

MEMORANDUM

APPROVED In Open Session
Manatee County Board of County Commissioners

3/7/17



To: **Vicki Tessmer, Board Records Supervisor
Clerk of the Circuit Court**

Through: **Geraldine Lopez/ Redevelopment and Economic Opportunity Department
Director**

From: **Denise L. Thomas/Housing and Community Development Manager**

Date: **February 10, 2017**

Subject: **REQUEST FOR REFUNDS**

Please find attached a request, and supporting documentation, by Rinehart Homes, Inc. for the refund of affordable housing impact fees and building permit fees.

This request is for the amount authorized by Manatee County Resolution R-07-58 and the Manatee County Land Development Code, Chapter 5, Section 545.2 *Affordable Housing Incentives*, for the following amounts:

Reservation Number	Property	Permit Number	Impact Fees	Building Permit Fees
2017IF-002	Lot 64, Cortez Landing 1139 42 nd Terrace East Bradenton, FL 34208	16041551	\$4,254.19	\$ 569.62
		Subtotal	\$4,254.19	\$ 569.62
		Grand Total		<u>\$ 4,823.81</u>

Total amount requested is \$4,823.81.

Please place on next available Manatee County Board of County Commissioners' agenda under "Clerk's Consent" items if this is appropriate.

Thank you for your consideration and assistance and please let me know if you have any questions.

df/dlt

Redevelopment and Economic Opportunity Department
Community Development Division
P.O. Box 1000 - Bradenton, FL 34206
Phone number: (941) 749-3029

**Manatee County
Board of County Commissioners
Audit Slip**

AUDIT SLIP NUMBER

AS 1148218



Vendor Name
Rinehart Homes

Address
7282 55th Ave. E.

City State Zip Code
BRADENTON, FL 34203

Phone Number

I hereby certify that the materials or services have been received, inspected and found satisfactory for the purpose for which they were purchased.
(ONLY COMPLETE IF ITEMS HAVE BEEN RECEIVED)

Payment Authorized by:

Dept/Div
Neighborhood Services

Contact Person
Cheryl Magnusson

Phone
Ext. 6231 02/22/17

Received by _____ Date _____

REASON FOR PURCHASE _____

ITEM	GENERIC DESCRIPTION	QTY	UNIT	AMOUNT	ACCT KEY	OBJ	JL NUMBER	ACTIVITY
	REFUND - Affordable Housing Impact Fee Program R-07-58 & Building Permit Fee Refund LDC Section 545.2							
1	Houston, M & Washburn, Permit #16041551	n/a	n/a	1,798.71	107.0020605	552000	n/a	n/a
	1139 42nd Terrace East	n/a	n/a	2,455.48	184.0020605	552000	n/a	n/a
	Bradenton, FL 34208	n/a	n/a	\$569.62	107.0020605	552016	n/a	n/a

TOTAL AMOUNT \$ _____

FINANCE USE ONLY

4,823.81

DESC _____ PE ID _____ PO _____

INV NUMBER _____ INV AMT \$ _____ INV DATE _____

DUE DATE _____ TERMS _____ DISCOUNT _____ SEP CK _____

RELATE ~~Codes~~ Back _____ SEC REF _____ DIVISION _____

VENDOR ACCT# _____

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REQUEST FOR PAYMENT
AFFORDABLE HOUSING PROGRAM

MANATEE COUNTY REDEVELOPMENT AND ECONOMIC OPPORTUNITY DEPARTMENT
Attn: Denise Thomas, Housing and Community Development Manager
Redevelopment and Economic Opportunity Department
P.O. Box 1000
Bradenton, FL 34206-1000

DEVELOPER/
CONTRACTOR'S NAME: Rinehart Homes / RESERVATION #: 2017F-002

PURCHASER: Marcus Houston and Rebecca Washburn

PROPERTY ADDRESS: 1139 42nd Ter. E.; Bradenton, FL 34208 /

PERMIT NUMBER : 16041551

AMOUNTS REQUESTED *

Impact Fees \$4,254.19 /

Building Permit Fee \$569.62 /

Other (Please List) \$ 0

TOTAL REQUEST: \$4,823.81 /

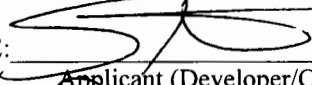
003
475.25
278.64
11758.71
2125.41
1120.00
501.67
005
5421.01

* PLEASE ATTACH THE FOLLOWING:

CA 2/22/17

x Letter requesting payment or refund of fees (itemized)

I attest that the information presented in this Request for Payment is true and accurate to the best of my knowledge. Please Allow Four (4) Weeks for Check Issuance.

