

# 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-003 ✓	Lot 54, Cortez Landing 4027 11 <sup>th</sup> Street East Bradenton, FL 34208 ✓	16041516	\$4,254.19 ✓	\$ 569.62 ✓
		Subtotal	\$4,254.19	\$ 569.62
		<b>Grand Total</b>		<b><u>\$ 4,823.81</u></b> ✓

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)719-3029

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

AUDIT SLIP NUMBER

**AS 1148217**



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	Greene-Larkins, Deidra	n/a	n/a	1,798.71	107.0020605	552000	n/a	n/a
	Permit #16041516	n/a	n/a	2,455.48	184.0020605	552000	n/a	n/a
	4027 11th Street East	n/a	n/a	\$569.62	107.0020605	552016	n/a	n/a
	Bradenton Fl, 34208							

TOTAL AMOUNT \$ \_\_\_\_\_

**FINANCE USE ONLY**

DESC \_\_\_\_\_ PE ID \_\_\_\_\_ PO \_\_\_\_\_

INV NUMBER \_\_\_\_\_ INV AMT \$ 4,823.81 INV DATE \_\_\_\_\_

DUE DATE \_\_\_\_\_ TERMS \_\_\_\_\_ DISCOUNT \_\_\_\_\_ SEP CK \_\_\_\_\_

RELATE ~~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-003 ✓

PURCHASER: Deidra Greene-Larkins

PROPERTY ADDRESS: 4027 11<sup>th</sup> St. E.; Bradenton, FL 34208 ✓

PERMIT NUMBER : 16041516

**AMOUNTS REQUESTED \***

Impact Fees	<u>\$4,254.19</u> ✓	003	1,000.00 ✓
Building Permit Fee	<u>\$569.62</u> ✓		410.00 ✓
Other (Please List) \$	<u>0</u>	004	270.00 ✓
<b>TOTAL REQUEST:</b>	<b><u>\$4,823.81</u></b> ✓		1,700.00 ✓
			2,811.81 ✓
			4,254.19 ✓
			509.62 ✓

\* PLEASE ATTACH THE FOLLOWING:

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: [Signature] DATE: 2-8-17

Applicant (Developer/Contractor)

AUTHORIZED SIGNATURE: Denise L. Thomas DATE: 2/16/17

Neighborhood Services Department

**Please Make Check Payable to:** Rinehart Homes

**Please Submit to:** Rinehart Homes

7282 55<sup>th</sup> 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-003  
Property Address: 4027 11<sup>th</sup> St. E.; Bradenton, FL 34208  
Property Location: Cortez Landings  
Purchaser: Deidra Greene-Larkins ✓

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. *SM 2/29/17*


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

- I. 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-003 ✓  
4027 11<sup>th</sup> St E.  
Bradenton, FL 34208 ✓

PER MANATEE COUNTY LDC  
CHAPTER 13 - FEE REFUNDS

*Denise L. 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*

Stephen Rinehart  
Sales Manager

*SM 2/22/17*

AFFORDABLE HOUSING

*Denise L. Thomas* *Cortez Gaudin*

CURA APPROVED

*Denise L. Thomas* 2/16/17  
SIGNATURE DATE

**Dunlap & Moran, P.A.**  
**ALTA Universal ID:**  
**22 South Links Avenue, Suite 300**  
**Sarasota 34236**

File No./Escrow No. : 15871-28  
 Print Date & Time: December 22, 2016 10:36 am  
 Officer/Escrow Officer :  
 Settlement Location : 22 South Links Avenue, Suite 300  
 Sarasota 34236

Property Address: 1139 42nd Terrace East  
 Bradenton, FL 34208

Borrower: Marcus Houston and Rebecca Washburn  
 1139 42nd Terrace East  
 Bradenton, FL 34208

Seller: Rinehart Homes, LLC, a Florida limited liability company  
 7282 55th Avenue E, #128  
 Bradenton, FL 34203

Lender: Homestead Funding Corp.

