
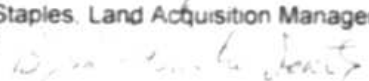



MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	9 th Street East - Relocation, Jarrett/Jones Rental Assistance/Moving Cost Reimbursement	TYPE AGENDA ITEM	Consent
DATE REQUESTED	July 7, 1998	DATE SUBMITTED/REVISED	June 15, 1998
BRIEFING(S)/WHO?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Transportation/Land Acquisition	AUTHORIZED BY TITLE	Larry R. Mau, P.E. Transportation Director 
CONTACT PERSON TELEPHONE/EXTENSION	Jim Staples 5007	PRESENTER/TITLE TELEPHONE/EXTENSION	Jim Staples, Land Acquisition Manager 5007 
ADMINISTRATIVE APPROVAL 			

ACTION DESIRED

INDICATE WHETHER "REPORT or "DISCUSSION," "FORM OF MOTION," or "OTHER ACTION" REQUIRED

Authorization for payment of moving expense reimbursement at a cost of \$775 and rental assistance at a cost of \$7,518 to Joann Jarrett and Dwight A. Jones, resulting from the acquisition of their living quarters which were required for the road improvement of 9th Street East, from 301 Boulevard to Manatee Avenue East/SR 64.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

Comp Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular travel demands

The County agreed to handle all of the right-of-way acquisition in accordance with Title 23, Code of Federal Regulations, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Title 49, CFR) as amended, Chapters 73, 74, 36, 337 Florida Statutes and any other applicable federal, state local statutes, or regulations

BACKGROUND/DISCUSSION

Continued on Page 2.

HAS COUNTY ATTORNEY REVIEW BEEN REQUESTED? Indicate "NO" or "YES" @ right. (If "NO," proceed to 1) below; and if "YES," proceed to 2) below) NO

1) IF "NO" TO ABOVE.

A) PLEASE EXPLAIN BELOW: (see also following section 1B) re: contract, agreement, lease, etc.

Procedure previously approved by the County Attorney's Office

B) IF A CONTRACT, AGREEMENT, LEASE OR OTHER DOCUMENT WAS PREVIOUSLY APPROVED, STATE YEAR OF LAST USE @ RIGHT

N/A

2) IF "YES" TO FIRST QUESTION IN THIS SECTION.

A) HAS ENTIRE MATTER, OR ONLY A PORTION, BEEN REVIEWED? IF ONLY A PORTION, WHICH PORTION?

B) HAVE ALL COMMENTS/SUGGESTIONS RAISED BY COUNTY ATTORNEY BEEN ADDRESSED/INCORPORATED, IF NOT, PLEASE EXPLAIN. A COPY OF FINAL COUNTY ATTORNEY MEMO RE THIS MATTER **MUST BE ATTACHED** (if comments were verbal, so indicate.)

ATTACHMENTS: (List in order as attached)

- 1) Moving Cost Transaction Package
- 2) Rental Assistance Package
- 3) Location Map

INSTRUCTIONS TO BOARD RECORDS:

Please forward copy of Moving Cost Transaction and Rental Assistance packages to Sally in Finance (Separate Checks Required)

COST \$ 775 Moving Expense Reimbursement Cost
\$7,518 Rental Assistance Cost

SOURCE (ACCT# & NAME) 349-315503-541710-03155 9th Street East Project Funds
309-6002560-561000/6002560-0003 (IFAS #)

COMMENTS N/A

APPROVED IN OPEN SESSION

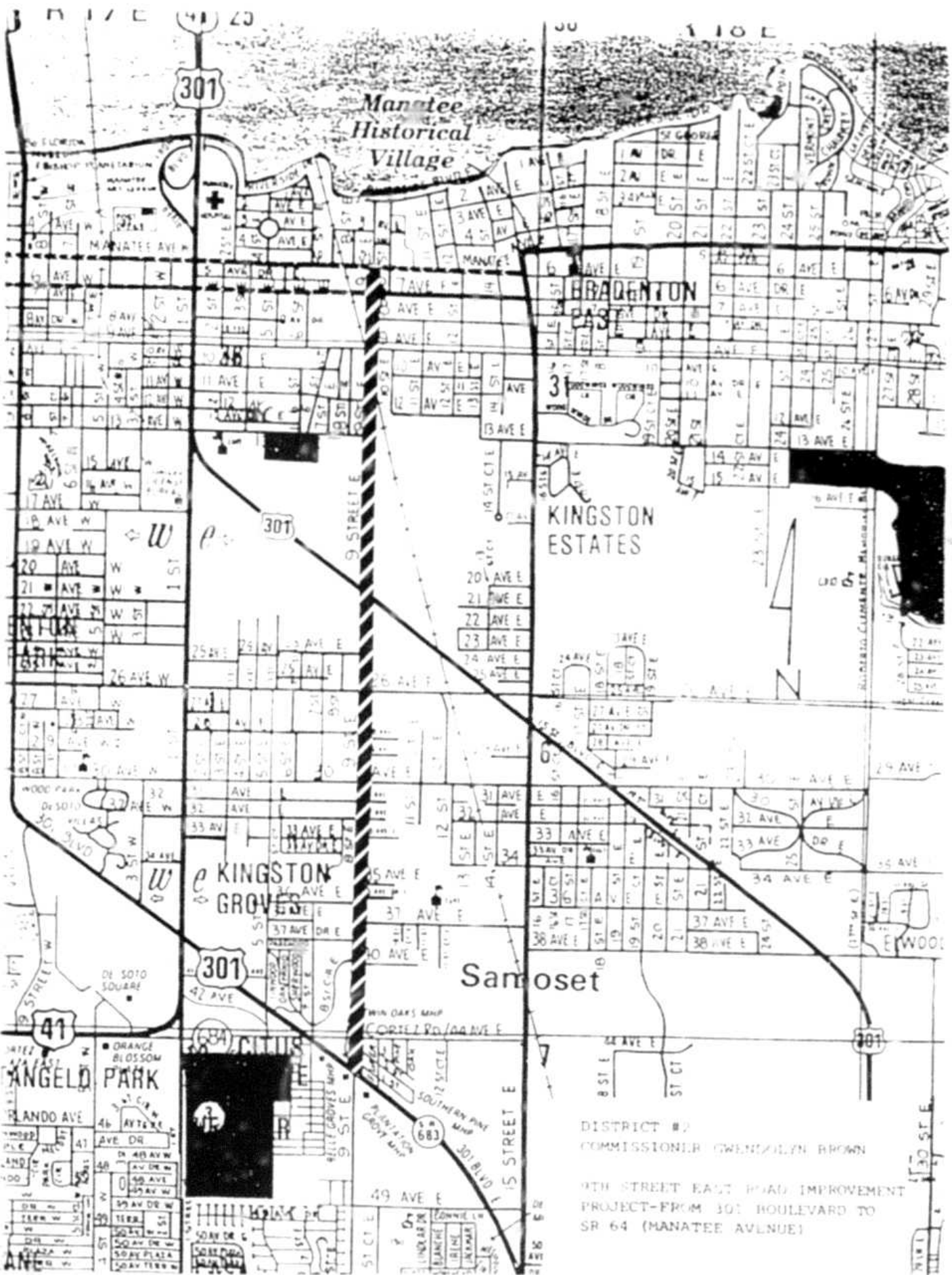
OF RECURRING COSTS
(ATTACH FISCAL IMPACT STATEMENT) N/A

JUL 17 1998

9th Street East Relocation
Jarrett/Jones Moving Cost Reimbursement
and Rental Assistance Payment

BACKGROUND/DISCUSSION

- December 29, 1992, the BCC adopted Resolution R-92-290 and executed a Joint Participation Agreement with the FDOT for the road improvement of 9th Street East, from 301 Boulevard to Manatee Avenue East/SR 64.
- On July 11, 1995, the BCC executed a Contract for Sale and Purchase for a Warranty Deed from Eugene Van Jones, for the purchase of right-of-way required for the road improvement of 9th Street East. The real estate acquisition was for a total take of a duplex, and two additional structures; all of which were rental units.
- Manatee County contracted with Post, Buckley, Schuh & Jernigan, Inc. to perform a replacement housing study for 9th Street East in accordance with the Uniform Relocation Act.
- It was determined that Ms. Joann Jarrett and Mr. Dwight A. Jones are eligible to receive a \$775 moving cost reimbursement.
- They are also eligible to receive a total rental assistance payment of \$7,518, which exceeds the statutory limit of \$5,250 and becomes a payment of housing of last resort.
- Ms. Jarrett and Mr. Jones have executed the attached Moving Cost Transaction and Rental Assistance packages.
- BCC authorization is hereby requested to pay the \$775 moving cost reimbursement and the \$7,518 rental assistance.



DISTRICT #0
 COMMISSIONER GWYNETHLYN BROWN

9TH STREET EAST ROAD IMPROVEMENT
 PROJECT-FROM 301 BOULEVARD TO
 SR 64 (MANATEE AVENUE)

MEMORANDUM

DATE: May 18, 1998

TO: Mr. Jim Staples, Manatee County
Land Acquisition Manager

FROM: Paul W. Madrox, Acquisition Agent
P.B.S.&J.

