board approval was required in order to authorize Twin Rivers' road impact fee credits. However, current staff believes that Board approval of all impact fee credits is mandated by the Manatee County Land Development Code, a view that is supported by the Clerk of Court's Internal Audit Department. Staff is therefore referring this application for road impact fee credits to the Board for their review and approval, in accordance with Section 807 of the Land Development Code.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please send a certified copy of all executed documents to Sharla Fouquet, Financial Management Department (County Administration Building, Suite 939). - Sent interoffice -4/25 - SS

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Attch 1 Credit Auth CA-07-04-T.pdf](#)

Attachment: [Attch 2 Final Auth of Credit CA-07-04-T.pdf](#)

Attachment: [Attch 3 Dev Approval Stipulations.pdf](#)

Attachment: [Attch 4 Prop Share Calculations.pdf](#)

Attachment: [Attch 5 Check Copies.pdf](#)

Attachment: [Attch 6 IFCR Application.pdf](#)

Attachment: [Attch 7 Letter Confirming Creditability.pdf](#)

MANATEE COUNTY PLANNING DEPARTMENT  
CONCURRENCY MANAGEMENT SECTION  
(941) 749-3070

DATE: APRIL 22, 2005

PROJECT NAME: **TWIN RIVERS II/ PHASE II**  
**PDR-01-19(P)/05-S-22(P)/FSP-05-30**  
**49 SINGLE FAMILY LOTS**

ADDRESS: **SOUTH OF GOLF COURSE ROAD, ELLENTON**

PLANNER: ARISTOTLE SHINAS (x)6882  
TRANSPORTATION  
ENGINEER: MICHEL TENNY (x)6862  
CONCURRENCY: MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

**[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]**

**CONCURRENCY/TRANSPORTATION RELATED COMMENTS:**

- I. **This submittal may proceed when the comments listed below and the comments issued by the other reviewing agencies are satisfactorily addressed.**

The information on the cover sheet for this project needs to be revised to address the following issues:

1. Project names are: Twin River, Phase IV (PDR-99-02) and Twin Rivers II Phase 2 (PDR-01-19)
2. The site date information listed needs to be switched. The 49 lot date is for Twin Rivers II Phase 2 and the 153 lot data is for Twin River Phase IV.
3. Please correct this information with the planner also so the correct names can be applied to the projects.

**The transportation stipulations contained in the CLOS and the LDA are required with this final site plan. Please provide documentation regarding these CLOS improvements and any contained in LDA-02-05:**

**The Traffic Study for Twin Rivers II was approved with the following stipulations which are to be shown on the construction drawings:**

1. Signalization of the intersection of Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for a cumulative total of 270 lots in Twin River and Twin Rivers II, unless same is not warranted by the Florida Department of Transportation, in which event, when warranted. (This improvement is not eligible for transportation impact fee credits);
2. **Eastbound right turn lane at Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for a cumulative total of 270 lots in Twin River and Twin Rivers II. This improvement will be eligible for transportation impact fee credits.**
3. An eastbound right turn lane at the Project entrance off of Golf Course Road. With the construction of the entrance, clear distances will be observed for a distance of 540' left and 340' right from an offset of 17' from the edge of the Golf Course Road pavement. (This improvement is not eligible for transportation impact fee credits).
4. **Prior to the approval of a Preliminary Site Plan for a cumulative total of 270 lots in Twin River and Twin Rivers II, at the intersection of US 301 and Fort Hamer Road, provide a northbound left turn lane. This improvement will be eligible for transportation impact fee credit.**

Prior to final site plan approval, concurrency must met relative to **fire flow and drainage design**. Please refer to the staff engineering comments from Richard Hurter regarding this issue.

- II **We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time.**

N/A

III. **General Information**

Applications for Certificate of Level of Service Compliance for sanitary sewer, solid waste, transit, traffic, potable water and parks have been approved.