AUTHORIZED SIGNATURE:  DATE: 2-8-17
Applicant (Developer/Contractor)

AUTHORIZED SIGNATURE:  DATE: 2/10/17
Neighborhood Services Department

Please Make Check Payable to: Rinehart Homes

Please Submit to: Rinehart Homes
7282 55th Ave E #128
Bradenton, FL 34203



Redevelopment and Economic
Opportunity Department
Community Development Division
P.O. Box 1000
Bradenton, FL 34206
Phone: (941) 749-3029

February 7, 2017

Mr. Stephen Rinehart
Rinehart Homes
325 San Casciano Ln
Bradenton, FL 34208

RE: **Notification of Funding Award - Reservation # 2017IF-002**
Property Address: 1139 42nd Ter. E.; Bradenton, FL 34208
Property Location: Cortez Landings
Purchaser: Marcus Houston & Rebecca Washburn

Dear Mr. Rinehart:

Your funding request for affordable housing impact fee assistance has been reviewed for compliance with Manatee County's Resolution R-07-58 and the Local Housing Assistance program requirements. Based on this review, it has been determined that you appear to meet all of the requirements for reservation of funding in the total amount of \$ 4,254.19 for impact fees and \$ 569.62 for building permit fee refund. Manatee County reserves the right to rescind this reservation if any changes occur on your sales agreement. *GA 2/22/17*


Please be advised that this funding notification is contingent upon receipt of the following information/forms by the Redevelopment and Economic Opportunity Department.

1. Request for Payment (County Form – Enclosed)

This reservation may be extended, subject to County approval, by written request received no later than the close of business on August 6, 2017.

If you have any questions or concerns, please contact Denise Thomas, Community Development Manager at (941) 749-3029 Extension 3474.

Sincerely,


Geraldine C. Lopez, Director



February 8, 2017

Manatee County Neighborhood
Services Department
Attn: Denise Thomas
PO Box 1000
Bradenton, FL 34205-1000

RE: Request for payment
Reservation # 2017IF-002
1139 42nd Ter E.
Bradenton, FL 34208

PER MANATEE COUNTY LDC
CHAPTER 13 - FEE REFUNDS

Denise Thomas 2/16/17
SIGNATURE DATE

Dear Ms Thomas,

Please find enclosed our request for payment for Impact fees on the above referenced property. We have attached the requested paperwork to this letter.

We are requesting \$ 4,254.19 for impact fees and \$569,62 for the building permit fee for a total of \$ 4,823.81. Please make checks payable to Rinehart Homes.

Thank you for your attention to this matter. Feel free to contact me for any further information.

Sincerely,

Stephen Rinehart
Sales Manager

AFFORDABLE HOUSING

Carter Landings

LURA APPROVED

Denise Thomas 2/16/17
SIGNATURE DATE

MANATEE COUNTY AFFORDABLE HOUSING IMPACT FEE SCHEDULE
EFFECTIVE OCTOBER 1, 2011

2012IF-002

NOTE: Does not include any adjustments for water or sewer fees. Contact the Manatee County Utilities Department for information on water and sewer fees.

