

# MEMORANDUM



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

Through: **Cheri R. Coryea/ Neighborhood Services**  
**Director**

From: **Denise L. Thomas/ Neighborhood Services**  
**Housing and Community Development Coordinator**

Date: **February 11, 2015**

Subject: **REQUEST FOR REFUNDS**

*One 2/19/15*

*DLT*

*DLT 2/19/15*

Please find attached a request, and supporting documentation, by Fortson 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 13, Section 1032.1.2 *Fee Refund*, for the following amounts:

Reservation Number	Property	Permit Number	Impact Fees	Building Permit Fees
2015IF-001	Lot 468, Pinecrest S/D	13121289	\$4,254.19 ✓	\$ 694.26 ✓
		Subtotal	\$4,254.19 ✓	\$ 694.26 ✓
		<b>Grand Total</b>		<b><u>\$ 4,948.45</u></b> ✓

Total amount requested is \$4,948.45.

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.

/dlt

**Neighborhood Services Department**  
**Community Development Division**  
P.O. Box 1000  
Bradenton, FL 34206  
Phone: (941) 749-3029  
[www.mymanatee.org](http://www.mymanatee.org)

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

**AS 1138301**

Forton Homes LLC

Vendor Name \_\_\_\_\_  
7205 22nd St. E.

Address \_\_\_\_\_  
Sarasota, FL 34243

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

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)**

Received by \_\_\_\_\_ Date \_\_\_\_\_  
n/a

Payment Authorized by: \_\_\_\_\_  
Neighborhood Services

Dept/Div \_\_\_\_\_  
Luz McQuiston

Contact Person \_\_\_\_\_  
Ext. 3637

Phone \_\_\_\_\_  
02/17/15

REASON FOR PURCHASE REFUND - Affordable Housing Impact Fee Program R-07-58 & Building Permit Fee Refund LDC Section 1302.1.2

ITEM	GENERIC DESCRIPTION	QTY	UNIT	AMOUNT	ACCT KEY	OBJ	JL NUMBER	ACTIVITY
1	Salinas, Juan & Yesenia	n/a	n/a	1,798.71	107.0020605	552000	n/a	n/a
	Permit #13121289	n/a	n/a	2,455.48	184.0020605	552000	n/a	n/a
	3827 20th St. E.,	n/a	n/a	\$694.26	107.0020605	552016	n/a	n/a
	Bradenton, FL 34208							

TOTAL AMOUNT \$ 4,948.45

**FINANCE USE ONLY**

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

INV NUMBER \_\_\_\_\_ INV AMT \$ \_\_\_\_\_ INV DATE \_\_\_\_\_

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

RELATE CODES \_\_\_\_\_ SEC REF \_\_\_\_\_ DIVISION \_\_\_\_\_

VENDOR ACCT# \_\_\_\_\_

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

REQUEST FOR PAYMENT

AFFORDABLE HOUSING PROGRAM

MANATEE COUNTY NEIGHBORHOOD SERVICES DEPARTMENT

Attn: Suzie Dobbs, Community Development Manager

Neighborhood Services Department

P.O. Box 1000

Bradenton, FL 34206-1000

DEVELOPER/

CONTRACTOR'S NAME:

Fortson Homes LLC

RESERVATION #:

2015IF-001  
~~2014IF-021~~

PURCHASER:

Juan + Yesenia Salinas

PROPERTY ADDRESS:

3727 20th Street East Bradenton 34208

PERMIT NUMBER:

13121289

AMOUNTS REQUESTED \*

Impact Fees

\$ 4254.19 ✓

Building Permit Fee

\$ 694.26 ✓

Other (Please List)

\$ 0

TOTAL REQUEST:

\$ 4948.45 ✓  
Jan 21/17/15

\* PLEASE ATTACH THE FOLLOWING:

- Copy of the Notice of Funding Award Letter
- Letter requesting payment or refund of fees (itemized)
- Copy of validated receipts showing the payment of the permit and impact fees
- Copy of HUD Closing Statement
- Copy of Certificate of Occupancy
- Copy of signed, issued Building Permit

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:

Paul H. Bay  
Applicant (Developer/Contractor)

DATE:

1/19/15

AUTHORIZED SIGNATURE:

Suzie Dobbs  
Neighborhood Services Department

DATE:

2/11/15

Please Make Check Payable to: Fortson Homes LLC

Please Submit to:

7205 22nd Street East  
Sarasota, Florida 34243



Neighborhood Services Department  
Community Development Division  
P.O. Box 1000  
Bradenton, FL 34206  
Phone: (941) 749-3029  
www.mymanatee.org

January 8, 2015

Mr. Paul Forston  
Fortson Homes, Inc.  
7205 22<sup>nd</sup> Street East  
Sarasota, FL 34243

**RE:** Notification of Funding Award - Reservation # 2015F-001 ✓  
Property Address: 3727 20<sup>th</sup> Street E, Bradenton, FL 34208  
Property Location: Lot 468, Pincrest Subdivision  
Purchaser: Juan & Yesenia Salinas ✓

Dear Mr. Fortson:

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 \$694.26 for building permit fee refund. Manatee County reserves the right to rescind this reservation if any changes occur on your sales agreement.


