



Manatee County and Tampa Bay

Manatee County is home to more than 322,833 residents and is growing at a faster rate than Tampa Bay's neighboring Hillsborough, Pinellas and Sarasota counties.

MANATEE COUNTY

Population (2010)	322,833
Projected Population (2015)	329,508
Labor Force (2010)	143,094
Median Household Income (2010 estimate)	\$50,097

SOURCE: Census, DemographicsNow Library Edition for 2010 Estimates and 2015 Projections, Manatee Economic Development Council

TAMPA BAY

The communities of Bradenton, Clearwater, Lakeland, Sarasota, St. Petersburg and Tampa. The counties of Hernando, Hillsborough, Manatee, Pasco, Pinellas, Polk and Sarasota.

Population	4 million
Labor force	1.9 million
Total businesses	156,000

13th largest media market in the U.S.

Home to 25 colleges and universities

SOURCE: Tampa Bay Partnership

Port Manatee

Highway Connectivity

Exceptional highway and interstate connections
60-mph, non-stop access to Interstate 75 and Interstate 275

Nearby Interstates and Highways

Interstate 4
Interstate 75
Interstate 275
U.S. Highway 41
U.S. Highway 19
U.S. Highway 301

Rail Connectivity

Port Manatee operates its own railroad connecting to the CSX mainline.

Cranes

Two Gottwald HMK 6407 mobile harbor container cranes

Truck Scale Operations

Scale house available 24 hours a day with advance notice
Regular hours of operation: 6:30 a.m. to 6 p.m. Monday through Friday

Warehouse Space

More than one million square feet of public warehouse and office space
207,000 square feet of refrigerated space
30,000 square feet of freezer space

Lay Down Area

Approximately 70 acres of lay-down area at present

Draft and Berths

Port Manatee's berths and the Manatee Harbor Channel are certified at the design depth of 40-feet at mean-low-water.

Berths

Berths 4, 5, 6, 7, 8, 9, 10 and 11: 40-foot draft at mean-low-water
Berth 12: 41-foot draft in October 2011