RE: Scheduled Move Summary

Project No	:	3155
Project Name	:	9th Street East
County	:	Manatee
Parcel No.	:	5.004T
Owner/Displacee	:	Jarrett, Jones

Ms. Joann Jarrett and Mr. Dwight A. Jones are eligible to receive \$775.00 as a reimbursement for a scheduled move. This amount is based on a total room count of three rooms. The breakdown of the room count is as follows: one bedroom, one living room, and a combined total of one room of personal property contained in the bathroom and kitchen.

Should you have any questions please contact me.

May 27, 1998

Ms. Joann Jarrett and
Mr. Dwight A. Jones
213 8th Avenue Drive West
Bradenton, FL 34205

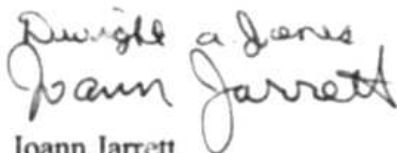
To whom it may concern:

The government of Manatee County has acquired the property on which we were previously tenants. It has been explained to us that as a result of this acquisition we are eligible for a Rental Assistance Replacement Housing Payment in the amount of \$7,518.00.

This letter is to inform you that we are requesting to use our eligibility as a down payment toward the purchase of a replacement home. Furthermore, it is understood that for us to receive payment the residence we purchase must meet certain requirements.

Thank you for your time and consideration in this matter

Sincerely,

Handwritten signatures of Dwight A. Jones and Joann Jarrett. The signature for Dwight A. Jones is written above the signature for Joann Jarrett.

Joann Jarrett
Dwight A. Jones

MEMORANDUM

DATE: June 1, 1993

TO: Mr. Jim Staples, Manatee County
Land Acquisition Manager

FROM: Paul W. Maddox, Acquisition Agent
P.B.S.&J

RE: Rental Assistance Study

Project No	:	3155
Project Name	:	9th Street East
County	:	Manatee
Parcel	:	5.004T
Displacee	:	Jarrett/Jones

The following RHP is being submitted for your review and approval. The study is based on the difference between the rent and utilities of the subject dwelling and the rent and utilities of a replacement rental dwelling. The result is a rental assistance payment eligibility of \$7,518.00.

Since the couple has purchased a home, we are requesting they be able to use their eligibility to pay down the mortgage on the dwelling. This is in line with Florida Right of Way Relocation procedures.

Please sign and return the RHP to me as soon as possible so we can present the information to the displacee.

Should you have any questions, please call. 813/877-7275 ext. 469

MEMORANDUM

DATE: June 1, 1998

TO: Mr. Jim Staples, Manatee County
Land Acquisition Manager

BY: Paul W. Maddox
P.B.S.&J, Inc.

RE: Rental Assistance Payment

Project No.	:	3155
Project Name.	:	9th Street East
County	:	Manatee
Parcel No.	:	5.004T
Displacee	:	Jarrett/Jones

The government of Manatee County has acquired a parcel of property at 1218 9th Street East, Bradenton, FL 34208. As tenants of the property Ms. Joann Jarrett and Mr. Dwight A. Jones were forced to relocate due to the county's acquisition of the land and subsequent removal of their rental dwelling. The displacees had occupied the dwelling for at least 90-days prior to the acquisition. Therefore, eligibility is being based on occupancy of 90-days or greater.

The subject dwelling consisted of a small efficiency unit with one bedroom, one bath, a living area and a kitchen. To replace the subject dwelling the market was searched for rental units having one bedroom, one bath, a living room and a kitchen.

Several apartment complexes and private owners were contacted and possible comparables were then inspected. Upon completion of the search, it appeared that the maintenance and management standards of local apartment complexes in the area were much higher than those of private efficiencies. Therefore, the three comparables being used in this study are located in apartment complexes.

The number one comparable located in Brookwood Apartments replaces the number of bedrooms, bathrooms and other amenities of the subject while allowing the displacees to stay in the immediate area of the subject. The base monthly rent (BMR) of the unit is \$479.00.¹

¹Base monthly rent includes rent, water/sewer and electric.

The following calculation is provided for showing the displaced rental assistance payment eligibility based on the difference between the rent of the subject dwelling and the rent of the replacement.

Rental Assistance Eligibility

Subject Dwelling

Subject Rent	\$ 260.00 mo.
Subject Water	\$ 20.00 mo.
<u>Subject Gas</u>	<u>\$ 20.00 mo.</u>
Subject (BMR)	\$ 300.00 mo.

Comparable #1

Comparable #1 Rent*	\$425.00 mo.
<u>Comparable #1 Electric</u>	<u>\$ 54.00 mo.</u>
Comparable #1 (BMR)	\$479.00 mo.

Eligibility

Difference	\$ 179.00 mo.
<u>x 42 month supplement</u>	<u>x 42</u>
Total rental assistance	\$7,518.00

*Rent includes water and sewer

It is requested that Ms. Joann Jarrett and Mr. Dwight A. Jones be eligible to receive up to \$7,518.00 as a rent supplement upon rental of a decent, safe and sanitary replacement dwelling.

The total rental assistance payment will exceed the statutory limit of \$5,250.00 and become a payment of housing of last resort. (See attached Statement of Last Resort).

The displaced have purchased a replacement dwelling and wish to use their rental assistance payment eligibility as payment toward their existing mortgage.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
APPLICATION AND CLAIM FOR REIMBURSEMENT OF MOVING COSTS

FORM 575-040-23
 RIGHT OF WAY
 DEC - 12-96

<input type="checkbox"/> PERSONAL PROPERTY ONLY	PROJECT NO 3155
<input checked="" type="checkbox"/> INDIVIDUAL OR FAMILY	PROJECT NAME 9TH STREET EAST
<input type="checkbox"/> BUSINESS	COUNTY MANATEE
<input type="checkbox"/> FARM	PARCEL NO 5 004T
<input type="checkbox"/> NONPROFIT	OWNER JARRETT, JONES
CLAIM TYPE APPLIED FOR	AMOUNT APPLIED FOR
PL <input type="checkbox"/> PROTECTIVE LEASING	\$ _____
CA <input type="checkbox"/> COMMERCIAL MOVE (ACTUAL COST)	\$ _____
AM <input type="checkbox"/> ACTUAL MOVE COSTS	\$ _____
SM <input checked="" type="checkbox"/> SCHEDULE MOVE	\$ 775.00
SD <input type="checkbox"/> SELF MOVE, DOT ESTIMATE (BUSINESS ONLY)	\$ _____
SA <input type="checkbox"/> SELF MOVE, COMMERCIAL ESTIMATE (BUSINESS ONLY)	\$ _____
AL <input type="checkbox"/> ALTERNATE PAYMENTS	\$ _____
SE <input type="checkbox"/> SEARCH EXPENSES	\$ _____
IL <input type="checkbox"/> IN LIEU OF ACTUAL MOVING EXPENSES (NET INCOME)	\$ _____
RE <input type="checkbox"/> RE-ESTABLISHMENT EXPENSES	\$ _____
ME <input type="checkbox"/> MOVE COST ESTIMATE	\$ _____
PARCEL VACATE DATE on or before July 18, 1995	Subject Address 1213 9TH STREET EAST, BRADENTON, FL 34208
Relocation services complete with this claim? yes no	
ADVANCED PAYMENT? YES X NO	
SUIT STYLE N/A	Replacement Address 213 8TH AVENUE DRIVE WEST, BRADENTON, FL 34205
DOT File # N/A	

LEASE/STORAGE FROM N/A	TO N/A
LEASE/STORAGE AMOUNT CLAIMED	\$ N/A
TRANSPORTATION AMOUNT CLAIMED	\$ N/A
SEARCH REIMBURSEMENT CLAIM	\$ N/A
RE-ESTABLISHMENT EXPENSES THIS CLAIM	\$ N/A
MOVING COST CLAIMED	\$ 775.00
TOTAL AMOUNT CLAIMED	\$ 775.00
TOTAL AMOUNT ALLOWED	\$ 775.00
DIFFERENCE	\$ 0-

MAKE CHECK PAYABLE TO JOANN JARRETT AND DWIGHT A. JONES Vendor ID (if applicable) SS# 266-19-0794

