

CREDIT AUTHORIZATION #CA-15-05 (T)

TAYLOR MORRISON OF FLORIDA, INC. / ESPLANADE AT LAKEWOOD RANCH

THIS AUTHORIZATION IS APPROVED BY MANATEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (COUNTY) AUTHORIZING IMPACT FEE CREDITS FOR TAYLOR MORRISON OF FLORIDA, INC., 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, upon property located along Rangeland Parkway, will undertake certain required contributions, payments, construction and/or dedications which shall be eligible for credit against impact fees due in Benefit District "SE".

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

1. CONSTRUCTION, DEDICATION, CONTRIBUTION OR PAYMENT

Under the terms of Ordinance 07-68, Northwest Sector DRI #26, OWNER/DEVELOPER was required to construct and dedicate the eastern extension of Rangeland Parkway, which at the time was referred to as Center Ice Parkway, and OWNER/DEVELOPER was to receive transportation impact fee credits to the extent allowed by the Manatee County Land Development Code.

2. 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.

3. FINAL CREDIT APPROVAL

DATE:	OCTOBER 10, 2017
CREDIT AUTHORIZATION NUMBER:	CA-15-05 (T)
OWNER/DEVELOPER:	TAYLOR MORRISON OF FLORIDA, INC.
PROJECT NAME:	ESPLANADE AT LAKEWOOD RANCH
RIGHT-OF-WAY DEDICATION TOTAL:	\$ 0.00
ROAD CONSTRUCTION COST TOTAL:	\$ 387,049.00
TOTAL CREDIT AUTHORIZED:	\$ 387,049.00

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CREDIT AUTHORIZATION #CA-15-05 (T)

TAYLOR MORRISON OF FLORIDA, INC. / ESPLANADE AT LAKEWOOD RANCH

APPROVED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS

10th DAY OF October, 2017.



BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____

[Handwritten signature]

Chairperson

ATTEST: ANGELINA M. COLONNESO
Clerk of the Circuit Court

By: *[Handwritten signature]* _____

REVISED October 10, 2017 - Regular Meeting
Agenda Item #16

Approved in Open Session 10/10/17,
Manatee County
Board of County Commissioners

Subject

Impact Fee Credit Authorization for Taylor Morrison of Florida, Inc./Esplanade at Lakewood Ranch -
Construction of Rangeland Parkway CA-15-05(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-15-05(T) for Final Authorization of Road
Impact Fee Credit in the amount of \$387,049.00 for eligible road construction cost on Rangeland Parkway.

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, Credits 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, payments, construction, or
dedications made to Manatee County against applicable components of the impact fees.

As part of the development of the Esplanade at Lakewood Ranch in southeastern Manatee County, Taylor
Morrison of Florida, Inc., was required to construct the eastern extension of Rangeland Parkway. The
required improvements have been completed and verified by Public Works staff. The creditable cost of said
improvements has been determined by staff to be \$387,049.00.

Note that the stipulated 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, Impact Fee Administration, 3rd Floor

Distributed 10/12/17, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [CA-15-05\(T\) Final Auth of Credit.pdf](#)

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - October 10, 2017

October 10, 2017 - Regular Meeting
Agenda Item #15

Subject

Impact Fee Credit Authorization for Taylor Morrison of Florida, Inc./Esplanade at Lakewood Ranch - Construction of Rangeland Parkway CA-15-05(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-15-05(T) for Final Authorization of Road Impact Fee Credit in the amount of \$387,049.00 for eligible road construction cost on Rangeland Parkway.

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, Credits 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, payments, construction, or dedications made to Manatee County against applicable components of the impact fees.

As part of the development of the Esplanade at Lakewood Ranch in southeastern Manatee County, Taylor Morrison of Florida, Inc., was required to construct the eastern extension of Rangeland Parkway. The required improvements have been completed and verified by Public Works staff. The creditable cost of said improvements has been determined by staff to be \$387,049.00.

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Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

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Cost and Funds Source Account Number and Name

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Amount and Frequency of Recurring Costs

N/A

Attachment: [CA-15-05\(T\) Final Auth of Credit.pdf](#)

REPLACED