A Certificate of Level of Service, CLOS # 03-065, was issued on 08/01/2003 and shall expire 05/02/2008. **Applicant is advised that all phases must receive final plat approval prior to the expiration of the Certificate of Level of Service (CLOS). Otherwise, each phase not platted by this expiration date shall be subject to a full concurrency**

All traffic control signage and pavement markings, if warranted, shall conform to FDOT and MUTCD standards.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

**RIGHT-OF-WAY RELATED COMMENTS:**

- I. **This submittal may proceed when the comments listed below and the comments issued by the other reviewing agencies are satisfactorily addressed.**

Per stipulation 7.0 in LDA 02-05, the dedication of 84 feet of right-of-way for Mulholland Road id required. Has this area been dedicated?

- II **We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:**

N/A

III. **General Information**

If there are any questions pertaining to the right-of-way comments, please contact Micki Ryan at 749-3070 extension 6904.

cc: Concurrency File #PDR-01-19(P)/05-S-22(P)/FSP-05-30  
Public Works and Transportation Concurrency Group  
(Linda Petersen, Wayne Roberts, Sia Mollanazar)  
Peggie Wallace, Impact Fees  
Malvina Glenn, Land Acquisition  
Harry Mendenhall, Transportation  
Richard Hurter, Engineering  
S:\GROWTH\DR-C-CONCURRENCEY\TWIN RIVERS IIFSP PHASE II.doc



**MANATEE COUNTY PLANNING DEPARTMENT  
CONCURRENCY MANAGEMENT SECTION COMMENTS  
(941) 749-3070**

**DATE:** APRIL 22, 2005

**PROJECT NAME:** **TWIN RIVER PHASE IV**  
**PDR-99-02/05-S-22(P)/FSP-05-29**  
**153 SINGLE FAMILY LOTS**

**ADDRESS:** **SOUTH OF GOLF COURSE ROAD, ELLENTON, FL**

**PLANNER:** ARISTOTLE SHINAS (x)6882  
**TRANSPORTATION ENGINEER:** MICHEL TENNEY (x)6862  
**CONCURRENCY:** MICKI RYAN (X)6904/SUSAN BARFIELD (x)3842

**[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]**

**CONCURRENCY/TRANSPORTATION RELATED COMMENTS:**

- I. This submittal may proceed when the comments listed below and the comments issued by the other reviewing agencies are satisfactorily addressed.**

The information on the cover sheet for this project needs to be revised to address the following issues:

1. Project names are: Twin River, Phase IV (PDR-99-02) and Twin Rivers II Phase 2 (PDR-01-19)
2. The site date information listed needs to be switched. The 49 lot date is for Twin Rivers II Phase 2 and the 153 lot data is for Twin River Phase IV.
3. Please correct this information with the planner also so the correct names can be applied to the projects.

Please provide information regarding stipulation 9.0 (B) contained in LDA-99-01 about the bonding of the Golf Course Road Bridge or Approach Project.

**Per LDA-99-01 and CLOS #01-053, the following improvements will be required with this site plan and must be shown on the construction drawings:**

1. Signalization of the intersection of Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for the 270<sup>th</sup> lot in the Project, unless same is not warranted by the Florida Department of Transportation, in which event, when warranted. (This improvement is not eligible for transportation impact fee credits);
2. Eastbound right turn lane at Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for the 270<sup>th</sup> lot in the Project. Company shall be eligible for transportation impact fee credits for all amounts paid by Company toward such turn lane;
3. An eastbound right turn lane at each Project entrance off of Golf Course Road with the construction of each such entrance. Clear distances will be observed by Company at these driveways for a distance of 540' left and 340' right from an offset of 17' from the edge of the Golf Course Road pavement. (This improvement is not eligible for transportation impact fee credits); and
4. Prior to the approval of a Preliminary Site Plan for the 270<sup>th</sup> lot in the project, at the intersection of US 301 and Fort Hamer Road, provide a northbound left turn lane; and the developer shall be eligible for any transportation impact fee credit for this required improvement.

**TWIN RIVER PHASE IV  
PDR-99-02(P)/FSP-05-29  
PAGE 2**

Prior to final site plan approval, concurrency must met relative to **fire flow and drainage design**. Please refer to the staff engineering comments from Richard Hurter regarding this issue.

- II We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time.**

N/A

**III. General Information**

Applications for Certificate of Level of Service Compliance for potable water, sanitary sewer, solid waste, transit, parks, and traffic have been approved.