Settlement Date: December 22, 2016  
 Disbursement Date: December 22, 2016

Description	Borrower/Buyer	
	Debit	Credit
<b>Financial</b>		
Lender Credits from Homestead Funding Corp.		7.26
Sale Price of Property	159,900.00	
Deposit		1,500.00
Loan Amount		139,804.00
<b>Prorations/Adjustments</b>		
County Taxes 12/22/16 - 12/31/16	2.99	
<b>Loan Charges to Homestead Funding Corp.</b>		
1.125% of Loan Amount (Points)	1,572.80	
origination fee	795.00	
Appraisal Fee to Evaluate Ltd	425.00	
Credit Report to CBCInnovis	33.50	
Flood Certification to CBC/Innoivs	7.00	
Mortgage Insurance repmium to Dept of HUD	2,404.50	

Description	Borrower/Buyer	
	Debit	Credit
<b>Loan Charges to Homestead Funding Corp. (continued)</b>		
Prepaid Interest \$15.32099 per day from 12/22/16 to 01/01/17 Homestead Funding Corp.	153.21	
<b>Other Loan Charges</b>		
Reimburse survey fee to Rinehart Homes, LLC, a Florida limited liability c	150.00	
<b>Impounds</b>		
Homeowner's Insurance to Homestead Funding Corp. 2.000 months at \$66.33/month	198.99	
Mortgage Insurance to Homestead Funding Corp. 8.000 months at \$90.87/month	726.96	
Property Taxes to Homestead Funding Corp. 4.000 months at \$209.48/month	837.92	
Aggregate Adjustment to Homestead Funding Corp.		845.57
<b>Title Charges and Escrow/Settlement Charges</b>		
title closing fee to Dunlap & Moran, P.A.	415.00	
ALTA Endorsement 5.1-06 (Planned Unit Development) to Dunlap & Moran, P.A.	25.00	
ALTA Endorsement 8.1-06 (Environmental Protection Lien) to Dunlap & Moran, P.A.	25.00	
Closing fee second mortgage to Dunlap & Moran, P.A.	150.00	
Courier/Processing/Admin Fee to Dunlap & Moran, P.A.	50.00	
Florida Form 9 to Dunlap & Moran, P.A.	89.95	
Lender's Title Insurance to Dunlap & Moran, P.A. Coverage: 139,804.00 Premium: 25.00	25.00	
Title Policy Surcharge to Chicago Title	3.28	
Title Search to Chicago Title	85.00	
Owner's Title Insurance to Dunlap & Moran, P.A. Coverage: 159,900.00 Premium: 874.50	874.50	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Manatee County Clerk of Circuit Court	122.00	
Documentary stamp tax second mortgage to Manatee County Clerk of Circuit Court	99.75	
Documentary Stamps - Mortgage to Manatee County Clerk of Circuit Court	489.65	
Intangible Tax Fee to Manatee County Clerk of Circuit Court	279.61	
Recording fee second mortgage to Manatee County Clerk of Circuit Court	28.50	
Transfer Tax - Deed to Manatee County Clerk of Circuit Court	1,119.30	
<b>Miscellaneous</b>		
Homeowner's Insurance Premium to Federated National Insurance Company 12 months	796.00	
Capital contribution to Cortez Landings Homeowner Association	350.00	

Description	Borrower/Buyer	
	Debit	Credit
<b>Miscellaneous (continued)</b>		
HOA dues to Cortez Landings 01/01/16-01/01/17	10.25	
Second mortgage		28,500.00
	Debit	Credit
<b>Subtotals</b>	172,245.66	170,656.83
<b>Due from Borrower</b>		1,588.83
<b>Totals</b>	172,245.66	172,245.66

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Dunlap & Moran, P.A. to cause the funds to be disbursed in accordance with this statement.

Borrower

*Marcus Houston*

Marcus Houston

*Rebecca Washburn*

Rebecca Washburn

*Elizabeth M. Oakley*

Elizabeth M. Oakley

Escrow Officer



**Dunlap & Moran, P.A.**  
**ALTA Universal ID:**  
**22 South Links Avenue, Suite 300**  
**Sarasota 34236**

File No./Escrow No. : 15871-28  
 Print Date & Time: December 22, 2016 11:53 am  
 Officer/Escrow Officer :  
 Settlement Location : 22 South Links Avenue, Suite 300  
 Sarasota 34236

Property Address: 1139 42nd Terrace East ✓  
 Bradenton, FL 34208

Borrower: Marcus Houston and Rebecca Washburn  
 1139 42nd Terrace East  
 Bradenton, FL 34208

Seller: Rinehart Homes, LLC, a Florida limited liability company  
 7282 55th Avenue E, #128 ✓  
 Bradenton, FL 34203

Lender: Homestead Funding Corp.