***** IMPACT FEE COMPONENTS *****

**** FEE TOTALS ****

LAND USE CATEGORY		County Parks	Law Enforcement	Public Safety	Urban Roads	Suburban / Rural Roads	Total Urban	Total Suburban/ Rural
Single Family Detached								
1 Bedroom	Developer Portion	\$218.50	\$98.80	\$14.25	\$857.85	\$1,158.05	\$1,189.40	\$1,489.60
	County Portion	\$958.52	\$372.72	\$236.52	\$2,397.02	\$2,096.82	\$3,964.78	\$3,664.58
	Total Fee	\$1,177.02	\$471.52	\$250.77	\$3,254.87	\$3,254.87	\$5,154.18	\$5,154.18
2 Bedrooms	Developer Portion	\$268.85	\$98.80	\$17.10	\$1,057.35	\$1,428.80	\$1,442.10	\$1,813.55
	County Portion	\$908.17	\$372.72	\$233.67	\$2,197.52	\$1,826.07	\$3,712.08	\$3,340.63
	Total Fee	\$1,177.02	\$471.52	\$250.77	\$3,254.87	\$3,254.87	\$5,154.18	\$5,154.18
3 Bedrooms	Developer Portion	\$380.00	\$98.80	\$25.65	\$1,490.55	\$2,014.95	\$1,995.00	\$2,519.40
	County Portion	\$1,046.82	\$473.25	\$278.64	\$2,455.48	\$1,931.08	\$4,254.19	\$3,729.79
	Total Fee	\$1,426.82	\$572.05	\$304.29	\$3,946.03	\$3,946.03	\$6,249.19	\$6,249.19
4 Bedrooms	Developer Portion	\$557.65	\$98.80	\$37.05	\$2,188.80	\$2,958.30	\$2,882.30	\$3,651.80
	County Portion	\$1,320.79	\$654.10	\$363.41	\$2,552.86	\$1,783.36	\$4,891.16	\$4,121.66
	Total Fee	\$1,878.44	\$752.90	\$400.46	\$4,741.66	\$4,741.66	\$7,773.46	\$7,773.46

MANATEE COUNTY

Item 1 of 4

PERMIT INVOICE

OPERATOR: PERMWEB

COPY # : 1

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:64
 PARCEL ID: 4808113709

DATE ISSUED.....: 11/28/16
 INVOICE #.....: 3086151
 REFERENCE ID # ...: 16041551

SITE ADDRESS: 1139 42ND TER E
 SUBDIVISION:
 CITY: SCT
 IMPACT AREA: CSW

OWNER: RINEHART HOMES LLC
 ADDRESS: 6160 SR 70 E STE 106
 CITY/STATE/ZIP ...: BRADENTON, FL 34203

RECEIVED FROM: rineharthomes@gmail.
 CONTRACTOR: RINEHART, STEPHEN T LIC # CGC1505113
 COMPANY: RINEHART HOMES
 ADDRESS: 7282 55TH AVE E #128
 CITY/STATE/ZIP ...: BRADENTON, FL 34203
 TELEPHONE: (941) 201-4084

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
DUPLICATE	PER CARD	1.00	7.00	0.00	7.00	0.00
IFDCPN	BEDROOMS	3.00	1426.82	0.00	1426.82	0.00
IFDLAWN	BEDROOMS	3.00	572.05	0.00	572.05	0.00
IFDRN	BEDROOMS	3.00	3946.03	0.00	3946.03	0.00
TOTAL PERMIT :			5951.90	0.00	5951.90	0.00
METHOD OF PAYMENT		AMOUNT	NUMBER			
OTHER		5951.90	M 311629508 00071642			
TOTAL INVOICE		5951.90				

I/F
 \$1,046.82
 \$ 473.25
 \$ 2,455.48

 \$ 3,975.55
[Signature] 11/30/16

MANATEE COUNTY

Item 1 of 1

PERMIT INVOICE

OPERATOR: PERMWEB

COPY # : 1

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:64
 PARCEL ID: 4808113709

DATE ISSUED.....: 11/17/16
 INVOICE #.....: 3085878
 REFERENCE ID # ...: 16041551

SITE ADDRESS: 1139 42ND TER E
 SUBDIVISION:
 CITY: SCT
 IMPACT AREA: CSW

OWNER: RINEHART HOMES LLC
 ADDRESS: 6160 SR 70 E STE 106
 CITY/STATE/ZIP ...: BRADENTON, FL 34203

RECEIVED FROM: rineharthomes@gmail.
 CONTRACTOR: RINEHART, STEPHEN T LIC # CGC1505113
 COMPANY: RINEHART HOMES
 ADDRESS: 7282 55TH AVE E #128
 CITY/STATE/ZIP ...: BRADENTON, FL 34203
 TELEPHONE: (941) 201-4084