A Certificate of Level of Service, CLOS # 01-053, was issued on 06/29/01 and shall expire 05/02/07. **Applicant is advised that all phases must receive final plat approval prior to the expiration of the Certificate of Level of Service (CLOS). Otherwise, each phase not platted by this expiration date shall be subject to a full concurrency review.**

All traffic control signage and pavement markings, if warranted, shall conform to FDOT and MUTCD standards.

If there are any questions pertaining to concurrency and/or transportation, please contact Micki Ryan at 749-3070 extension 6904.

**RIGHT-OF-WAY RELATED COMMENTS:**

- I. This submittal may proceed when the comments listed below and the comments issued by the other reviewing agencies are satisfactorily addressed.**

Per stipulation 7.0 in LDA 02-05, the dedication of 84 feet of right-of-way for Mulholland Road id required. Has this area been dedicated? Also, per stipulation B.7 in PDR-99-02(G)(R), this road is to be construction with Phase 3 of this project. What is the status regarding the construction of the roadway?

- II We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:**

N/A

**III. General Information**

As designated on the Manatee County Right-of-Way Needs Map in this location, Mulholland Road requires a right-of-way of 84 feet (42' half-width right-of-way).

Applicant is advised that all required set-backs shall begin at the new dedicated right-of-way line. No drainage facilities, structures, parking or landscaping shall be located within the required right-of-way.

If there are any questions pertaining to the right-of-way comments, please contact Micki Ryan at 749-3070 extension 6904.

cc: Concurrency File #PDR-99-02/05-S-22(P)/FSP-05-29  
Public Works and Transportation Concurrency Group  
(Linda Petersen, Wayne Roberts, Sia Mollanazar)  
Peggie Wallace, Impact Fees  
Malvina Glenn, Land Acquisition  
Harry Mendenhall, Transportation

PROPORTIONATE SHARE CALCULATIONS (For P.M. Peak Hour)

(Project Traffic / Total Traffic Method)

Approximate Total P.M. Peak-Hour Vehicles  
Utilizing Intersection (Includes Bridge Crossing)\*

U.S. 301 & Ft. Hamer Road 3,760 Vehicles  
 Ft. Hamer Road & Golf Course Road 2,990 Vehicles  
 Ft. Hamer Road & Old Tampa Road 3,580 Vehicles

*15,000,000 - Per improvement at US 301 & Ft. Hamer*

	Development Name	U.S. 301 & Ft. Hamer Road	Ft. Hamer Road & Golf Course Road	Ft. Hamer Road & Old Tampa Road
<i>AD</i>	1.) Manatee River Plantation <i>\$169,000</i>	127 Trips 3.38%	---	---
<i>RD</i>	2.) Twin Rivers <i>\$143,500</i>	108 Trips 2.87%	73 Trips 2.44%	---
	3.) Wildcat Preserve <i>\$153,000</i>	115 Trips 3.06%	38 Trips 1.27%	---
	4.) Cross Creek <i>\$585,000</i>	440 Trips 11.70%	460 Trips 15.38%	592 Trips 16.54%
	5.) Gamble Creek	---	157 Trips 5.25%	---
	Total <i>\$1,050,500</i>	21.01%	24.35%	16.54%

*Intersections*

\*Total number of p.m. peak-hour vehicles based upon existing, adjusted traffic, 18 different projects' approved/planned trips in the area, and projected new traffic generated by the proposed bridge crossing over the Manatee River.

Source: Kimley-Horn and Associates, Inc., 2005

*D. Manatee*

*0.338 x 500,000 = \$169,000*



December 7, 2005

To: Micki Ryan – Concurrency

CC: Michael Tenney – Senior Engineering Specialist  
Aristotle Shinas – Principal Planner  
Harry Mendenhall – Assistant Director Transportation

From: Larry D'Urso, President  
CounTreeWide Realty, Inc. Managing Member  
Gamble Creek, LC  
Twin Rivers II, LC

Re: Twin Rivers II/Phase II  
PDR -01-19 (P)/05-S-22(P)/FSP-05-30

Twin River Phase IV  
PDR -99-02/05-S-22(P)/FSP-05-29

Pursuant to Michael Tenney's instructions, we are submitting the enclosed check payable to Manatee County in the amount of \$120,570.00. The amount of the payment was approved by the Manatee County Transportation Department (see enclosed letter from Harry Mendenhall) as the preferred method to satisfy the transportation improvements to the US 301/Ft. Hamer Road Intersection required by the CLOS of both projects referenced above. This payment is in satisfaction of such CLOS requirements, as well as for the companion requirements contained as Item D in the Twin River Developer Agreement dated May 2, 2000.

