

**CREDIT AUTHORIZATION #CA-08-04(P)  
FOR IMPROVEMENTS AT CREEKWOOD PARK  
BY CENTEX HOMES**

**THIS AUTHORIZATION IS APPROVED BY MANATEE COUNTY, FLORIDA, A  
POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (COUNTY) AUTHORIZING  
PARK IMPACT FEE CREDITS TO CENTEX HOMES AND 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 06-75, November 7, 2006, effective February 17, 2007; and,

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida adopted Ordinance 11-20, June 21, 2011, effective October 1, 2011; and,

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida adopted Ordinance 15-43, December 3, 2015, effective April 18, 2016; and,

**WHEREAS**, Chapter 11, Section 1106, 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, as part of real property known as Creekwood DRI (the “Project”), completed certain required contributions, payments, construction and/or dedications which shall be eligible for credit against park impact fees.

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

1. CONSTRUCTION, DEDICATION, CONTRIBUTION OR PAYMENT

Owner/Developer does hereby stipulate to make the following dedications, contributions, or conveyances for the construction of public facilities as stated below:

A. Park Improvements: Owner/Developer has improved Creekwood Park, including a pavilion, restrooms, playground, trail, dog-park and typical park amenities, such as landscaping, benches, sidewalks and parking. Maximum park impact fee credit shall not exceed \$850,000.

2. TIME OF CONSTRUCTION, DEDICATION, CONTRIBUTION OR PAYMENT

All improvements, dedications, contributions, or payments described above were completed as set forth in the agreement between Centex Homes and Manatee County, dated August 7, 2007, as amended from time to time.

3. OTHER FEES

Prior to issuance of a Certificate of Occupancy, all other applicable impact fees will be paid by the OWNER/DEVELOPER.

4. FAILURE TO PAY, CONSTRUCT OR DEDICATE

If the OWNER/DEVELOPER fails to pay, construct, contribute or dedicate the improvements as provided for in this Authorization, the COUNTY may withhold any credit against impact fees for any Development Unit until such time as said payment, construction, contribution, or dedication occurs.

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

25th Day of July, 2017.



BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "W. J. Penner", is written over a horizontal line.

Chairperson

ATTEST

BY: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Angelina Colonnese", is written over a horizontal line.

Angelina Colonnese  
Clerk of the Circuit Court

Manatee County Government Administrative Center  
Commission Chambers, First Floor  
9:00 a.m. - July 25, 2017

July 25, 2017 - Regular Meeting  
Agenda Item #17

Approved in Open Session 7/25/17,  
Manatee County  
Board of County Commissioners

Subject

Centex Homes/Creekwood Park/Parks and Natural Resources Impact Fee Credit Authorization #CA-08-04(P)

Briefings

None

Contact and/or Presenter Information

Elaine Barker  
Impact Fee Coordinator  
748-4501, Extension 6931

Action Requested

Authorization for Chairman to execute Credit Authorization #CA-08-04(P).

Enabling/Regulating Authority

Manatee County Land Development Code Chapter 11, Impact Fees, Section 1106, Credit Against Impact Fees.

Background Discussion

Chapter 11, Section 1106, of the Manatee County Land Development Code provides for authorization by the Board of County Commissioners for Impact Fee Credits for contributions, payment, construction, or dedications made to Manatee County against applicable components of the impact fees.

This authorization is in association with an agreement between Centex Homes and Manatee County dated August 7, 2007, as amended; for development of this park site.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please return executed documents to Elaine Barker, County Administration, Impact Fee Division, 3rd Floor

**Distributed 7/27/17, RT**

Admin Bldg

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [CA-08-04 \(P\) Initial Credit Authorization for BCC Approval.pdf](#)