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
IFDPSN	BEDROOMS	3.00	304.29	0.00	304.29	0.00
TOTAL PERMIT :			304.29	0.00	304.29	0.00
METHOD OF PAYMENT		AMOUNT	NUMBER			
OTHER		304.29	M 310811737 00071371			
TOTAL INVOICE		304.29				

278 64
2/22/17

MANATEE COUNTY

6 ITEMS OF 24

PERMIT RECEIPT

OPERATOR: lpritchard
COPY # : 1

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:64
PARCEL ID: 4808113709

DATE ISSUED.....: 07/01/2016
RECEIPT #.....: 30000017418
REFERENCE ID # ...: 16041551

SITE ADDRESS: 1139 42ND TER E
SUBDIVISION: CORTEZ LANDINGS PB49/61
CITY: SCT
IMPACT AREA: CSW

OWNER: RINEHART HOMES LLC
ADDRESS: 6160 SR 70 E STE 106
CITY/STATE/ZIP ...: BRADENTON, FL 34203

RECEIVED FROM: RINEHART HOMES
CONTRACTOR: RINEHART, STEPHEN T LIC # CGC1505113
COMPANY: RINEHART HOMES
ADDRESS: 325 SAN CASCIANO LN
CITY/STATE/ZIP ...: BRADENTON, FL 34208
TELEPHONE: (941) 201-4084

Notes: 30000017418

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
FBCSC10	WtrFIF	569.62	17.09	0.00	17.09	0.00
FSMFDR	FLAT RATE	1.00	500.00	0.00	500.00	0.00
NEW RESD	SQUARE FEET	1,499.00	569.62	130.00	439.62	0.00
UCSSFIF	SwrFIF	1.00	3027.00	0.00	3027.00	0.00
UCSWDC	Wtr Direct Co	1.00	600.00	0.00	600.00	0.00
UCSWFIF	WtrFIF	1.00	1970.00	0.00	1970.00	0.00
TOTAL PERMIT :			6683.71	130.00	6553.71	0.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK/MONEY ORDER	26,214.84	3683
TOTAL RECEIPT :	26,214.84	

[Handwritten Signature]
2/22/17

MANATEE COUNTY CONSTRUCTION PERMIT
1112 Manatee Avenue West Bradenton, Florida 34206
07/01/2016 Permit Number 16041551

Project Address: 1139 42ND TER E SCT
Type of Permit: NEW RESIDENTIAL
Setbacks (Feet): Front-20 Rear-20 Left-7 Right-5
**Subdivision: CORTEZ LANDINGS PB49/61

****OWNER INFORMATION****

Owner: RINEHART HOMES LLC
Address: 6160 SR 70 E STE 106
City: BRADENTON
State: FL
Zip: 34203
Phone: 9412014084

****PARCEL INFORMATION****

Parcel ID No: 4808113709
Sec Twn Rge: S01 T35S R17E
LOT: 64
Block:
Floor Elev: 39.79 NAVD
Impact Area: CSW
Zoning: PDR
Overlay: NONE/NONE
Flood Zone: X
Flood Eleva: 00000
Fire District: SMFD

****CONTRACTOR INFORMATION****

Contractor: RINEHART, STEPHEN T
License No: CGC1505113
Lic. Type : GEN
DBA: RINEHART HOMES
Address: 325 SAN CASCIANO LN
C/S/Z: BRADENTON, FL 34208

****PROJECT INFORMATION****

Square Footage: 1499
Declared Value: 90000

Telephone: (941) 201-4084

****PROJECT INFORMATION/NOTES/CONDITIONS****

NCRQD:SF 3/2/1STRY/CB/SHINGLE
RR-AFFORDABLE HOUSING

LOT 64 CORTEZ LANDINGS

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN
THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

This permit shall become void if work has not started within six months from the above date, or if work has been suspended longer than six months.