I HEREBY CERTIFY

- A THE ABOVE INFORMATION AND ALL OTHER INFORMATION SUBMITTED HERewith IS TRUE AND CORRECT AND ACCURATELY REFLECT MOVING SERVICES ACTUALLY PERFORMED.
- B THAT NO REIMBURSEMENT OR COMPENSATION HAS BEEN RECEIVED FOR THE AMOUNT OF THIS CLAIM OR ANY PART THEREOF, AND NONE IS CLAIMED OTHER THAN THE CLAIM HEREIN, AND
- C IF AN IN LIEU OF CLAIM IS SELECTED, THE CLAIMANT HAS NOT, NOR DOES HE/SHE INTEND TO AMEND OR REVISE THE INCOME TAX RETURNS SUBMITTED HERewith, AND FURTHER CERTIFIES THAT THE CLAIMANT HAS NOT RECEIVED NOTICE OR OTHER INDICATION THAT SAID RETURNS ARE OR MAY BE INCORRECT.
- D IF ADVANCE PAYMENT IS MADE PRIOR TO THE MOVE, THE CLAIMANT WILL COMPLY WITH THE SAME REQUIREMENTS EXPECTED FOR DISBURSEMENT OF A REGULAR PAYMENT FOR MOVING AND RELATED EXPENSES, IN THE MOVING OF PERSONALTY FROM THE ACQUIRED PROPERTY. I FURTHER CERTIFY THAT THIS PAYMENT SATISFIES ALL CLAIMS FOR ITEMS LISTED ON THIS CLAIM.
- E THAT THIS PAYMENT SATISFIES ALL CLAIMS FOR REIMBURSEMENT FOR ITEMS, OR PARTS OF ITEMS, AS THEY ARE LISTED IN THIS CLAIM.
- F CLAIMANT HAS BEEN ADVISED THEIR CLAIM WILL BE REVIEWED FOR APPROVAL OF PAYMENT WITHIN 10 WORKING DAYS OF RECEIPT BY THE DEPARTMENT AT ITS OFFICE LOCATED AT 11201 N. MCKINLEY DRIVE, TAMPA, FLORIDA 33612-6403

CLAIMANT NAME JOANN JARRETT AND DWIGHT A. JONES SOCIAL SECURITY/FED ID # 266-19-0794

CLAIMANT SIGNATURE Dwight A Jones Joann Jarrett DATE 5-20-98 5-20-98

ADDRESS 213 8TH AVENUE DRIVE WEST, BRADENTON, FL 34208

I HEREBY CERTIFY
 THE PERSONAL PROPERTY HAS BEEN REMOVED, OR WORK HAS BEEN COMPLETED, AS STATED
 THE CLAIMANT IS ELIGIBLE FOR RELOCATION MOVING EXPENSES CLAIMED

SUBMITTED Paul W. Marshall ACQUISITION AGENT I DATE 05/18/98
DOT AGENT

REVIEWED _____ SIGNATURE _____ TITLE _____ DATE _____
 APPROVED John Skelton SIGNATURE _____ M. Maggs TITLE _____ May 21, 1998 DATE _____

RECYCLED PAPER

APPROVED IN OPEN SESSION

JUL 07 1998

BOARD OF COUNTY COMMISSIONERS
 MANATEE COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
MOVING COST TRANSACTION PACKAGE

FDOT 1110-1
 02/97 10 001
 1004

PROJECT NO.: 3155
 PROJECT NAME: 9th Street East
 COUNTY: Manatee
 PARCEL NO.: 5,004T
 OWNER/DISPLACEE: Jarrett, Jones

DISPLACEE NAME: Joann Jarrett and Dwight A. Jones		ELIGIBILITY CODE: 05	
MAKE WARRANT PAYABLE TO: Joann Jarrett and Dwight A. Jones		AMOUNT: \$ 775.00	<input type="checkbox"/> REGULAR PAYMENT <input type="checkbox"/> PARTIAL PAYMENT (Balance -0-)
		<input type="checkbox"/> ADVANCE CLAIM <input type="checkbox"/> ADVANCE PAYMENT	

I T E M	DOCUMENT TYPE	FORM #	TYPE OF PAYMENT											C O U N T Y	A P P R O V E D		
			PL	ME	AL	AM	CA	IL	RE	SA	SD	SE	SM				
1	APPLICATION AND CLAIM	23	X	X	X	X	X	X	X	X	X	X	X	X	X		X
2	PAYMENT CALCULATION	20		X	X	X	X	X	X	X	X	X	X	X	X		X
3	RECEIPT / INVOICES			X		X	X		X	*	X	X					
4	INVENTORY BEFORE MOVE	17					X			X	X						
5	INVENTORY AFTER MOVE	17					X			X	X						
6	MOVE COST PROPOSAL (LOW)	15		X			X			X							
7	MOVE COST PROPOSAL (HIGH)	15		X			X			X							
8	ESTIMATE STAFF	15										X					
9	FIXED PAYMENT SUPPORT							X									
10	SEARCH EXPENSE LOG	26												X			
11	MONITORING REPORT (IF DEEMED NECESSARY)						X			X	X						
12	ALTERNATE PAYMENT SUPPORT				X												
13	LEASE OR RENT COMPENSATION AGREEMENT		X														
	LIST OTHERS AS REQUIRED:																
14	SUMMARY WORKSHEET														X		X
15																	
16																	
17																	
18																	

*Receipts and documentation only necessary when it exceeds the amount of the lower of proposals less profit and overhead. See Chapter 9, Section 3 of Right-of-Way Manual.

REMARKS: Claim represents payment for a three room scheduled move APPROVED IN OPEN SESSION

JUL 07 1998

BOARD OF COUNTY COMMISSIONERS
 MANATEE COUNTY, FLORIDA

PREPARED BY: [Signature] Acquisition Agent I 05/10/98 DATE
 SIGNATURE/TITLE, FDOT

REVIEWED BY: _____ DATE
 SIGNATURE/TITLE, FDOT

APPROVED BY: [Signature] Manager May 21, 1998 DATE
 SIGNATURE/TITLE, FDOT

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
MOVING EXPENSE CALCULATION AND PAYMENT DETERMINATION

FORM 375-040-20
 RIGHT OF WAY
 OGC 12/96

<input type="checkbox"/> BUSINESS <input type="checkbox"/> FARM <input type="checkbox"/> NON-PROFIT ORGANIZATION	<input checked="" type="checkbox"/> INDIVIDUAL OR FAMILY <input type="checkbox"/> PERSONAL PROPERTY ONLY	PROJECT NO.: <u>3155</u> PROJECT NAME: <u>9TH STREET EAST</u> COUNTY: <u>MANATEE</u> PARCEL NO.: <u>5.004T</u> OWNER: <u>Jann Jarrett, Dwight A. Jones</u>
CURRENT ADDRESS: 1218 9th Street East, Bradenton, FL 34208		
NEW LOCATION ADDRESS: 213 8th Avenue Drive West, Bradenton, FL 34205		DISTANCE OF MOVE: 2-3 miles
DESCRIPTION OF MERCHANDISE AND/OR SERVICES RENDERED Claim represents a three room schedule move.		
A. ACTUAL COSTS: RECEIPTED BILLS/INVOICES		TOTAL AMOUNT \$
B. SCHEDULE AMOUNT:		
1. UNFURNISHED:	1 ROOM @ \$450 2 ROOMS @ \$600 3 ROOMS @ \$775 4 ROOMS @ \$950 PLUS NUMBER ADD'L. ROOMS <u>0</u> X \$125	= \$ <u>775.00</u>
2. FURNISHED:	1 ROOM @ \$300 PLUS NUMBER ADD'L. ROOMS _____ X \$50	= \$ _____
3. COMBINATION:	BEGIN WITH UNFURNISHED USING ABOVE APPROPRIATE AMOUNTS PLUS NUMBER FURNISHED ROOMS _____ X \$50	= \$ _____
C. ESTIMATE BY () COMMERCIAL MOVER OR () DOT:		
MAN HOURS _____ X COST PER MAN HOURS \$ _____		= \$ <u>N/A</u>
TYPE VEHICLE _____		
# OF HRS. _____ X COST PER VEHICULAR HR. \$ _____		= \$ _____
C W T _____ @ \$ _____		= \$ _____
SUBCONTRACTED SERVICES: _____		\$ _____
		\$ _____
		\$ _____
TOTAL		= \$ _____
D. ALTERNATE (BUSINESS RELOCATING - LOW VALUE/HIGH BULK ITEMS)		
1. REPLACEMENT COST OF PERSONAL PROPERTY		= \$ <u>N/A</u>
2. NET PROCEEDS FROM SALE OF PERSONAL PROPERTY		= \$ _____
MOVE ALLOWANCE IF LESS THAN "C" ABOVE		= \$ _____
(BUSINESS DISCONTINUED):		
1. DEPRECIATED VALUE OF PROPERTY IN PLACE		= \$ _____
2. NET PROCEEDS FROM SALE OF PERSONAL PROPERTY		= \$ _____
MOVE ALLOWANCE IF LESS THAN "C" ABOVE		= \$ _____
E. ADVERTISING SIGNS:		
1. ESTIMATED COST TO MOVE (FROM SECTION "C" ABOVE)		= \$ <u>N/A</u>
2. DEPRECIATED REPRODUCTION COST, LESS SALE PROCEEDS, IF APPLICABLE		= \$ _____
ALLOWANCE IF SIGN IS NOT MOVED		= \$ _____
F. IN LIEU OF ACTUAL MOVING EXPENSES:		
NET EARNINGS FOR 2 YEARS PRECEDING TAXABLE YEAR BUSINESS IS RELOCATED:		LESS THAN 2 YEARS OPERATION (WITHIN 2 TAXABLE YEARS PERIOD):
19__ \$ _____		NET EARNINGS: \$ <u>N/A</u>
19__ \$ _____		DIVIDED BY MONTHS _____
TOTAL \$ _____		EQUALS \$ _____ X 12
AVERAGE \$ _____		EQUALS TOTAL \$ _____
G. SEARCH EXPENSES (\$1,000 LIMIT)		
1. TRANSPORTATION AND MEALS		= \$ <u>N/A</u>
2. LODGING AWAY FROM HOME		= \$ _____
3. TIME SPENT SEARCHING (REASONABLE SALARY)		= \$ _____
4. FEES PAID TO REAL ESTATE AGENT/BROKER		= \$ _____
H. REESTABLISHMENT EXPENSES (\$10,000 LIMIT)		
1. REPAIRS, MODIFICATION		= \$ <u>N/A</u>
2. UTILITIES		= \$ _____
3. IMPACT FEES		= \$ _____
4. SURVEYS, SOIL TESTING, MARKETING STUDIES		= \$ _____
5. PROFESSIONAL SERVICES		= \$ _____
6. INCREASED OPERATING COSTS		= \$ _____
7. OTHER		= \$ _____
STORAGE CHARGES \$ <u>0</u> TOTAL AMOUNT OF MOVE CLAIM \$ <u>775.00</u>		
THE UNDERSIGNED CERTIFY THAT MOVING COSTS INCLUDE: DISMANTLING, DISCONNECTING, CRATING, LOADING, TRANSPORTING, UNLOADING, RECONNECTING, AND REINSTALLING OF PERSONAL PROPERTY, INCLUDING SERVICE CHARGES IN CONNECTION THEREWITH, IF APPLICABLE, EXCLUSIVE OF THE COST OF ANY ADDITIONS, IMPROVEMENT, ALTERATIONS OR OTHER PHYSICAL CHANGES IN OR TO ANY STRUCTURE AT THE NEW LOCATION.		
<input type="checkbox"/> DOT ESTIMATE		<input type="checkbox"/> COMMERCIAL MOVE:
<input checked="" type="checkbox"/> SCHEDULED MOVE		
SIGNATURE REQUIRED _____		SIGNATURE NOT REQUIRED FOR COMMERCIAL OR SCHEDULE MOVE
SUBMITTED BY: _____		Acquisition Agent I
APPROVED BY: <u>Jud Shapiro</u>		<u>05/18/98</u>
SIGNATURE		TITLE
		DATE