Settlement Date: December 22, 2016  
 Disbursement Date: December 22, 2016

Description	Seller	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property		159,900.00
Excess Deposit	1,500.00	
<b>Prorations/Adjustments</b>		
County Taxes 12/22/16 - 12/31/16		2.99
<b>Title Charges and Escrow/Settlement Charges</b>		
Attorney fees to Dunlap & Moran, P.A.	400.00	
<b>Commissions</b>		
Selling Agent Commission to Blakely & Associates Realty	4,797.00	
<b>Payoff(s)</b>		

Description	Seller	
	Debit	Credit
<b>Payoff(s) (continued)</b>		
Partial release of First Mortgage Loan to Bank of the Ozarks Loan Payoff 122,475.00 Total Payoff <u>122,475.00</u>	122,475.00	
Partial release of Second Mortgage Loan to LTC Signature Homes Loan Payoff 0.00 Total Payoff <u>5,400.00</u>	5,400.00	
<b>Miscellaneous</b>		
2016 real estate taxes	122.57	
Partial release of Second mortgage to Palma Properties, LLC	9,600.00	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	144,294.57	159,902.99
<b>Due to Seller</b>	15,608.42	
<b>Totals</b>	159,902.99	159,902.99

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Dunlap & Moran, P.A. to cause the funds to be disbursed in accordance with this statement.

Seller

Rinehart Homes, LLC, a Florida limited liability company

BY:  ✓

\_\_\_\_\_  
Escrow Officer



**Manatee County, Florida**  
**Building Department**  
1112 Manatee Avenue West, Bradenton, Florida 34205

## ***Certificate of Occupancy***

**Certificate of Occupancy number: 16041551**

Date: 11/29/2016

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*This Certificate of Occupancy is issued for the address shown below. Under the conditions and restrictions set forth in the building permit and the Code of Ordinances of Manatee County, Florida.*

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Issue Date: **11/28/2016**

Project  
Address: **1139 42ND TERRACE EAST** ✓  
Parcel ID: **4808113709**

Owner: **RINEHART HOMES LLC** ✓

Permit Type: **RESIDENTL**

Contractor: **RINEHART HOMES**  
License: **CGC1505113**

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Building Department of Manatee County, Florida  
Copy generated by: IVR

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

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

2017 IF - 003

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 3

PERMIT INVOICE

OPERATOR: PERMWEB

COPY # : 1

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:54  
 PARCEL ID .....: 4808113209

DATE ISSUED.....: 12/08/16  
 INVOICE #.....: 3086595  
 REFERENCE ID # ...: 16041516

SITE ADDRESS .....: 4027 11TH ST 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
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 :			5944.90	0.00	5944.90	0.00
METHOD OF PAYMENT		AMOUNT	NUMBER			
OTHER		5944.90	M 312576049 00072073			
TOTAL INVOICE		5944.90				

*I/F*  
 # 1046.82  
 # 473.48  
 # 2755.42  
 -----  
 # 3,975.55  
 (P) 2/22/17

MANATEE COUNTY

Item 1 of 1

PERMIT INVOICE

OPERATOR: PERMWEB  
COPY # : 1

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:54  
PARCEL ID .....: 4808113209

DATE ISSUED.....: 11/17/16  
INVOICE #.....: 3085876  
REFERENCE ID # ...: 16041516

SITE ADDRESS .....: 4027 11TH ST 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
IFDPSM	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 310811016 00071369			
TOTAL INVOICE		304.29				

*I/K*  
*# 278<sup>64</sup>*  
*2/22/17*

MANATEE COUNTY

6 ITEMS OF 12

PERMIT RECEIPT

OPERATOR: dfinch  
COPY # : 1

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:54  
PARCEL ID .....: 4808113209

DATE ISSUED.....: 07/01/2016  
RECEIPT #.....: 30000017419  
REFERENCE ID # ...: 16041516

SITE ADDRESS .....: 4027 11TH ST 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 .....: 30000017419

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
FBCSC10		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

