CREDIT AUTHORIZATION #CA-15-04 (T)(A)
CONVEYANCE OF ROAD RIGHT-OF-WAY AND CONSTRUCTION OF ARTISAN LAKES PARKWAY AND MOCCASIN-WALLOW ROAD ARTISAN LAKES

THIS AUTHORIZATION IS APPROVED BY MANATEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (COUNTY) AUTHORIZING IMPACT FEE CREDITS FOR TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC 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, the Board of County Commissioners of Manatee County, Florida adopted Ordinance 17-24, December 7, 2017, effective; 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 Artisan Lakes (the “Project”), will undertake certain required contributions, payments, construction and/or dedications which shall be eligible for credit against impact fees due in Benefit District “NW”.

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 construction of public facilities as stated below:

A. Dedication of Land: Owner/Developer will dedication approximately 4.89 acres of land, with an agreed upon land valuation of $2.53 per square foot, for right-of-way needed for construction of Artisan Lakes Parkway and widening of Moccasin-Wallow Road. Owner/Developer will receive transportation impact fee credits for approximately $538,610 for dedicated land(CA-15-04(T)).

B. OWNER/DEVELOPER constructed 4 lanes of Artisan Lakes Parkway from Moccasin Wallow Road to Cobble Park Place. In return, OWNER/DEVELOPER is to receive transportation impact fee credits to the extent allowed by the Manatee County Land Development Code. Transportation Credit will be provided for 2,600 linear feet of construction or 1.96 lane miles. The cost of this 1.96 lane mile improvement is $317,130 per lane mile, for a total credit of $621,574 for construction improvements.

2. TIME OF CONSTRUCTION, DEDICATION, CONTRIBUTION OR PAYMENT

All construction, dedication, contributions, or payments described above shall be completed concurrent with development of the Project as set forth in PDMU-91-01/14-S-14(F) Artisan Lakes Esplanade Phase 1, Sub-phases A, B, C, & D, Plat Exhibit.
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. **AMENDED FINAL CREDIT APPROVAL**

Amends Final Authorization of Transportation Credit CA-15-04(T), originally authorized for $538,610 to include road construction costs of $621,574 for an amended Transportation Credit Total CA-15-04(T)(A) of $1,160,184 as shown below:

- **DATE:** MARCH 20, 2018
- **CREDIT AUTHORIZATION NUMBER:** CA-15-04 (T)(A)
- **OWNER/DEVELOPER:** TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC
- **PROJECT NAME:** ARTISAN LAKES
- **RIGHT-OF-WAY DEDICATION TOTAL:** $ 538,610.00
- **ROAD CONSTRUCTION COST TOTAL:** $ 621,574.00
- **TOTAL CREDIT AUTHORIZED:** $ 1,160,184.00
CREDIT AUTHORIZATION #CA-15-04 (T)(A)
TAYLOR WOODROW/ARTISAN LAKES PKWY AND MOCCASIN-WALLOW ROAD

APPROVED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS 20th Day of March, 2018.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: ____________________________
   Chairman

ATTEST

BY: ____________________________
ANGELINA M. COLONNESO
Clerk of the Circuit Court