BUILDING DEPARTMENT

MANATEE COUNTY, FLORIDA

INSPECTION REQUESTS: 749-3047 PERMITTING FAX: 742-5887

Permit issued by: pyoudal

Representative of: Carroll J. Dupre', CBO
County Building Official

CALL BEFORE YOU DIG: 1-800-432-4770

TO RETRIEVE BUILDING PERMIT DATA AND DOWNLOAD BUILDING DEPARTMENT FORMS GO TO:
WWW.MYMANATEE.ORG

RESOLUTION R-07-58

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA ADOPTING THE MANATEE COUNTY IMPACT FEE PROGRAM FOR AFFORDABLE HOUSING.

WHEREAS, the Board of County Commissioners of Manatee County, Florida adopted Ordinance 04-19 establishing an impact fee program for the unincorporated portion of Manatee County; and

WHEREAS, the Board of County Commissioners finds that providing affordable housing is a goal of the County; and

WHEREAS, the Board of County Commissioners takes notice that a valid impact fee program will not permit the waiving of fees but rather, requires the payment of fees by the County; and

WHEREAS, the Board of County Commissioners is desirous of providing assistance to qualified very-low, low and moderate income residents of owner occupied affordable housing; and

WHEREAS, the Board of County Commissioners previously adopted Resolution R-05-279 to establish reduced impact fees for qualified affordable housing developments; and

WHEREAS, the Board of County Commissioners is desirous of clarifying the intent of Resolution R-05-279 and expanding its commitment to affordable housing.

NOW THEREFORE BE IT RESOLVED BY THE MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

1. The Manatee County Affordable Housing Impact Fee Program established pursuant to Resolution R-05-279 is hereby continued.
2. Manatee County will provide impact fee assistance to qualified residents of owner occupied affordable housing. The County will provide assistance to make up the difference between the fees in effect prior to Ordinance 04-19 and the fees adopted pursuant to Ordinance 04-19 including any increases thereto.
3. Housing eligible for the impact fee assistance must not exceed the maximum allowable cost criteria established by the Manatee County Local

Housing Assistance Plan as approved by the Board of County Commissioners and as such criteria are changed from time to time.

4. Persons eligible for assistance must meet income standards for very-low, low and moderate incomes and such other criteria as established by the Manatee County Local Housing Assistance Plan, including the requirement that all assisted units be eligible for homestead exemption and that there be no outstanding utility debts to the County.
5. For units receiving impact fee assistance the impact fee administrative fee shall be waived.
6. The County Administrator is hereby directed to establish Administrative Procedures for the implementation of this program.
7. This resolution repeals and supersedes Resolution R-05-279.

ADOPTED, with a quorum present and voting, this the 12 day of June, 2007.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: *Guy Stein*
Chairman

Attest. R. B. Shore
Clerk of the Court

By: *Russell B. Shore*
RC



Section 543. Reserved.**Part VI. Special Use Programs.****Section 545. Housing Program****545.1. Purpose and Intent.**

The purpose of this section is to provide for a variety of housing opportunities for present and future residents of Manatee County. Special emphasis shall be given to households with special needs. This section is intended to comply with Chapter 163 F.S. generally and specifically § 163.3177(6)(f) and Chapter 420, F.S., generally and specifically § 420.907, F.S.

545.2. Affordable Housing Incentives.

To meet the affordable housing needs of Manatee County residents, a variety of incentives are provided. These incentives are listed below, along with the percentage of the units in the entire project which must meet the standards of affordable housing as defined in this Code.