*Handwritten signature and date: 2/22/17*

**Dunlap & Moran, P.A.**  
**ALTA Universal ID:**  
**22 South Links Avenue, Suite 300**  
**Sarasota 34236**

File No./Escrow No. :	15871-31
Print Date & Time:	December 15, 2016 4:21 pm
Officer/Escrow Officer :	
Settlement Location :	22 South Links Avenue, Suite 300 Sarasota 34236
Property Address:	4027 11th Street East Bradenton, FL 34208 ✓
Borrower:	Deidra Zarneishia Greene Larkins 4027 11th Street East Bradenton, FL 34208 ✓
Seller:	Rinehart Homes, LLC, a Florida limited liability company 7282 55th Avenue E, #128 Bradenton, FL 34203
Lender:	HomeBridge Financial Services, Inc.
Settlement Date:	December 16, 2016
Disbursement Date:	December 16, 2016

Description	Borrower/Buyer	
	Debit	Credit
<b>Financial</b>		
Lender Credits from HomeBridge Financial Services, Inc.		13.47
Sale Price of Property	143,900.00	
Deposit		1,500.00
Loan Amount		126,671.00
<b>Prorations/Adjustments</b>		
County Taxes 12/16/16 - 12/31/16	4.99	
<b>Loan Charges to HomeBridge Financial Services, Inc.</b>		
1.5% of Loan Amount (Points)	1,900.07	
Application fee	75.00	
doc Pre fee	550.00	
Underwriting fees	599.00	
Appraisal Fee	500.00	
Credit Report	57.11	



Description	Borrower/Buyer	
	Debit	Credit
<b>Loan Charges to HomeBridge Financial Services, Inc. (continued)</b>		
Flood Certification	10.00	
Inspection fees	175.00	
Mortgage Insurance premium	2,178.63	
Prepaid Interest \$13.88175 per day from 12/16/16 to 01/01/17 HomeBridge Financial Services, Inc.	222.11	
<b>Other Loan Charges</b>		
Survey cost reimbursement to Rinehart Homes, LLC, a Florida limited liability c	150.00	
<b>Impounds</b>		
Homeowner's Insurance to HomeBridge Financial Services, Inc. 3.000 months at \$33.83/month	101.49	
Property Taxes to HomeBridge Financial Services, Inc. 4.000 months at \$95.07/month	380.28	
Aggregate Adjustment to HomeBridge Financial Services, Inc.		95.07
<b>Title Charges and Escrow/Settlement Charges</b>		
ALTA Endorsement 5.1-06 (Planned Unit Development) to Dunlap & Moran, P.A.	25.00	
ALTA Endorsement 8.1-06 (Environmental Protection Lien) to Dunlap & Moran, P.A.	25.00	
Closing Fee to Dunlap & Moran, P.A.	415.00	
Closing fee second mortgage to Dunlap & Moran, P.A.	150.00	
Courier/Processing/Admin Fee to Dunlap & Moran, P.A.	50.00	
Florida Form 9 to Dunlap & Moran, P.A.	81.95	
Lender's Title Insurance to Dunlap & Moran, P.A. Coverage: 126,671.00 Premium: 25.00	25.00	
Title Policy Surcharge to Chicago Title	3.28	
Title Search to Chicago Title	85.00	
Owner's Title Insurance to Dunlap & Moran, P.A. Coverage: 143,900.00 Premium: 794.50	794.50	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Manatee County Clerk of Circuit Court	122.00	
Documentary stamp tax second mortgage to Manatee County Clerk of Circuit Court	94.15	
Documentary Stamps - Mortgage to Manatee County Clerk of Circuit Court	443.45	
Intangible Tax Fee to Manatee County Clerk of Circuit Court	253.34	
Recording fee second mortgage to Manatee County Clerk of Circuit Court	28.50	
Transfer Tax - Deed to Manatee County Clerk of Circuit Court	1,007.30	
<b>Miscellaneous</b>		

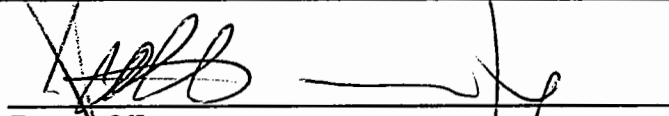
Description	Borrower/Buyer	
	Debit	Credit
<b>Miscellaneous (continued)</b>		
Homeowner's Insurance Premium to People's Trust Insurance Company 12 months	406.00	
Capital contribution to Cortez Landings Homeowner Association	350.00	
HOA dues to Cortez Landings 01/01/16-01/01/17	16.39	
Second mortgage		26,900.00
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	155,179.54	155,179.54
<b>Totals</b>	155,179.54	155,179.54

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Dunlap & Moran, P.A. to cause the funds to be disbursed in accordance with this statement.

