

CREDIT AUTHORIZATION #CA-16-04(T)
**COOPER CREEK BOULEVARD MODIFICATION/ WALDEN AVENUE-BLEND-ALL
HOTEL DEVELOPMENT, INC; DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT, INC;
WR-I ASSOCIATES, LTD**

**THIS AUTHORIZATION IS APPROVED BY MANATEE COUNTY,
FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
(COUNTY) AUTHORIZING IMPACT FEE CREDITS FOR WALDEN
AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC; DICK ROAD-
BLEND-ALL HOTEL DEVELOPMENT, INC; WR-I ASSOCIATES, LTD
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 Cooper Creek Boulevard modification (the “Project”), will undertake certain required contributions, payments, construction and/or dedications which shall be eligible for credit against transportation impact fees due in Benefit District “SE.”

NOW, THEREFORE, MANATEE COUNTY authorizes credit against 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 future construction of public facilities and services as states below:

A. Dedication of Land: Owner/Developer will dedicate approximately 10,572 square feet of land, with an estimated land valuation of \$69,801, for right-of-way needed for the Cooper Creek Boulevard modification. This is approximately \$6.60 per square foot.

B. Road Construction: Owner/Developer will construct Cooper Creek Boulevard modification.

2. TIME OF CONSTRUCTION, DEDICATION, CONTRIBUTION OR PAYMENT

All construction, dedication, contributions, or payments described above shall be completed concurrent with the intersection widening at University Parkway and Cooper Creek Boulevard. Final credit authorization will be processed when proof of dedicated property, construction costs and of acceptance of such are provided.

3. OTHER FEES

Prior to issuance of a Certificate of Occupancy, all other applicable impact fee components and, if the creditable amount of the road 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 improvement, will be paid by the OWNER/DEVELOPER.

4. FAILURE TO PAY, CONSTRUCT OR DEDICATE

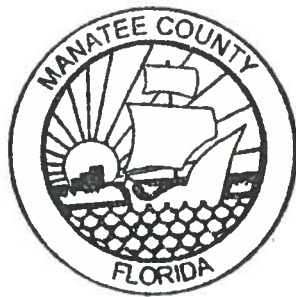
Failure of the OWNER/DEVELOPER to pay, construct, contribute or dedicate as provided for in this Authorization, the COUNTY may withhold any credit against impact fees for any Development Unit until such time as said payment, construction, contribution, or dedication occur.

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: _____

[Handwritten Signature]
Chairman

ATTEST

BY: _____

[Handwritten Signature]
Angelina Coloneso
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 #18

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

Subject

Cooper Creek Boulevard Modification/Walden Avenue-Blend-All Hotel Development, Inc; Dick Road-Blend-All Hotel Development, Inc; WR-I Associates, Ltd/Transportation Impact Fee Credit Authorization #CA-16-04(T)

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-16-04(T).

Enabling/Regulating Authority

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

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.

The requirement for additional Right-of-Way is due to widening the intersection at University Parkway and Cooper Creek Boulevard for system improvements.

Note that all of these improvements were made in Impact Fee Road Benefit District "SE."

County Attorney Review

Not Reviewed (Utilizes exact document or procedure approved within the last 18 months)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please return executed documents to Elaine Barker, County Administration, Impact Fee Division (County Admin Building, 3rd Floor). **Distributed 7/27/17, RT**

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [CA-16-04 \(T\) Credit Auth BCC Approval.v2.pdf](#)