Thank you,

A handwritten signature in black ink, appearing to be 'L. D'Urso', written over a horizontal line.

Larry D'Urso

Attachments:  
ZNS Letter to Harry Mendenhall May 4, 2005  
Manatee County Transportation Letter July 11, 2005  
Twin River Developer Agreement

Rec'd by  
Micki Ryan  
1-17-06  
1



January 13, 2006

To: Micki Ryan – Concurrency

CC: Michael Tenney- Senior Engineering Specialist  
Aristotle Shinas- Principal Planner  
Harry Mendenhall- Assistant Director Transportation

From: Larry D'Urso, President  
CounTreeWide Realty, Inc. Managing Member  
Gamble Creek, LC  
Twin Rivers II, LC

Re: Twin Rivers II/Phase II  
PDR-01-19(P)/05-S-22(P)/FSP-05-30

Twin River Phase IV  
PDR-99-02/05-S-22(P)/FSP-05-29

Pursuant to your request we have revised the amount of our share of costs to satisfy the required transportation improvements to the US301/Ft Hamer Intersection as required by the CLOS of both projects referenced above. Enclosed is our check in the amount of \$22,930.00 which together with our previous check in the amount of \$120,570.00 bringing the total to \$143,500.00 which is the amount required by the Transportation Department of Manatee County. These payments are in satisfaction of such CLOS requirements for the total project (Twin River and Twin Rivers II), as well as for the companion requirements contained in Item D in the Twin River Developer Agreement dated May 2, 2000.

Thank you,



Larry D'Urso

120,570.00  
+ 22,930.00  

---

\$143,500.00

120,570.00  
x .95  

---

114,541.50  
+ 22,930.00  

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\$137,471.50 creditable amount )

GAMBLE CREEK LC

63-9138/2631

CHECK NO.

004876

9115 58th Dr. E Suite A  
Bradenton, FL 34202

DATE

AMOUNT

1/13/06

\*\*\*22,930.00

PAY \*\*\*22,930 Dollars 00 Cents

TO THE ORDER OF

Manatee County

BB&T

Twin Rivers II / Phase II PDR-01-19 (P) / 05-S-22 (P) / FSP-05-30

Twin Rivers IV PDR-99-02 / 05-S-22 (P) / FSP-05-29

⑈004876⑈ ⑈263191387⑈ 0145127556⑈

THE REVERSE SIDE OF THIS CHECK HAS A WATERMARK

GAMBLE CREEK LC

004876

CODE	LOC	DEPT	P.O. NUMBER	INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	RETAINAGE/DISCOUNT	NET AMOUNT
		90010-50	\$22,930.00					
		(3050-000)						
Ref:		Twin Rivers II/Phase II						
		PDR-01-19 (P) / 05-S-22 (P) / FSP-05-30						
		Twin Rivers Phase IV						
		PDR-99-02 / 05-S-22 (P) / FSP-05-29						

*Cleared 1/23/06*

Totals 22,930.00 22,930.00

PAYEE Manatee County

VENDOR NO. 1305

DATE 1/13/06

GAMBLE CREEK LC

63-9138/2631

CHECK NO.

004829

9115 58th Dr. E Suite A  
Bradenton, FL 34202

DATE

AMOUNT

12/15/05

\*\*120,570.00

PAY \*\*120,570 Dollars 00 Cents

TO THE  
ORDER  
OF

Manatee County

BB&T

TWIN RIVERS II / Phase II PDR-01-19 (P) / 05-S-22 (P) / FSP-05-30  
TWIN RIVERS IV / Phase IV PDR-99-02 / 05-S-22 (P) / FSP-05-29

⑈004829⑈ ⑈263191387⑈ 0145127556⑈

THE REVERSE SIDE OF THIS CHECK HAS A WATERMARK.