Borrower

  
 \_\_\_\_\_  
 Deidra Zarnelshia Greene Larkins

  
 \_\_\_\_\_  
 Escrow Officer

**Dunlap & Moran, P.A.**  
**ALTA Universal ID:**  
**22 South Links Avenue, Suite 300**  
**Sarasota 34236**

File No./Escrow No. : 15871-31  
 Print Date & Time: December 15, 2016 1:57 pm  
 Officer/Escrow Officer :  
 Settlement Location : 22 South Links Avenue, Suite 300  
 Sarasota 34236  
  
 Property Address: 4027 11th Street East ✓  
 Bradenton, FL 34208  
 Borrower: Deidra Zarneishia Greene Larkins  
 4027 11th Street East  
 Bradenton, FL 34208 ✓  
 Seller: Rinehart Homes, LLC, a Florida limited liability company  
 7282 55th Avenue E, #128  
 Bradenton, FL 34203  
 Lender: HomeBridge Financial Services, Inc.  
  
 Settlement Date: December 16, 2016  
 Disbursement Date: December 16, 2016

Description	Seller	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property		143,900.00
Excess Deposit	1,500.00	
<b>Prorations/Adjustments</b>		
County Taxes 12/16/16 - 12/31/16		4.99
<b>Title Charges and Escrow/Settlement Charges</b>		
Attorney fees to Dunlap & Moran, P.A.	400.00	
<b>Commissions</b>		
Selling Agent Commission to Rosebay International inc.	4,317.00	
<b>Government Recording and Transfer Charges</b>		
Record releases to Manatee County Clerk of Circuit Court	38.50	





**Manatee County, Florida**  
**Building Department**  
1112 Manatee Avenue West, Bradenton, Florida 34205

## ***Certificate of Occupancy***

**Certificate of Occupancy number: 16041516** ✓

Date: 12/13/2016

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*This Certificate of Occupancy is issued for the address shown below. Under the conditions and restrictions set forth in the building permit and the Code of Ordinances of Manatee County, Florida.*

---

Issue Date: **12/12/2016**

Project  
Address: **4027 11TH STREET EAST**  
Parcel ID: **4808113209**

Owner: **RINEHART HOMES LLC**

Permit Type: **RESIDENTL**

Contractor: **RINEHART HOMES**  
License: **CGC1505113**

---

Building Department of Manatee County, Florida  
Copy generated by: IVR

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

MANATEE COUNTY CONSTRUCTION PERMIT  
1112 Manatee Avenue West Bradenton, Florida 34206  
07/01/2016 Permit Number 16041516

Project Address: 4027 11TH ST E SCT  
Type of Permit: NEW RESIDENTIAL  
Setbacks (Feet): Front-20 Rear-20 Left-5 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: 4808113209  
Sec Twn Rge: S01 T35S R17E  
LOT: 54  
Block:  
Floor Elev: 39.37 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/SHGL \*\*AFFORDABLE HOUSING\*\*

LOT 54 CORTEZ LANDING

\*\*\*\*\*  
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 Shore*  
OC





**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

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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 16041516 NOT A PERMIT!

Project Address: 4027 11TH ST E  
Type of Permit: NEW RESIDENTIAL  
Setbacks (Feet): Front-20 Rear-20 Left-5 Right-5  
SCT  
Technician: kcervett  
\*\*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: 4808113209  
Sec Twn Rge: S01 T35S R17E  
Lot: 54  
Block:  
Floor Elev: 39.37 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: 1499  
Declared Value: 90000  
TARGET DATE: \*SEE BELOW

Telephone: (941) 201-4084

**\*\*PROJECT INFORMATION/NOTES/CONDITIONS\*\***  
NCRQD: SF 3/2/1STRY/CB/SHGL **\*\*AFFORDABLE HOUSING\*\***

LOT 54 CORTEZ LANDING

\*\*\*\*\*  
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

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Dec 4, 2015

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**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](http://www.mymanatee.org) or call (941) 748-4501. You can also follow us on Facebook at [www.facebook.com/manatee.county.fl](http://www.facebook.com/manatee.county.fl) and on Twitter, @ManateeGov.



### Information for...

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