APPROVED IN OPEN SESSION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
STATEMENT OF ELIGIBILITY FOR SUPPLEMENTARY
REPLACEMENT HOUSING PAYMENT FOR 90 DAY OCCUPANT

FORM 571-040-01
RIGHT OF WAY
07/93

PROJECT NO.: 3155
PROJECT NAME.: 16320-2423
COUNTY.: Manatee
PARCEL NO.: 5.004T
DISPLACEE: Jarrett Jones

This is to certify that Ms. Joann Jarrett and Mr. Dwight Anthony Jones
residing at 213 8th Avenue Drive West, Bradenton, FL 34205

- will not be eligible for a replacement housing payment because.

- will be eligible for the amount required to rent a decent, safe, and sanitary dwelling not to exceed \$_____ as a _____ tenant/ _____ owner who elects to rent. This amount is based upon the monthly rental and utilities of the acquired dwelling (\$_____) and the rental rate and utilities of the comparable replacement dwelling offered by the Department (\$_____). If the Displacee rents a replacement dwelling with a different rental rate, the amount of the eligibility may change.
- will be eligible for the amount required to rent a decent, safe, and sanitary dwelling not to exceed \$_____ as a _____ tenant/ _____ owner who elects to rent. This amount is based upon 30% of the gross monthly income of the household (\$_____) and the rental rate and utilities of the comparable dwelling offered by the Department. If the displacee rents a replacement dwelling with a different rental rate, the amount of the eligibility may change.
- will be eligible for the amount required as a down payment to purchase a decent, safe, and sanitary dwelling not to exceed \$ 7,518.00, as a X tenant/ _____ owner who elects to purchase. The displacee may also be eligible for reimbursement for costs incidental to the purchase of the replacement dwelling.

If the displacee elects to relocate through a different status than indicated herein, this statement will be void and a new determination will be made to reflect the option chosen.

The displacee will be eligible for the payment as indicated above provided he/she rents and occupies or purchases and occupies decent, safe and sanitary replacement housing within one year from the time he/she was required to move. Payments will not be made until the displacee occupies the replacement unit. (The above eligibility finding is subject to change after comparables similar to the property to be acquired are no longer available.)

SIGNED: J.W. Slatoff

TITLE: Manager

RECEIPT ACKNOWLEDGED: Dwight A. Jones
Joann Jarrett

DATED: June 4, 1998

DATED: 6-16-98
6-16-98

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
STATEMENT OF ELIGIBILITY FOR SUPPLEMENTARY
REPLACEMENT HOUSING PAYMENT FOR 90 DAY OCCUPANT

FORM 175-040-03
RIGHT OF WAY
07/92

PROJECT NO.: 3155
PROJECT NAME.: 16320-2423
COUNTY.: Manatee
PARCEL NO.: 5.004T
DISPLACEE: Jarrett Jones

This is to certify that Ms. Joann Jarrett and Mr. Dwight Anthony Jones
residing at 213 8th Avenue Drive West, Bradenton, FL 34205

- () will not be eligible for a replacement housing payment because.
- (X) will be eligible for the amount required to rent a decent, safe, and sanitary dwelling not to exceed \$ 7,518.00 as a X tenant/ USE owner who elects to rent. This amount is based upon the monthly rental and utilities of the acquired dwelling (\$ 300.00) and the rental rate and utilities of the comparable replacement dwelling offered by the Department (\$ 479.00). If the Displacee rents a replacement dwelling with a different rental rate, the amount of the eligibility may change.
- () will be eligible for the amount required to rent a decent, safe, and sanitary dwelling not to exceed \$ _____ as a _____ tenant/ _____ owner who elects to rent. This amount is based upon 30% of the gross monthly income of the household (\$ _____) and the rental rate and utilities of the comparable dwelling offered by the Department. If the displacee rents a replacement dwelling with a different rental rate, the amount of the eligibility may change.
- () will be eligible for the amount required as a down payment to purchase a decent, safe, and sanitary dwelling not to exceed \$ _____, as a _____ tenant/ _____ owner who elects to purchase. The displacee may also be eligible for reimbursement for costs incidental to the purchase of the replacement dwelling.

If the displacee elects to relocate through a different status than indicated herein, this statement will be void and a new determination will be made to reflect the option chosen.

The displacee will be eligible for the payments indicated above provided he/she rents and occupies or purchases and occupies decent, safe and sanitary replacement housing within one year from the time he/she was required to move. Payments will not be made until the displacee occupies the replacement unit. (The above eligibility finding is subject to change after comparables similar to the property to be acquired are no longer available.)

SIGNED: [Signature]

TITLE: Manager

DATED: June 4, 1998

RECEIPT ACKNOWLEDGED [Signature]

DATED: 6-16-98

6-16-98

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
REPLACEMENT HOUSING PAYMENT DETERMINATION
THREE COMPARABLES METHOD

FORM 575-040-01
 RIGHT OF WAY 11/94
 Page 1 of 1

OCCUPANT & ADDRESS: Joann Jarrett and Dwight A. Jones 1218 9th Street East, Bradenton, FL 34208	PROJECT NO.: 3155
	PROJECT NAME.: 9th Street East
	COUNTY.: Manatee
	DP NO.: 5.004T
DISPLACEE: Jarrett, Jones	

DETERMINATION OF REPLACEMENT VALUE IS BASED ON THE FOLLOWING COMPARABLES WHICH ARE DECENT, SAFE AND SANITARY, FUNCTIONALLY EQUIVALENT AND SUBSTANTIALLY THE SAME AS THE ACQUIRED DWELLING, FAIR HOUSING (OPEN TO ALL PERSONS REGARDLESS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN), REASONABLY ACCESSIBLE TO PUBLIC SERVICES AND THE DISPLACEE'S PLACE OF EMPLOYMENT, IN AN EQUAL OR BETTER NEIGHBORHOOD WHICH IS NOT SUBJECT TO UNREASONABLY ADVERSE ENVIRONMENTAL FACTORS, AND IS CURRENTLY AVAILABLE ON THE OPEN MARKET WITHIN THE FINANCIAL MEANS OF THE DISPLACEE. (SEE ATTACHED COPIES OF FORM 575-040-13 "REPLACEMENT HOUSING QUESTIONNAIRE/CERTIFICATION," FOR EACH COMPARABLE LISTED BELOW.)

COMPARABLE NO. 1:

ADDRESS OR LOCATION: 531 26th Street West, Bradenton, FL 34207	DISTANCE FROM SUBJECT: 5± miles
OWNER: Brookwood Apartments	REALTOR: Brookwood Apartments
ASKING PRICE: N/A	MONTHLY RENTAL: Base monthly rent = \$479.00 Rent \$425.00 mo. (includes water/sewer), Electric \$54.00 mo.