- A. Housing Rapid Response Team/Fast Tracking.** Projects in which ten (10) percent or more of the entire project is affordable will receive the assistance of the County's Housing Rapid Response Team. The team will assist with fast-tracking the project through the necessary permitting procedures. Contact with the Housing Rapid Response Team shall be made through the Affordable/Workforce Housing Coordinator designated by the County Administrator. Priority for utilization of the Housing Rapid Response Team shall be based on the period of time proposed by the applicant for keeping the project affordable.
- B. Fee Refund.** All projects with affordable housing units shall be eligible for refunds of County review fees (e.g. planning, building, engineering) as permitted by law. For projects where less than twenty-five (25) percent of the project is affordable, the fees refunded shall be a pro-rata share of the fees for the entire project. For example, projects with fifteen (15) percent affordable units will be eligible to request a refund of review fees only on the units designated affordable. Projects which have twenty-five (25) percent or greater affordable units will be eligible to request a full refund of County review fees for the entire project. Note: this does not include impact fees, facility investment fees, connection fees or similar fees.
 1. Any applicant seeking a fee refund shall submit an application to the Department Director who will assist applicant in working with the proper county department.
 2. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designation level of affordable units required by the development to seek fee refunds according to the terms and conditions of the agreement, as approved by the Board. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- C. County Impact Fee Increment.** In an effort to minimize the impact on affordable households of increasing impact fees, the County, pursuant to Resolution R-05-279, has elected to pay the increases in county impact fees which were effective after June 18, 2004. All affordable units are eligible to have the County pay this increment. Contact shall be made through the Affordable/Workforce Housing Coordinator.
- D. Educational Facilities Impact Fee Increment.** In an effort to minimize the impact on affordable households of increasing impact fees, the County, pursuant to Resolution R-05-279, has elected to pay the increases in educational facility impact fees which were effective after June 18, 2004. All affordable units are eligible to have the County pay this increment. Contact shall be made through the Affordable/Workforce Housing Coordinator.
- E. Sidewalk Location.** Projects with at least twenty-five (25) percent affordable units are required to provide sidewalks within the development and on project perimeters.
 1. Additionally, these projects shall be responsible for identification of sidewalk extensions as required in Chapter 10.

Chapter 5 – Accessory and Specific Uses and Structures

2. The County shall evaluate whether it is appropriate for the County to fund the sidewalk extensions beyond project boundaries. This evaluation shall be made as soon as practicable in the review of the project. The county may enter into a reimbursement agreement to allow the developer to build the sidewalks.
 3. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designation level of affordable units required by the development to seek sidewalk extensions as would generally be required by Section 1001.6.A.2. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- F. Housing Trust Fund.** There is hereby created a Housing Trust Fund for the receipt of non-ad valorem revenues for use in the development and rehabilitation of affordable housing. The use of funds from the Affordable Housing Trust Fund shall be limited to projects where twenty-five (25) percent or more of the units meet the definition of affordable housing.
1. The Board of County Commissioners shall establish criteria for the dispersion of such funds.
 2. Any applicant seeking to secure such funds shall submit an application to the Department Director.
 3. Dispersion of funds shall be limited by fund availability and shall be in accordance with the standards and procedures established for the use of such funds.
 4. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designation level required by the development and any other requirements in order to receive Housing Trust Fund monies as approved by the Board. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- G. Tree Protection Trust Fund.** Projects with at least twenty-five (25) percent affordable units may apply to receive funds from the Tree Protection Trust Fund to meet landscaping requirements of the project.
1. Any applicant seeking to secure such funding shall apply by submitting a written request to the Department Director.
 2. All applications will be reviewed pursuant to the administrative review process described in Section 315.
 3. Allocation of these funds is discretionary and must compete with all other projects eligible to receive funds from the Tree Protection Trust Fund, including county landscaping projects and are based on fund availability.
 4. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide the designated affordable units required to seek reimbursement from the Tree Protection Trust Fund as approved by the Board. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.
- H. Density Bonus.** Projects with at least twenty-five (25) percent units designated as affordable are eligible to request a density bonus from the Board. This density bonus may allow the maximum project density to increase to the maximum density in the next highest category on the Future Land Use Map. For example, a project in a Res-3 area would be eligible to request a density bonus equal to the six (6) dwelling units per acre maximum of Res-6. The density bonus shall not exceed the maximum dwelling units per acre for the Res-16 category.
1. Density bonuses may be used only within the development creating the bonus units.
 2. In order to receive a density bonus, rezoning to Planned Development zoning will be required. The Board shall consider the density and intensity of surrounding land uses and compatibility with neighboring uses in determining the maximum density to allow. This density may be below the next highest Future Land Use Map designation.
 - a. In determining the appropriateness of a density bonus, the Board shall consider all factors associated with the review of a planned development project pursuant to this Code. The Board shall also consider the impact of the proposed project on the transportation level of service.
 - b. Priority shall be given to projects with access to transit and neighborhood commercial nodes.
 3. The applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide for the number of units which can be built subject to a density bonus and to ensure that the units are retained as affordable units and/or special needs units, for a period of time to be designated by the Board.