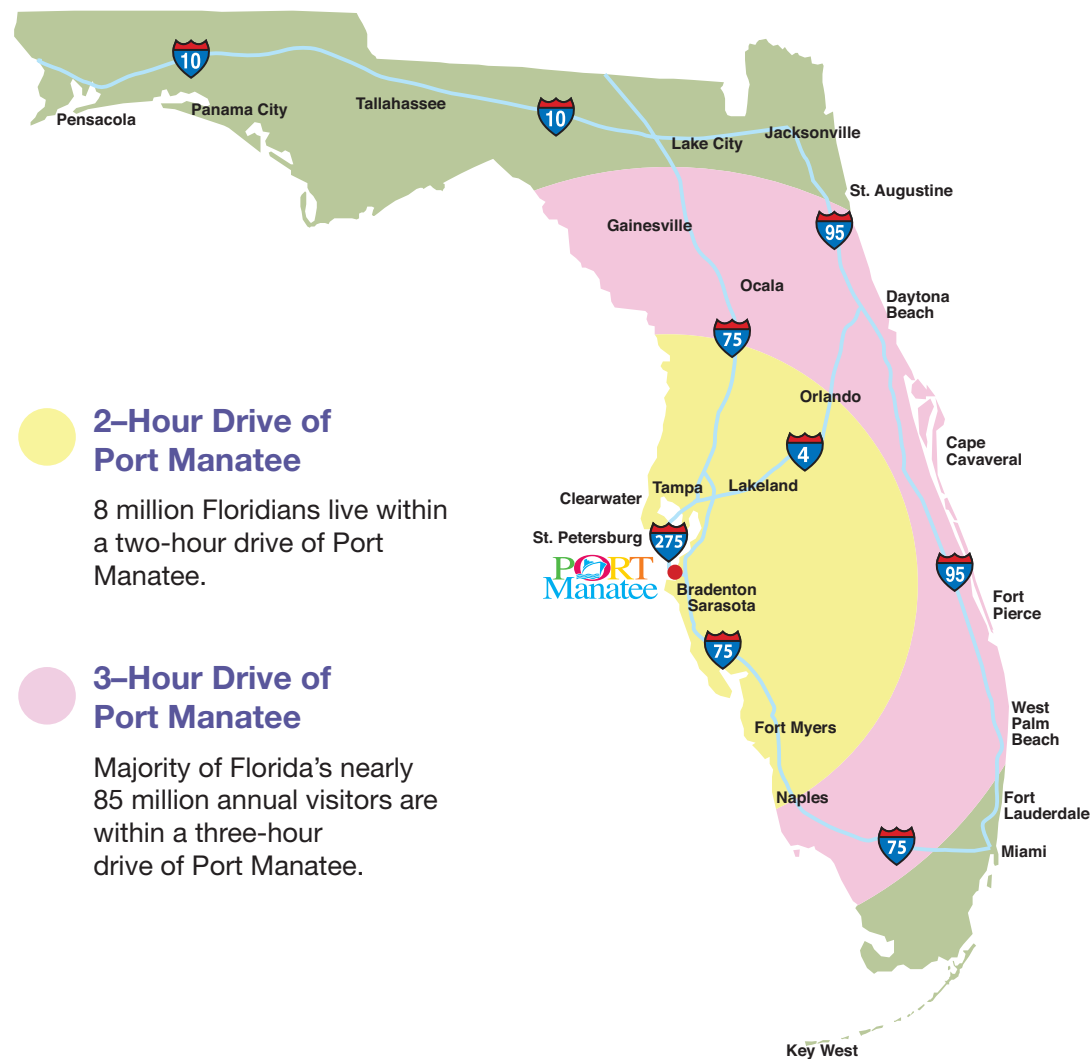
Maximum Vessel Length

Panamax

Reefer Plugs

Reefer Plugs: 168
Portable Receptacles: 40
Total Reefer Plug Capacity: 208

Prime Florida Location



2-Hour Drive of Port Manatee

8 million Floridians live within a two-hour drive of Port Manatee.

3-Hour Drive of Port Manatee

Majority of Florida's nearly 85 million annual visitors are within a three-hour drive of Port Manatee.

Port Manatee Connector Road

The Port Manatee Connector Road is a proposed east-west limited access highway directly linking Port Manatee with Interstate 75.



Currently in the Project Development and Environment (PD&E) Study phase, the Florida Department of Transportation (FDOT) and the Federal Highway Administration (FHWA) are evaluating the need for upgraded access and potential environmental impacts.



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PROJECT TIMELINE

Feasibility Study Completed – 2006

Preferred Corridors Public Workshop – 2011

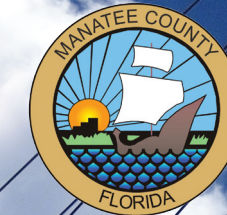
PD&E Set For Completion – 2012

Public Hearing – 2012



Port Manatee Improvement District
Improving Business By Encouraging Business

PORT Manatee
The right turn on Tampa Bay



TAMPA BAY, FLORIDA U.S.A.



Improving Business By Encouraging Business

Manatee County

Situated within Florida's Tampa Bay Metropolitan area—the 13th largest media market in the United States—Manatee County is an appealing place for businesses of all sizes and types.

- A number of attributes contribute to its advantageous economic climate:
- High quality of life, which attracts a diverse and highly-skilled labor force and business base
 - Strong, established infrastructure and transportation options through major highways, international airports and Port Manatee, the closest U.S. deepwater seaport to the Panama Canal
 - Host of support and training opportunities through area institutions of higher learning and business-focused organizations

Situated along Florida's Gulf Coast, Manatee County covers nearly 750 square-miles of prime land, coastline and beaches. The area is a haven for active outdoor enthusiasts and beachgoers, drawing millions of visitors from all over the world annually. Residents and visitors take pleasure in the county's easygoing lifestyle and high quality housing, education and healthcare, while businesses appreciate its location, established infrastructure and overall business-friendly climate. Access to major arterial highway networks, public transportation and international airports makes travel in and out of Manatee County easy and efficient.