COMPARABLE NO. 2:

ADDRESS OR LOCATION: 1591 19th Street Ct. East, Bradenton, FL 34208	DISTANCE FROM SUBJECT: 3± miles
OWNER: Citrus Meadows Apartments	REALTOR: Citrus Meadows Apartments
ASKING PRICE: N/A	MONTHLY RENTAL: Base monthly rent = \$497.50 Rent \$420.00 mo. (includes water/sewer), Electric \$77.50 mo.

COMPARABLE NO. 3:

ADDRESS OR LOCATION: 5200 Riverfront Drive, Bradenton, FL 34208	DISTANCE FROM SUBJECT: 5± miles
OWNER: Carlton Arms Apartments	REALTOR: Carlton Arms Apartments
ASKING PRICE: N/A	MONTHLY RENTAL: Base monthly rent = \$509.50 Rent \$457.00 mo. (includes water/sewer), Electric \$52.50 mo.

A. TENURE:

SUBJECT PROPERTY: () OWNER (X) TENANT
 REPLACEMENT PROPERTY: () OWNER (X) TENANT () RETENTION
 ELIGIBILITY BASED UPON: (X) 180 DAYS
 () 90 DAYS
 () LESS THAN 90-DAY OCCUPANT

B. SUBJECT PROPERTY VALUATION:

() APPRAISAL \$ _____
 () PARTIAL TAKING \$ _____ *
 () HIGHEST AND BEST USE \$ _____ **
 () ECONOMIC RENT (MONTHLY) INCLUDING UTILITIES \$ _____
 () ACTUAL RENT (MONTHLY) INCLUDING UTILITIES \$ _____
 TOTAL MONTHLY INCOME x 30% \$ _____
 BASE MONTHLY RENTAL \$ _____

C. COMPARABLE VALUE ANALYSIS: PURCHASE ADDITIVE

BASED UPON CURRENT SELLING PRICE OF:
 COMPARABLE NO. 1 \$ _____
 COMPARABLE NO. 2 \$ _____
 COMPARABLE NO. 3 \$ _____
 COMPARABLE ANALYSIS FINDING (COMPARABLE NO. 1) \$ _____
 LESS: SUBJECT PROPERTY VALUATION \$ _____
 EQUALS: AMOUNT OF PURCHASE ADDITIVE PAYMENT \$ _____

D. COMPARABLE VALUE ANALYSIS: RENTAL ASSISTANCE

BASED UPON CURRENT RENTAL PRICE INCLUDING UTILITIES OF:
 COMPARABLE NO. 1 \$ 479.00
 COMPARABLE NO. 2 \$ 497.50
 COMPARABLE NO. 3 \$ 509.50
 COMPARABLE ANALYSIS FINDING (COMPARABLE NO. 1) \$ 479.00
 LESS: SUBJECT PROPERTY BASE MONTHLY RENTAL \$ 300.00
 EQUALS: RENT DIFFERENTIAL \$ 179.00
 EQUALS: AMOUNT OF RENTAL ASSISTANCE PAYMENT \$ 7,518.00 *42

E. DOWN PAYMENT COMPUTATION:

VALUE OF REPLACEMENT DWELLING \$ _____
 DOWN PAYMENT REQUIRED: _____ %
 AMOUNT OF PAYMENT \$ _____

I UNDERSTAND THAT THIS DETERMINATION OF A REPLACEMENT HOUSING PAYMENT IS TO BE USED IN CONNECTION WITH A DEPARTMENT HIGHWAY PROJECT AND I CERTIFY THAT I HAVE NO DIRECT OR INDIRECT, PRESENT OR CONTEMPLATED FUTURE PERSONAL INTEREST IN THIS PROPERTY OR IN ANY BENEFIT FROM THE ACQUISITION OF THIS PROPERTY.

	SIGNATURE	TITLE	DATE
SUBMITTED:	<i>[Signature]</i>	<i>Supervisor</i>	5/29/98
REVIEWED:	<i>[Signature]</i>	<i>R/W Program Mgr</i>	6/1/98
APPROVED:	<i>[Signature]</i>	<i>Manager</i>	6/3/98

* REFER TO FDOT R/W MANUAL PROCEDURE 575-040-004-B(2)(a)
 ** REFER TO FDOT R/W MANUAL PROCEDURE 575-040-004-B(2)(c)

REMARKS: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
REPLACEMENT HOUSING
QUESTIONNAIRE/CERTIFICATION

FD-502 (7-1-80) (1)
REPLACEMENT HOUSING
QUESTIONNAIRE

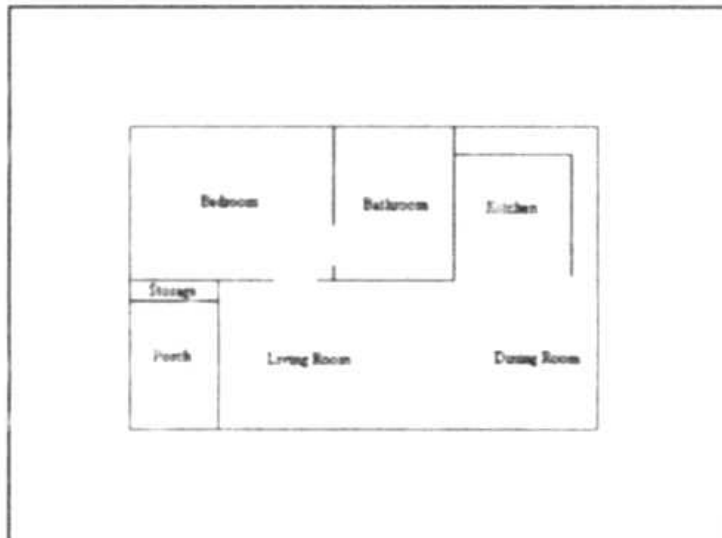
PROJECT NO. 3155
PROJECT NAME: 9th Street East
COUNTY: Manatee
DP NO. 5 004T
OWNER: Jarrett/Jones

DISPLACEE: Joann Jarrett and Dwight Anthony Jones ADDRESS: 1218 9th Street East, Bradenton, FL 34208		COMPARABLE NO.: 01	
NUMBER BEING RELOCATED TO THIS UNIT: 02		DISPLACEE'S INCOME:	
ADDRESS OF PROPERTY 531 26th Street East, Bradenton, FL 34207		LISTED BY Brookwood Apartments	
OWNER'S NAME & ADDRESS: Brookwood Apartments		() SINGLE () M/H (X) MULTI () OTHER	ADVERSE ENVIRONMENTAL FACTORS? None Noted
ASKING PRICE: N/A	RENTAL \$425.00 Rent (includes water/sewer) \$ 54.00 Utilities \$479.00 Total	% DOWN TO PURCHASE N/A	LOT SIZE N/A
TYPE OF NEIGHBORHOOD: Apartment Complex		DISTANCE TO EMPLOYMENT: 6+ miles	DISTANCE TO TRANSPORTATION 1+ miles
DISTANCE TO SHOPPING 5+ miles		DISTANCE TO SCHOOLS: N/A ELEMENTARY: JR HIGH: SR HIGH:	
DISTANCE TO CHURCH OF CHOICE 6+ miles		FAIR HOUSING (X) YES () NO	EXTERIOR APPURTENANCES Pool, clubhouse
TOTAL FLOOR SPACE: Total floor space includes all heated areas. In addition to habitable floor space, total floor space includes closets, baths, SQ. FT. 640 sq' connecting corridors, pantries, if heated and considered part of the main body of the house.			
TYPE OF CONSTRUCTION () BRICK (X) FRAME () CONCRETE BLOCK (X) OTHER Stucco		AGE N/A	# BEDROOMS # BATHS # TOTAL ROOMS 01 01 04
HOUSING CODE: - IS PROPERTY COVERED BY A LOCAL HOUSING CODE? (X) YES () NO - DOES PROPERTY CONFORM TO CODE (X) YES () NO EXCEPTION LIST ATTACHED			
ELECTRICITY: - IS THERE PROVISION FOR ARTIFICIAL LIGHTING IN EACH ROOM? (X) YES () NO			
HEATING AND AIR CONDITIONING: - IS THERE AN ADEQUATE HEATING SYSTEM MAINTAINING A 70 TEMPERATURE? GIVE TYPE: <u>Central electric</u> (X) YES () NO - IS INSPECTION BY A HEATING EXPERT NEEDED? () YES (X) NO - IS THERE AN AIR CONDITIONING SYSTEM? (X) YES () NO GIVE TYPE: <u>Central electric</u> # OF UNITS: <u>01</u>			
WATER SUPPLY: - IS THERE A CONTINUING AND ADEQUATE SUPPLY OF POTABLE SAFE WATER? GIVE SOURCE: <u>City (municipal)</u> (X) YES () NO - IF WELL OR CISTERN, WHEN WAS IT LAST TESTED? RESULTS:			
KITCHEN: - DOES KITCHEN CONTAIN A SINK WITH HOT & COLD WATER FAUCETS IN WORKING CONDITION? (X) YES () NO - DOES KITCHEN HAVE UTILITY CONNECTIONS & SPACE FOR RANGE AND REFRIGERATOR? (X) YES () NO			
BATHROOM: - IS BATHROOM WELL-LIGHTED, VENTILATED & AFFORDING PRIVACY? (X) YES () NO - DOES BATHROOM CONTAIN LAVATORY BASIN, FLUSH CLOSET, AND BATHTUB OR STALL SHOWER? (X) YES () NO - ARE FACILITIES CONNECTED TO: (X) SEWER () SEPTIC TANK? (X) YES () NO			
STRUCTURE: - IS STRUCTURE SOUND, WEATHERTIGHT & IN GOOD REPAIR? (X) YES () NO - IS STRUCTURE ADEQUATELY MAINTAINED? (X) YES () NO - IS THERE MEANS TO EGRESS TO SAFE OPEN SPACE AT GROUND LEVEL? (X) YES () NO - IS STRUCTURE THREE OR MORE STORIES HIGH? () YES (X) NO IF YES, HAS TWO OR MORE EXITS TO SAFE OPEN AREA AT GROUND LEVEL () YES () NO - DOES STRUCTURE APPEAR TO MEET DECENT, SAFE AND SANITARY LIVING REQUIREMENTS? (X) YES () NO			
REMARKS:			
I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE ABOVE DESCRIBED PROPERTY, AND THE PROPERTY APPEARS TO MEET ALL DECENT, SAFE AND SANITARY REQUIREMENTS. (X) YES () NO			
INFORMATION OBTAINED FROM <u>Property manager</u> and personal inspection		AGENT'S SIGNATURE: <i>Joann Jarrett</i>	DATE: 05/20/98
I HEREBY CERTIFY THE ABOVE PROPERTY OCCUPIED AS OF _____ 19 _____			
AGENT'S SIGNATURE _____			