Chapter 5 – Accessory and Specific Uses and Structures

A land trust may be used as a mechanism to retain units as affordable and/or special needs units.

I. Transfer of Development Rights.

1. The transfer of development rights (which may include approved residential units, zoned units or comprehensive plan potential units) from elsewhere in the unincorporated county to a project with a minimum of twenty-five (25) percent affordable units is encouraged.
2. In order to transfer development rights, a rezoning to Planned Development zoning will be required. The Board shall consider the density and intensity of surrounding land uses and compatibility with neighboring uses in determining the maximum density to allow. This density may be below the next highest Future Land Use Map Designation.
3. In determining the appropriateness of a density transfer, the Board shall consider all factors associated with the review of a planned development project pursuant to this Code. The Board shall also consider the impact of the proposed project on the transportation level of service.
4. If units are transferred, the maximum project density permissible is the maximum density in the next highest category on the Future Land Use Map. For example, a project in a Res-3 area would be eligible to request a transfer of units equal to the six (6) dwelling units per acre maximum of Res-6.
5. If the transfer of units is granted, the applicant shall enter into a land use and deed restriction agreement with the County. The agreement shall provide for the number of units which can be built subject to the transfer and to ensure that the units are retained as affordable units for a period of time to be designated by the Board. The agreement shall also ensure development rights are limited on the sending parcel, and identify any legally enforceable mechanisms necessary to ensure such limitations. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.

545.3. Workforce Housing Incentives.

To meet the needs of Manatee County residents for Workforce Housing, the following incentive is provided: Housing Rapid Response Team/Fast Tracking. Projects in which ten (10) percent or more of the entire project is workforce housing will receive the assistance of the County's Housing Rapid Response Team. The team will assist with fast-tracking the project through the necessary permitting procedures. Contact with the Housing Rapid Response Team will be made through the Affordable/Workforce Housing Coordinator designated by the County Administrator. Priority shall be given to projects providing affordable housing; subsequent priority will be based on the period of time proposed by the applicant for keeping the project units at the affordable or workforce level. In circumstances where the period of time is equivalent, the percentage of the project which is affordable or workforce housing shall be used to determine priority. A higher percentage means a higher priority.

545.4. Affordable Housing Stock Lost to Development.

- A. Any development which eliminates affordable housing stock shall either:
 1. Provide replacement stock;
 2. Provide payment to the Housing Trust Fund in an amount established by the Board;
 3. Provide an innovative replacement contributions meeting the requirements of Section 545.4.B.
 4. Donate land to be used by the County for the development of affordable housing.
- B. Other unique or innovative replacement contributions which further the goals of the Manatee County Local Housing Assistance Plan and the Manatee County Comprehensive Plan may be implemented to meet the requirements of Section 545.4.A above. These innovative replacement contributions must be approved by the Board, after recommendation by the Department Director.
- C. Single family structures which are replaced with another single family structure by the same property owner are exempt from the replacement requirements of this Code.

545.5. Infill Development.

Infill development or redevelopment activities may be approved on existing lots of record meeting the requirements of

Chapter 5 – Accessory and Specific Uses and Structures

Sections 107.8.C.1 (Use of Nonconforming Lots for Affordable Housing). For affordable housing projects, within Urban Core Areas, meeting the requirements of this Section, as infill or redevelopment projects, such lots do not have to meet the requirement to combine lots as set forth in Sections 107.8.C.1 through 3.

545.6. County-Owned Property.

County owned surplus property which is suitable for the development of affordable housing may be dispersed on an as-needed basis pursuant to procedures established by the Board in accordance with Section 2-17-1, Code of Ordinances (Conveyance of county-owned property to nonprofit agencies) and other applicable law.

Manatee County Building & Development Services
1112 Manatee Avenue West Bradenton, Florida 34206
04/15/2016 Application Number 16041551 NOT A PERMIT!