Manatee County has much to offer ... whether it's a family seeking a relaxing vacation or a business owner making a decision to permanently relocate.

Port Manatee

Location – Latitude 27° 38' 3" north, Longitude 83° 33' 30" west

Port Manatee is a multi-purpose deepwater seaport located in the eastern Gulf of Mexico at the entrance to Tampa Bay. It is the closest U.S. deepwater seaport to the Panama Canal and is located in west central Florida on the Gulf Coast. Port Manatee serves bulk, breakbulk, container, heavy-lift/project and general cargo customers with the highest level of customer service, quality care and efficiency.

Port Manatee is comprised of 1,100 acres and supported by nearly 4,000 acres of largely undeveloped land located just outside the port's gates. With room to grow, extensive development incentives and a growing consumer base at hand, Port Manatee offers significant benefits to current and potential customers, manufacturers, shippers and ocean carriers.

Eight million Floridians live within a two-hour-drive of Port Manatee and the majority of Florida's nearly 85 million annual visitors are within a three-hour drive.



Port Manatee Improvement District and Encouragement Zone

The Port Manatee Improvement District, which includes the Port Manatee Encouragement Zone, is comprised of nearly 5,000 acres of largely undeveloped land located at the port's doorstep. No other property within Florida offers more direct, extensive and beneficial incentives to attract the development of logistically focused manufacturing, processing, warehousing and distribution facilities. With the cooperation of the Manatee County Port Authority, Manatee County government and the state of Florida, land within the district offers an unrivaled array of incentives, effectively leveling the economic development playing field with neighboring states.

Highlights include: a Tax Increment Financing District; impressive impact fee reductions; land that is zoned for advance approval for a variety of port-related uses; rapid response permitting for all phases of development; exemption from Florida's restrictive rules governing developments of regional impact (DRI); and the extension of Port Manatee's Foreign Trade Zone.

Additional incentives are available through various local and state economic development agencies.

Port Manatee Improvement District Incentives

Port Manatee Encouragement Zone

The Land Development Code establishes a Planned Development Encouragement Zone (PDEZ) Zoning District. This district encourages port-compatible development on vacant lands in the vicinity of Port Manatee.

Port Manatee Improvement District (PMID)