RECYCLE PAPER

Project No. : 3155
Project Name : 9th Street East
County : Manatee
Parcel No. : 5.004T
Owner : Jarrett/Jones

Comparable #1

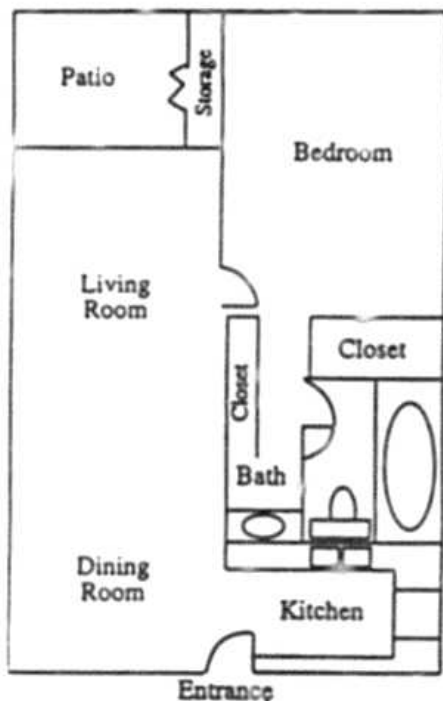


Brookwood Apartments
5310 26th Street West, Bradenton, FL 34207
640 sq. ft.

D-22
STAIRS 1297
1000 1070

**BROOKWOOD APARTMENTS
FLOORPLANS**

**DEPOSIT \$250.00
\$50.00 NON-REFUNDABLE
\$25.00 APPLICATION FEE
\$150.00 PET FEE**



**1 BEDROOM 1 BATH
\$425.00
APPROX. 640 SQ.FT.**

**WE PAY:
WATER, SEWER, TRASH,
PEST CONTROL**



**2 BEDROOM 1 BATH
\$495.⁰⁰ to 510.⁰⁰
APPROX. 840 SQ. FT.**

APARTMENT INCLUDES:

**VERTICALS & MINI BLINDS
CENTRAL HEAT & AIR
WALL TO WALL CARPET
GARBAGE DISPOSAL
FROST FREE REFRIGERATOR**

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
REPLACEMENT HOUSING
QUESTIONNAIRE/CERTIFICATION

FORM 175-000-11
REV. 07-93

PROJECT NO.: 3155
PROJECT NAME: 9th Street East
COUNTY: Manatee
DP NO.: 5 004T
OWNER: Jarrett/Jones

DISPLACED: Joann Jarrett and Dwight Anthony Jones ADDRESS: 1218 9th Street East, Bradenton, FL 34208	COMPARABLE NO.: 02
---	--------------------

NUMBER BEING RELOCATED TO THIS UNIT: 02	DISPLACED'S INCOME:
---	---------------------

ADDRESS OF PROPERTY 1591 19th Street Cr. East, Bradenton, FL 34208	LISTED BY: Citrus Meadows Apartments
---	---

OWNER'S NAME & ADDRESS: Citrus Meadows Apartments	() SINGLE () M/H (X) MULTI () OTHER	ADVERSE ENVIRONMENTAL FACTORS? None Noted
--	---	--

ASKING PRICE: N/A	RENTAL: \$420.00 Rent (includes water/sewer) \$77.50 Utilities \$497.50 Total (see remarks below)	% DOWN TO PURCHASE N/A	LOT SIZE N/A	GARAGE OR CARPORT None CAR(S)
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TYPE OF NEIGHBORHOOD: Apartment Complex	DISTANCE TO EMPLOYMENT: 4+ miles	DISTANCE TO TRANSPORTATION 1+ miles
--	-------------------------------------	--

DISTANCE TO SHOPPING 5+ miles	DISTANCE TO SCHOOLS: N/A ELEMENTARY: JR HIGH: SR HIGH:
----------------------------------	---

DISTANCE TO CHURCH OF CHOICE 4+ miles	FAIR HOUSING (X) YES () NO	EXTERIOR APPURTENANCES Pool, clubhouse
--	--------------------------------	---

TOTAL FLOOR SPACE SQ. FT. 852 sq'	Total floor space includes all heated areas. In addition to habitable floor space, total floor space includes closets, baths, connecting corridors, pantries, if heated and considered part of the main body of the house.
--------------------------------------	--

TYPE OF CONSTRUCTION: () BRICK (X) FRAME () CONCRETE BLOCK (X) OTHER Stucco	AGE N/A	# BEDROOMS 02	# BATHS 01	# TOTAL ROOMS 05
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HOUSING CODE: - IS PROPERTY COVERED BY A LOCAL HOUSING CODE? (X) YES () NO - DOES PROPERTY CONFORM TO CODE? (X) YES () NO EXCEPTION LIST ATTACHED

ELECTRICITY: - IS THERE PROVISION FOR ARTIFICIAL LIGHTING IN EACH ROOM? (X) YES () NO

HEATING AND AIR CONDITIONING: - IS THERE AN ADEQUATE HEATING SYSTEM MAINTAINING A 70 TEMPERATURE? (X) YES () NO GIVE TYPE: Central electric - IS INSPECTION BY A HEATING EXPERT NEEDED? () YES (X) NO - IS THERE AN AIR CONDITIONING SYSTEM? (X) YES () NO GIVE TYPE: Central electric # OF UNITS: 01

WATER SUPPLY: - IS THERE A CONTINUING AND ADEQUATE SUPPLY OF POTABLE SAFE WATER? (X) YES () NO GIVE SOURCE: City (municipal) - IF WELL OR CISTERN, WHEN WAS IT LAST TESTED? RESULTS:
--

KITCHEN: - DOES KITCHEN CONTAIN A SINK WITH HOT & COLD WATER FAUCETS IN WORKING CONDITION? (X) YES () NO - DOES KITCHEN HAVE UTILITY CONNECTIONS & SPACE FOR RANGE AND REFRIGERATOR? (X) YES () NO
--

BATHROOM: - IS BATHROOM WELL-LIGHTED, VENTILATED & AFFORDING PRIVACY? (X) YES () NO - DOES BATHROOM CONTAIN LAVATORY BASIN, FLUSH CLOSET, AND BATHTUB OR STALL SHOWER? (X) YES () NO - ARE FACILITIES CONNECTED TO: (X) SEWER () SEPTIC TANK? (X) YES () NO
--

STRUCTURE: - IS STRUCTURE SOUND, WEATHERTIGHT & IN GOOD REPAIR? (X) YES () NO - IS STRUCTURE ADEQUATELY MAINTAINED? (X) YES () NO - IS THERE MEANS TO EGRESS TO SAFE OPEN SPACE AT GROUND LEVEL? (X) YES () NO - IS STRUCTURE THREE OR MORE STORIES HIGH? () YES (X) NO IF YES, HAS TWO OR MORE EXITS TO SAFE OPEN AREA AT GROUND LEVEL () YES () NO - DOES STRUCTURE APPEAR TO MEET DECENT, SAFE AND SANITARY LIVING REQUIREMENTS? (X) YES () NO
--

REMARKS: At the time of this study Citrus Meadows Apartments did not have one bedroom apartments available. To compensate for this management had decreased the rent on two bedroom apartments to \$420.00 a month. This rental rate was lower than the rental rate for comparable #1. However, when average monthly electric cost were added to the rent, the base monthly rent (BMR) of the Citrus Meadows unit increased to \$497.50; an amount higher than comparable #1. Therefore this comparable became a second choice due to cost.