004829

CODE	LOC.	DEPT.	P.O. NUMBER	INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	RETAINAGE/DISCOUNT	NET AMOUNT
		90010-50	\$120,570.00	(3050-000)				
Ref:		Twin Rivers II/Phase II PDR-01-19 (P) / 05-S-22 (P) / FSP-05-30						
		Twin Rivers Phase IV PDR-99-02 / 05-S-22 (P) / FSP-05-29						

*Cleared  
1/23/06*

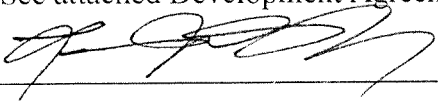
Totals 120,570.00 120,570.00

PAYEE Manatee County VENDOR NO. 1305 DATE 12/15/05

Manatee County  
Chapter 8, Impact Fees  
Manatee County Land Development Code (LDC)  
Administrative Procedures Manual

TRANSPORTATION  
APPLICATION FOR CREDIT FOR ON-SITE/OFF-SITE  
ROAD IMPROVEMENTS/CONSTRUCTION  
BY AN INDEPENDENT CONTRACTOR/DEVELOPER

Date: July 19, 2004  
Owner of Property: Twin Rivers II, LC  
Authorized Signer of Property: Larry J. D'Urso, Jr.  
Mailing Address: 9115 58<sup>th</sup> Drive East, Bradenton, Florida 34202  
Telephone: 756-8441  
Property Address:  
Parcel ID#  
Developer: Larry J. D'Urso, Jr.  
Telephone: 756-8441  
Contractor:  
Telephone:  
Description of Work: \*See attached Development Agreement and description of Projects

Owner's Signature  Date: 2-15-07

Contractor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Developer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Estimated value of road improvements:

ATTACH INVOICES/CANCELLED CHECKS FOR CONSTRUCTION IMPROVEMENTS

Provided: \_\_\_\_\_ To Follow: X





# MANATEE COUNTY GOVERNMENT

PLANNING DEPARTMENT  
"TO SERVE WITH EXCELLENCE"

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August 20, 2007

Ms. Darenda D. Marvin, Senior Planner  
Grimes Goebel Grimes Hawkins Gladfelter & Galvano, P.L.  
Attorneys At Law  
P.O. Box 1550  
Bradenton, FL 34206

RE: Credit Authorization CA-07-03(T) Twin Rivers II LC/Gamble Creek LC

Dear Ms. Marvin:

Per email dated 03/14/07, I have assigned a new number for the proportionate share in order for the Developer to better utilize the credit. The effective date of the credit is dictated by the payments. The first payment made December 15, 2005 in the amount of \$120,570.00 less 5% which is the signalization not creditable, leave a creditable amount of \$114,541.50. The second payment made on January 13, 2006 \$22,930.00 is fully creditable. The total credit available is \$137,471.50.

This credit will be allowed for building permits applied for or issued effective December 15, 2005. The roads component on the attached fee schedules will be the allowable credit according to the number of bedrooms per lot.

The enclosed "Credit Request Form" must have an authorized signature and be returned to me in order to ensure the proper issuance of the credit. A notarized letter must be submitted to impact fees with all the authorized signatures of the credit. All credit forms must have an original signature and have to be submitted to impact fees. If any of the credit is used by someone other than the owner, the credit request form will have to be accompanied by an assignment of impact fee credit.

Section 807.2.2.2 of the Manatee County Land Development Code will allow owner/developer to apply for a refund for any building permits that impact fees have been paid for by a third party, within the project. However, a **copy of the signed issued building permit** along with a **copy of the validated invoice** showing impact fees have been paid will be required when a refund request form is returned for a refund. A refund request may be submitted every three months. This will apply to building permits applied for or issued effective December 15, 2005.

If you have any questions regarding this process, please contact me at (941) 749-3070 ext. 6903.

Sincerely,

Peggie B. Wallace  
Senior Impact Fee Analyst

/pbw  
Enclosure