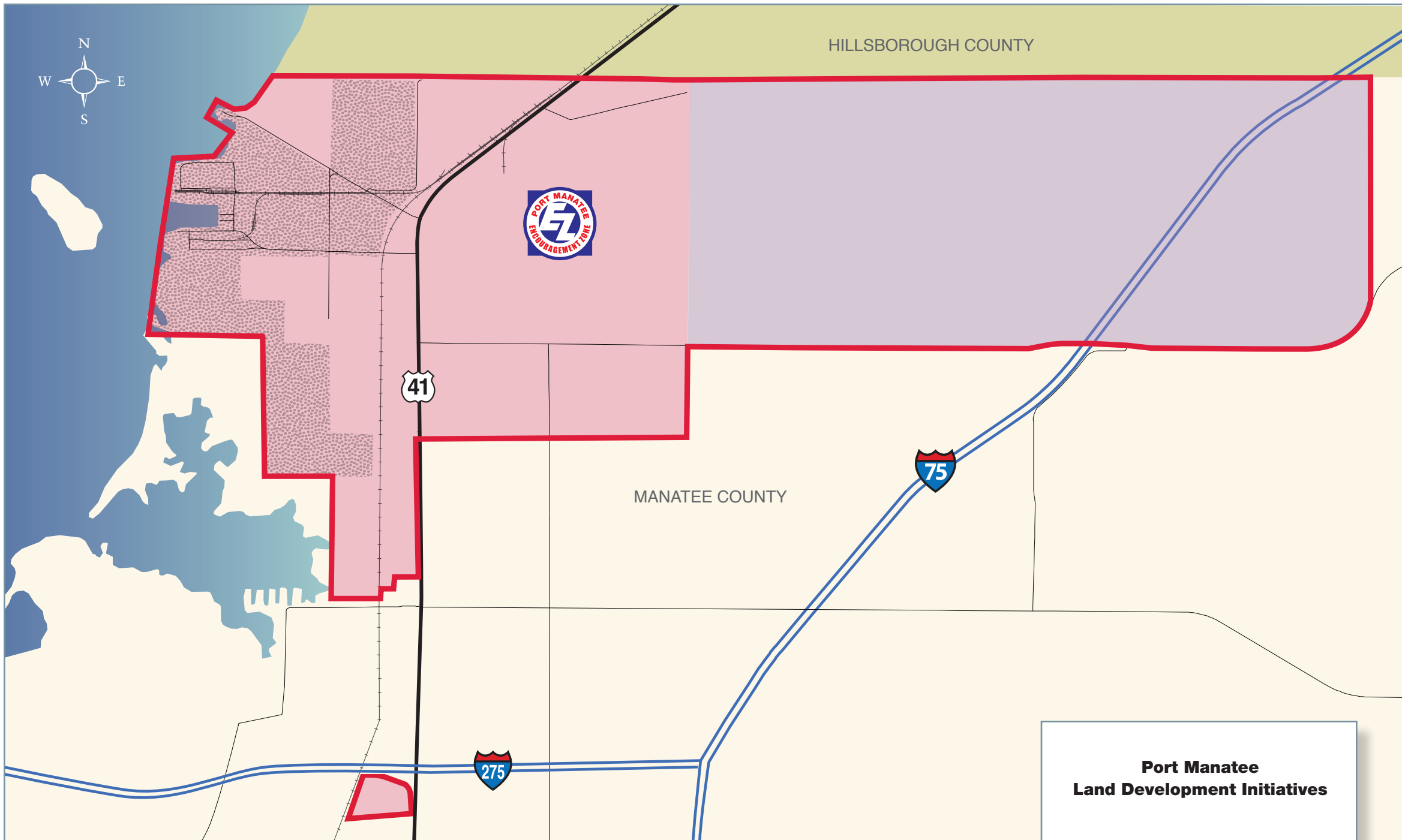
A geographical area located on Tampa Bay inclusive of Port Manatee east to I-75 and from the Manatee County line to Buckeye Road where port-related business is encouraged to be created or expanded. The Port Manatee Improvement District shall generate tax increment revenues which shall be deposited into the Port Manatee Improvement Trust Fund. The funds may be used for a variety of port-related activities in the district, such as port-related economic development within and adjacent to the district, infrastructure improvements, expansion of the port and capital improvements.

DRI Exemption

Lands within three miles of Port Manatee are granted an extension of Florida Seaports' Development of Regional Impact exemption for development

Rapid Response Permitting

Expedited review of all county permitting related to building and development provided by Manatee County Government Economic Development Team. A project manager is assigned to act as a



Boundaries are conceptual estimates and subject to modification.

liaison with all reviewing agencies to ensure a customized approach. Approvals are guaranteed within 90 days; however every effort is made to meet the timeline required by the customer.

Economic Development Incentive Grant (EDI)

A grant program provided to companies creating a minimum of five jobs with high wages. The jobs created must be those which are established by the Enterprise Florida, Qualified Targeted Industries for Incentives or a local targeted industry. The amount of the grant is customized based on the number of jobs created, the average annual wage of the company (at least 115% of Manatee County's average wage), and is paid based on performance over a five year period.

Transportation Impact Fee Reductions (TIFR)

This incentive provides relief for the road impact fee to expanding, new, or relocating business that creates at least five quality jobs at or above 115% of the Manatee County average annual wage. The jobs created must be those which are established by the Enterprise Florida, Qualified Targeted Industries for Incentives or local targeted industry. Up to 100% of the impact fees can be provided as an incentive depending on the average annual wage of the company.

Foreign Trade Zone No. 169 Subzone

Subzone status can be extended – benefits include duty deferral on zone user only files one U.S. Customs entry per week as opposed to per shipment

Port Manatee Land Development Initiatives

- Port Manatee Encouragement Zone
- Port Manatee Boundaries
- North County Gateway Overlay District
- Port Manatee Improvement District *

* Tax Increment Financing District