



Financial Management Department  
 Impact Fee Administration  
 1112 Manatee Ave W Suite 939  
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 Phone: (941) 745-3730  
 www.mymanatee.org

## IMPACT FEE CREDIT AUTHORIZATION APPLICATION

*Attach any supplementary documentation referenced below.*

### FOR STAFF USE ONLY

Application Date: 6/2/2015 Credit Authorization Number: CA-14-02 (T)  
 File Name: Neal Communities / The Ridge at Crossing Creek

Type of impact fee credit authorization

- LAW ENFORCEMENT
- PARKS
- PUBLIC SAFETY
- ROADS

Reason for impact fee credit authorization:

- DEDICATION OF PROPERTY
- ROAD CONSTRUCTION
- PARK CONSTRUCTION
- OTHER (EXPLAIN BELOW)

### APPLICANT INFORMATION

#### I. OWNER OF PROPERTY / CREDIT

Name: Neal Communities of Southwest Florida, LLC  
 Mailing Address: 8210 Lakewood Ranch Blvd.  
Lakewood Ranch, FL 34202  
 Telephone Number: (941) 328-1047  
 E-mail Address: dweidemiller@nealcommunities.com

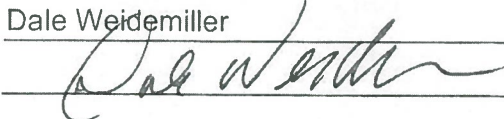
**II. DEVELOPER**

**Name:** Neal Communities of Southwest Florida, LLC  
**Mailing Address:** 8210 Lakewood Ranch Blvd.  
Lakewood Ranch, FL 34202  
**Telephone Number:** (941) 328-1037  
**E-mail Address:** dweidemiller@nealcommunities.com

**III. OTHER AGENT(S)**

**Name** Alexis Crespo, AICP  
**Mailing Address** 7301 Merchant Court, Suite A  
Sarasota, FL 34240  
**Telephone Number** (239) 850-8525  
**E-mail Address** alexisc@waldropengineering.com

**IV. AUTHORIZED SIGNER FOR THIS IMPACT FEE CREDIT IF APPROVED:**

**Print Name:** Dale Weidemiller  
**Signature:** 

**DEVELOPMENT PROJECT/PROPERTY INFORMATION**

1. **Manatee County Project Number:** Z-84-76/PSP-05-049/FSP-06-037(R3)
2. **Project Name:** The Ridge at Crossing Creek
3. **Type of Development Project:** Single-Family Residential (138 dwelling units)
4. **Address or Location of Property for Which Impact Fee Credit is Requested:**  
East of Creekwood Blvd., west of I-75, and approximately 1 mile north of SR 70

**Parcel ID Number:** 1730404709

5. **Description of Property:**

Residential project consisting of 138 single-family detached dwelling units, an amenity site and associated infrastructure.

6. **Dimensions of Land to be Dedicated (if applicable):**

N/A

7. **Description of Creditable Work Completed (if applicable):**

The design, permitting and construction of the extension of Creekwood Blvd. as a 2-lane facility with a T-intersection into the 44th Ave. Extension, AND the design, permitting and construction of 2 lanes of a portion of 44th Ave. Extension from the current intersection with Creekwood Blvd. east to the Project entrance.

**IMPACT FEE CREDIT INFORMATION**

*Impact fee credits may be authorized for capital contributions to the Manatee County public infrastructure system pursuant to Chapter 8, Section 807, of the Manatee County Land Development Code.*

**A. Amount of Impact Fee Credit Requested (attach appropriate supporting documentation to justify requested credit):** \$887,267.99 for design, permitting & construction of improvements.

[\$809,327.99 for the construction of Creekwood Blvd. Ext. & 44th Ave Ext. (less improvements required for the project's secondary access) AND \$77,940 for the design and permitting]

**B. If Credit is for Construction or Improvement of County Infrastructure:**

- **Estimated Value of Construction/Improvements:** \$887,267.99 (Excluding Design & Permitting).
- **Basis of Estimated Value:** See attached Engineer's Opinion of Probable Cost
- **Name of Engineer(s) Providing Estimated Value:** Michael Hatfield, P.E.

**Address:** 7301 Merchant Court, Suite A, Sarasota, FL 34240

**Signature:** \_\_\_\_\_

*(NOTE: For construction/improvement credits, attach copies of engineering summaries, project worksheets, copies of invoices & canceled checks, and other related project documentation.)*

C. If Credit is for Dedicated Property:

- Estimated Value of Dedicated Property: \_\_\_\_\_
- Basis of Estimated Value:
  - N/A Assessed Value of Property (per Manatee County Property Appraiser's Tax Roll):
  - N/A Appraised Value of Property (per private property appraisal report)
- Name of Appraiser(s) Providing Estimated Value: N/A \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

*(NOTE: For property dedication credits, attach a copy of Property Appraiser assessment report or an original appraisal report. If property valuation is based on a private appraisal, then the estimated value must be calculated at Fair Market Value of land prior to the commencement of impact-generating land development activity. All property dedication credits must be estimated as required by Section 807.7.6.3. of the Manatee County Land Development Code.)*

D. If Credit is for Other Capital Contribution(s):

- Estimated Value of Contribution: N/A \_\_\_\_\_
- Basis of Estimated Value: N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Name of Person(s) Providing Estimated Value: N/A \_\_\_\_\_  
\_\_\_\_\_
- Address: N/A \_\_\_\_\_
- Signature: \_\_\_\_\_
- Documentation Submitted to Support Estimated Value (attach copies hereto): N/A \_\_\_\_\_  
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