Project Address: 1139 42ND TER E SCT
Type of Permit: NEW RESIDENTIAL Technician: mcarver
Setbacks (Feet): Front-20 Rear-20 Left-7 Right-5
**Subdivision: CORTEZ LANDINGS PB49/61

****OWNER INFORMATION****

Owner: RINEHART HOMES LLC
Address: 6160 SR 70 E STE 106
City: BRADENTON
State: FL
Zip: 34203
Phone: 9412014084

****PARCEL INFORMATION****

Parcel ID No: 4808113709
Sec Twn Rge: S01 T35S R17E
Lot: 64
Block:
Floor Elev: 39.79 NAVD
Impact Area: CSW
Zoning: PDR
Overlay: NONE/NONE
Flood Zone: X
Flood Eleva: 00000
Fire District: SMPD

****CONTRACTOR INFORMATION****

Contractor: RINEHART, STEPHEN T
License No: CGC1505113
Lic. Type : GEN
DBA: RINEHART HOMES
Address: 7282 55TH AVE E #128
C/S/Z: BRADENTON, FL 34203

****PROJECT INFORMATION****

Square Footage: 1882
Declared Value: 90000
TARGET DATE: *SEE BELOW

Telephone: (941) 201-4084

****PROJECT INFORMATION/NOTES/CONDITIONS****
NCRQD:SF 3/2/2STRY/CB/SHINGLE
RR-AFFORDABLE HOUSING

LOT 64 CORTEZ LANDINGS

Approving Agencies: PLEASE SIGN & DATE BELOW. IF YOUR APPROVAL IS REQUIRED FOR THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, PLEASE WRITE "YES" AFTER YOUR SIGNATURE.

Pmtg _____ CO _____ E-Health _____ CO _____
PlansRev _____ CO _____ EMD _____ CO _____
Zoning _____ CO _____ Fire _____ CO _____
Impact Fees _____ CO _____ ACDR _____ CO _____
Flood _____ CO _____ Nat. Resources _____ CO _____
Environmental Div. _____ CO _____ FP&L _____ CO _____
Concurrency _____ CO _____ Utilities _____ CO _____

TO CHECK THE STATUS OF A PERMIT
CALL: 749-3047 or go to: WWW.MYMANATEE.ORG

*TARGET DATES ARE ANTICIPATED REVIEW TIMES AT THE DATE OF APPLICATION. VISIT OUR
WEB PAGE "TARGET DATES" FOR UPDATED REVIEW TIMES

County Commissioners approve new impact fee schedule

Dec 4, 2015

MANATEE COUNTY, FL (Dec. 3, 2015) – County Commissioners today voted to modify local impact fees over three years in order to adequately pay for new infrastructure built to accommodate new growth.

After a lengthy debate, Commissioners voted 5-2 on a new impact fee schedule that will increase the County's current impact fees about 14 percent. The new fees are 80 percent of the amounts recommended by an independent consultant who evaluated the fees to ensure they're in line with costs for construction.

The new fees will go into effect April 18, 2016. Commissioners decided to phase in over three years the impact fees up to 100 percent of the consultant's recommendation.

Manatee's new impact fee schedule will include a new category to fund libraries, which have not been constructed using impact fee revenues in the past. Impact fees are a one-time charge on new construction based on the type and size of new structure being built. These fees pay directly for new infrastructure demands and they help ensure that new development pays for itself.

"The two things we looked at when making recommendations to the Board on the new fee rates were first, whether the initial increase would have disrupted the marketplace, and second the competitiveness with surrounding counties," said County Administrator Ed Hunzeker. "The Board prudently chose to phase in the increase over several years starting at 14 percent. However, if the Citizens Financial Structure Advisory Board can recommend alternative strategies to fund our local government, we may be able to mitigate the future impact fee increases."

On Dec. 10 Manatee County Planning Commission will review a proposal from the Manatee School District to impose a new impact fee schedule for local schools. County Commissioners will consider that plan at their Jan. 7 Land Use meeting.

For more information on Manatee County Government, visit online at www.mymanatee.org or call (941) 748-4501. You can also follow us on Facebook at www.facebook.com/manatee.county.fl and on Twitter, @ManateeGov.



Information for...

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