I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE ABOVE DESCRIBED PROPERTY, AND THE PROPERTY APPEARS TO MEET ALL DECENT, SAFE AND SANITARY REQUIREMENTS. (X) YES () NO

INFORMATION OBTAINED FROM: Property manager and personal inspection	AGENT'S SIGNATURE: <i>[Signature]</i>	DATE: 05/20/98
---	--	----------------

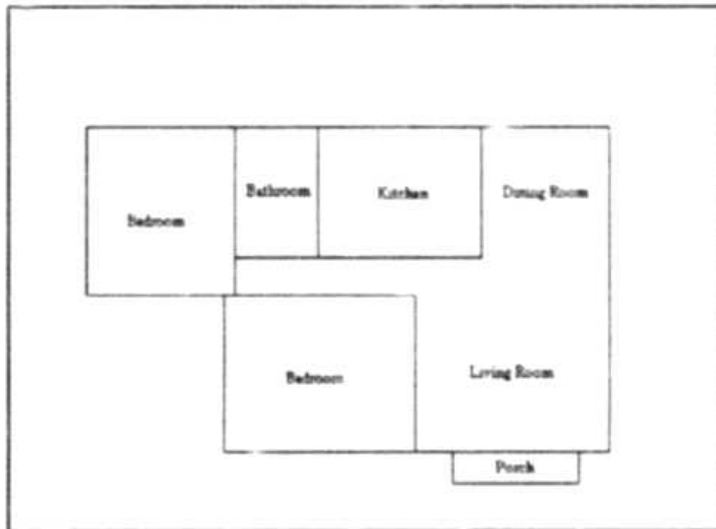
I HEREBY CERTIFY THE ABOVE PROPERTY OCCUPIED AS OF _____ 19 _____

AGENT'S SIGNATURE

RECYCLED PAPER

Project No. : 3155
Project Name : 9th Street East
County : Manatee
DP No. : 5.004T
Owner : Jarrett/Jones

Comparable #2



Citrus Meadows Apartments
1591 19th Street Court East, Bradenton, FL 34208
852 sq. ft.

Citrus Meadows

apartments are beautiful
and affordable 1, 2

and 3 bedroom apartments

nestled in a quiet grove setting

They are located a short

distance away from shopping

schools, recreation and the

downtown area.



Come live in our Oasis

call

(941) 747-5033

H. H. Coe

Citrus Meadows Apartments

The area's most affordable
living experience

RATES	
1 Bedroom From.....	\$395
2 Bedroom From.....	\$450
3 Bedroom From.....	\$540

QUALIFICATIONS

To be eligible for the more affordable rents offered by Citrus Meadows Apartments, the potential resident's income cannot exceed the following amounts:

1 person	\$18,186	2 people	\$20,784
3 people	\$23,382	4 people	\$25,980
5 people	\$28,058	6 people	\$30,137

SECURITY DEPOSIT

1 Bedroom	\$235
2 Bedroom	\$285
3 Bedroom	\$335

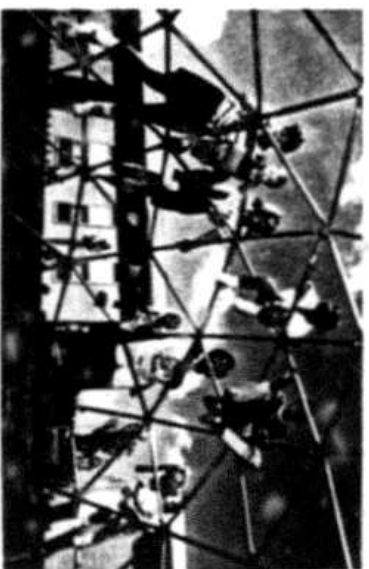
MINIMUM INCOME REQUIRED

1 Bedroom	\$987.50
2 Bedroom	\$1,100.00
3 Bedroom	\$1,350.00

NO PETS ALLOWED

CALL 747-5033

1591 19th Street Court East
Bradenton, Florida



HAVE CHILDREN ?

We have a special family area!

This area includes

a spacious playground.

Your children can enjoy the
freedom of running and

playing in a pleasant
environment.

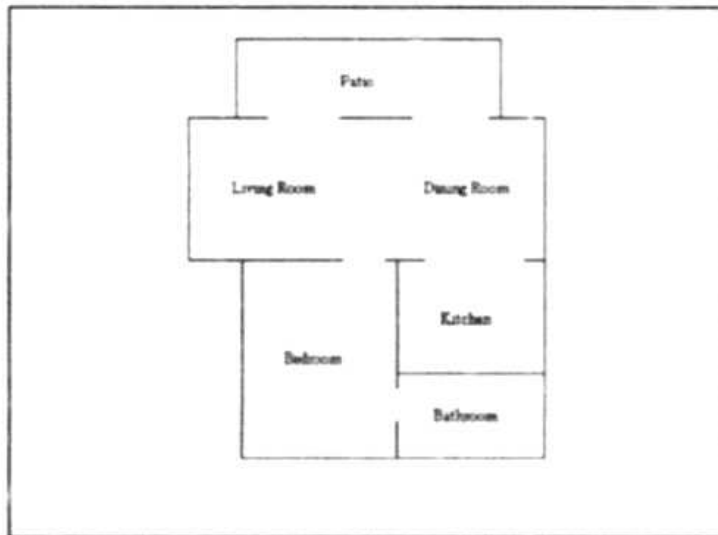


Professionally Managed By
CITRUS MEADOWS ASSET MANAGEMENT, INC.



Project No. : 3155
Project Name : 9th Street East
County : Manatee
DP No. : 5.004T
Owner : Jarrett/Jones

Comparable #3



Carlton Arm Apartments
5200 Riverfront Drive, Bradenton, FL 34208
612 sq. ft.

Carlton Arms of Bradenton

RENTAL SCHEDULE

One Bedroom Apartments

	Sq. Ft.	Up	Down
1 Bedroom Apartment Type S-1	512	\$417.00 to	\$423.00
1 Bedroom Apartment Type S-2	520	\$425.00 to	\$442.00
1 Bedroom Apartment Type A-1	612	\$457.00 to	\$475.00
1 Bedroom Apartment Type B-1	710	\$475.00 to	\$493.00
1 Bedroom Apartment Type B-2	732	\$479.00 to	\$497.00
1 Bedroom Apartment Type B-3	754	\$482.00 to	\$500.00
• 1 Bedroom Apartment Type BL-3	790	\$503.00 to	\$521.00

Two Bedroom Apartments

2 Bedroom Apartment Type C-1A	890	\$535.00 to	\$564.00
2 Bedroom Apartment/Den Apartment Type C-2	930	\$551.00 to	\$575.00
2 Bedroom Apartment/2 Bath Apartment Type C-3	1070	\$577.00 to	\$627.00
• 2 Bedroom Apartment/2 Bath Apartment Type C-5	1150	\$581.00 to	\$631.00

Townhouse Apartments

2 Bedroom 1 1/2 Bath Townhouse Type F-1	1088	\$609.00
2 Bedroom 2 1/2 Bath Townhouse Type F-2	1250	\$649.00
• 2 Bedroom 1 1/2 Bath Townhouse Type H-1	1120	\$616.00
• 2 Bedroom 2 1/2 Bath Townhouse Type H-2	1270	\$656.00

Other

Efficiency	450	\$358.00 to	\$363.00
Studio	475	\$386.00 to	\$401.00

Waterfront Premiums

Premium for Lakefront	\$14.00
Premium for Carlton Inlet	\$25.00
Premium for Riverfront	\$40.00

- Available only on Waterfronts

Pets	\$10.00 per pet per month (25 lb. limit)
Carports	\$17.00 per month
Boat Docks	Inquire
Mini Storage	Inquire

4-10-98

*50x200
15-60 DAYS
90 office*

Project No.

3155

Parcel No.

