

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".

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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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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: _____

Chairperson

ATTEST: ANGELINA M. COLONNESO
 Clerk of the Circuit Court