5.004T

	SUBJECT	COMP 1	COMP 2	COMP 3
WHOLE/PARTIAL	Whole take	N/A	N/A	N/A
ADDRESS	1213 9th Street East, Bradenton, FL 34205	531 26th Street West, Bradenton, FL 34207	1091 19th Street Crt. East, Bradenton, FL 34208	5200 Riverfront Drive, Bradenton, FL 34208
SECTION & LISTING NO.	N/A	Brookwood Apartments	Citrus Meadows Apartments	Carlton Arms Apartments
SALE ACQ. OR RENTAL PRICE	Rent \$260.00 mo. Water \$ 20.00 mo. Gas \$ 20.00 mo. Total \$300.00 mo.	Rent \$425.00 mo.* Elec. \$ 54.00 mo. Total \$479.00 mo *water/sewer incld.	Rent \$420.00 mo.* Elec. \$ 77.50 mo. Total \$497.50 mo. *water/sewer incld.	Rent \$457.00 mo.* Elec. \$ 52.50 mo. Total \$509.50 mo. *water/sewer incld.
DISTANCE TO SUBJECT	N/A	5± miles	3± miles	5± miles
ZONING	R2A - R1D	N/A	N/A	N/A
N'GHBORHOOD TYPE	Residential/multi- family units	Apartment complex	Apartment complex	Apartment complex
DISTANCE CHURCH	1± miles	6± miles	4± miles	6± miles
EMPLOYMENT	1± miles	6± miles	4± miles	6± miles
SCHOOLS	N/A	N/A	N/A	N/A
SHOPPING	3± miles	5± miles	5± miles	5± miles
PUBLIC TRANS.	1± miles	1± miles	1± miles	1± miles
DWELLING UNIT TYPE	Multi family	Apartment	Apartment	Apartment
TYPE CONSTRUCTION	Wood frame	Wood frame/stucco	Wood frame/stucco	Wood frame/stucco
LIVING	X	X	X	X
DINING		X	X	X
KITCHEN	X	X	X	X
FAMILY				
1 BEDROOM	X	X	X	X
2 BEDROOM			X	
3 BEDROOM				
4 BEDROOM				
TOTAL ROOMS	03	04	05	04
# BATHS	1	1	1	1
SF LIVABLE	400± sq'	640 sq'	852 sq'	612 sq'
SF HABITABLE	400± sq'	640 sq'	852 sq'	612 sq'

Project No. : 3155
Project Name : 9th Street East
County : Manatee
DP No. : 5.0041
Displacee : Jarrett/Jones

EXPLANATION OF NUMBER ONE COMPARABLE

The apartment at Brookwood Apartments is being used as the number one comparable for this study. The residence is a one bedroom, one bath, two story dwelling located within 5 miles ± miles of the subject.

The dwelling provides a functional replacement for the subject that allows the displacees to remain in the immediate area/neighborhood and continue using current modes of transportation for commuting to work, shopping, church, etc.

Project No. : 3155
Project Name : 9th Street East
County : Manatee
Parcel No. : 5.004T
Displacee : Jarrett/Jones

STATEMENT OF LAST RESORT

To accomplish the relocation of Joann Jarrett and Dwight A. Jones would require the use of the Housing of Last Resort procedures as housing is not available within the statutory limits of the procedures. The selection of the unit at Brookwood Apartments, 531 26th Street West, Bradenton, FL 34207 provides a replacement dwelling which exceeds the maximum limits of \$5,250.00 and will necessitate the use of the Super Supplement Payment.

The replacement housing study encompassed an area of about a 5 ± mile radius from the subject. The selected comparable provides a functional replacement for the subject that is Decent, Safe and Sanitary (DS&S). In addition the number one comparable's proximity to the subject will create little impact on the displacee's lifestyle. The use of services including schools, churches, employment and medical assistance, will remain the same as in the before situation.

Through the use of the Housing of Last Resort Procedures, and more specifically, the Super Supplement Payment, this relocation will be accomplished in the most timely, efficient and cost-effective method

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
REPLACEMENT HOUSING
QUESTIONNAIRE/CERTIFICATION

FORM 175-060 (3)
REPT OF 04/1
07/91

PROJECT NO.: 3155
PROJECT NAME: 9th Street East
COUNTY: Manatee
DP NO.: 5.004T
OWNER: Jarrett/Jones

DISPLACEE: Joann Jarrett and Dwight Anthony Jones ADDRESS: 1218 9th Street East, Bradenton, FL 34208		COMPARABLE NO.: 03	
NUMBER BEING RELOCATED TO THIS UNIT: 02		DISPLACEE'S INCOME:	
ADDRESS OF PROPERTY 5200 Riverfront Drive, Bradenton, FL 34208		LISTED BY: Carlton Arms Apartments	
OWNER'S NAME & ADDRESS: Carlton Arms Apartments		() SINGLE () M/H (X) MULTI () OTHER	ADVERSE ENVIRONMENTAL FACTORS? None Noted
ASKING PRICE: N/A	RENTAL \$457.00 Rent (includes water/sewer) \$52.50 Electric \$509.50 Total	% DOWN TO PURCHASE N/A	LOT SIZE N/A
			GARAGE OR CARPORT None CAR(S)
TYPE OF NEIGHBORHOOD: Apartment Complex	DISTANCE TO EMPLOYMENT: 6+ miles	DISTANCE TO TRANSPORTATION 1+ miles	
DISTANCE TO SHOPPING 5+ miles	DISTANCE TO SCHOOLS: N/A ELEMENTARY: JR. HIGH: SR. HIGH:		
DISTANCE TO CHURCH OF CHOICE 6+ miles	FAIR HOUSING (X) YES () NO	EXTERIOR APPURTENANCES Pool, clubhouse	
TOTAL FLOOR SPACE SQ. FT. 612 sq'	Total floor space includes all heated areas. In addition to habitable floor space, total floor space includes closets, baths, connecting corridors, pantries, if heated and considered part of the main body of the house.		
TYPE OF CONSTRUCTION () BRICK (X) FRAME () CONCRETE BLOCK (X) OTHER Stucco	AGE N/A	# BEDROOMS 01	# BATHS 01
# TOTAL ROOMS 04			
HOUSING CODE: - IS PROPERTY COVERED BY A LOCAL HOUSING CODE? (X) YES () NO - DOES PROPERTY CONFORM TO CODE? (X) YES () NO EXCEPTION LIST ATTACHED			
ELECTRICITY: - IS THERE PROVISION FOR ARTIFICIAL LIGHTING IN EACH ROOM? (X) YES () NO			
HEATING AND AIR CONDITIONING: - IS THERE AN ADEQUATE HEATING SYSTEM MAINTAINING A 70 TEMPERATURE? GIVE TYPE: Central electric (X) YES () NO - IS INSPECTION BY A HEATING EXPERT NEEDED? () YES (X) NO - IS THERE AN AIR CONDITIONING SYSTEM? (X) YES () NO GIVE TYPE: Central electric # OF UNITS: 01			
WATER SUPPLY: - IS THERE A CONTINUING AND ADEQUATE SUPPLY OF POTABLE SAFE WATER? GIVE SOURCE: City (municipal) (X) YES () NO - IF WELL OR CISTERN, WHEN WAS IT LAST TESTED? RESULTS:			
KITCHEN: - DOES KITCHEN CONTAIN A SINK WITH HOT & COLD WATER FAUCETS IN WORKING CONDITION? (X) YES () NO - DOES KITCHEN HAVE UTILITY CONNECTIONS & SPACE FOR RANGE AND REFRIGERATOR? (X) YES () NO			
BATHROOM: - IS BATHROOM WELL-LIGHTED, VENTILATED & AFFORDING PRIVACY? (X) YES () NO - DOES BATHROOM CONTAIN LAVATORY BASIN, FLUSH CLOSET, AND BATHTUB OR STALL SHOWER? (X) YES () NO - ARE FACILITIES CONNECTED TO: (X) SEWER () SEPTIC TANK? (X) YES () NO			
STRUCTURE: - IS STRUCTURE SOUND, WEATHERTIGHT & IN GOOD REPAIR? (X) YES () NO - IS STRUCTURE ADEQUATELY MAINTAINED? (X) YES () NO - IS THERE MEANS TO EGRESS TO SAFE OPEN SPACE AT GROUND LEVEL? (X) YES () NO - IS STRUCTURE THREE OR MORE STORIES HIGH? () YES (X) NO IF YES, HAS TWO OR MORE EXITS TO SAFE OPEN AREA AT GROUND LEVEL () YES () NO - DOES STRUCTURE APPEAR TO MEET DECENT, SAFE AND SANITARY LIVING REQUIREMENTS? (X) YES () NO			
REMARKS:			
I HEREBY CERTIFY THAT I HAVE PERSONALLY INSPECTED THE ABOVE DESCRIBED PROPERTY, AND THE PROPERTY APPEARS TO MEET ALL DECENT, SAFE AND SANITARY REQUIREMENTS. (X) YES () NO			
INFORMATION OBTAINED FROM: Property manager and personal inspection	AGENT'S SIGNATURE: <i>Joann Jarrett</i>	DATE: 05/20/98	
I HEREBY CERTIFY THE ABOVE PROPERTY OCCUPIED AS OF _____ 19____			
AGENT'S SIGNATURE			

RECYCLED PAPER

Rejected Comparables

Date: June 1, 1998
To: RHP File
From: Relocation Agent
Copies: 01
Parcel: 5.004T Name: Jarrett/Jones

The following listed properties, available on the market were examined during the Replacement Housing Payment computation, for the above displacee.

ADDRESS	CITY	PRICE	REASON REJECTED
Saddle Creek Apartments	Bradenton, FL	Rent = \$470.00 Utilities = \$60.00	Price exceeds chosen comps.
Sommerset Place Apartments	Bradenton, FL	Rent = \$470.00 Utilities = \$55.00	Price exceeds chosen comps.
Woodwind Apartments	Bradenton, FL	Rent = \$350.00 Utilities = \$50.00	No apartments currently available for occupancy