Please be advised that this funding notification is contingent upon receipt of the following information/forms by the Neighborhood Services Department.

1. Request for Payment (County Form – Enclosed) - **Three Week Processing Time Required**
2. HUD-1 Closing Statement – **Received**

This reservation is conditional upon the issuance of a Certificate of Occupancy for Building Permit #13121289 no later than July 9, 2015. If a Certificate of Occupancy is not issued by such time, this reservation will be voided. This reservation may be extended, subject to County approval, by written request received no later than the close of business on June 9, 2015.

If you have any questions or concerns, please contact Denise Thomas, Housing and Community Development Coordinator at (941) 749-3029.

Sincerely,

  
Cheri R. Coryea, Director





RECEIVED  
FEB 06 2015  
BY: \_\_\_\_\_

January 19, 2015

Cheri R. Coryea, Director  
Manatee County  
Neighborhood Services Department  
Community Development Division  
P.O. Box 1000  
Bradenton, FL 34206

Re: Funding Award Reservation #2015F-001 ✓  
Property Address: 3727 20<sup>th</sup> Street E, Bradenton, FL 34208 ✓  
Property Location: Lot 468 Pinecrest Subdivision  
Purchaser: Juan & Yesenia Salinas

This letter is to serve as a request for payment for the affordable housing impact fee assistance for the above referenced property. All necessary paperwork has been submitted for the reservation of this funding.

*Jed 2/17/15*

Impact Fees	\$ 4,254.19	✓
Building Permit Fee	<u>694.26</u>	✓
Total Requested	\$ 4,948.45	✓

**AFFORDABLE HOUSING**

*Pinecrest 3/10*

**LLRA APPROVED**

*Denise L Thomas 2/11/15*

**SIGNATURE**

**DATE**

*Designated 6/10/14*

Thank you for your time and consideration in this matter.

Sincerely,

Paul Fortson

**PER MANATEE COUNTY LDC  
CHAPTER 13 - FEE REFUNDS**

*Denise L Thomas 2/11/15*  
**SIGNATURE** **DATE**

7205 22<sup>nd</sup> Street East  
Sarasota, Florida 34243  
941-567-6216 (office) 941-567-6248 (fax)  
www.FortsonHomes.com

2015 IF - 001.

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

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

\*\*\*\*\* FEE TOTALS \*\*\*\*\*

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

County Parks	Law Enforcement	Public Safety	Urban Roads	Suburban / Rural Roads	Total Urban	Total Suburban/ Rural

**LAND USE CATEGORY**

**Single Family Detached**

1 Bedroom	Developer Portion	\$218.50	\$98.80	\$14.25	\$857.85	\$1,158.05
	County Portion	\$958.52	\$372.72	\$236.52	\$2,397.02	\$2,096.82
	<b>Total Fee</b>	\$1,177.02	\$471.52	\$250.77	\$3,254.87	\$3,254.87

2 Bedrooms	Developer Portion	\$268.85	\$98.80	\$17.10	\$1,057.35	\$1,428.80
	County Portion	\$908.17	\$372.72	\$233.67	\$2,197.52	\$1,826.07
	<b>Total Fee</b>	\$1,177.02	\$471.52	\$250.77	\$3,254.87	\$3,254.87

3 Bedrooms	Developer Portion	\$380.00	\$98.80	\$25.65	\$1,490.55	\$2,014.95
	County Portion	\$1,046.82	\$473.25	\$278.64	\$2,455.48	\$1,931.08
	<b>Total Fee</b>	\$1,426.82	\$572.05	\$304.29	\$3,946.03	\$3,946.03

4 Bedrooms	Developer Portion	\$557.65	\$98.80	\$37.05	\$2,188.80	\$2,958.30
	County Portion	\$1,320.79	\$654.10	\$363.41	\$2,552.86	\$1,783.36
	<b>Total Fee</b>	\$1,878.44	\$752.90	\$400.46	\$4,741.66	\$4,741.66

\$1,189.40	\$1,489.60
\$3,964.78	\$3,664.58
\$5,154.18	\$5,154.18

\$1,442.10	\$1,813.55
\$3,712.08	\$3,340.63
\$5,154.18	\$5,154.18

\$1,995.00	\$2,519.40
\$4,254.19	\$3,729.79
\$6,249.19	\$6,249.19

\$2,882.30	\$3,651.80
\$4,891.16	\$4,121.66
\$7,773.46	\$7,773.46

MANATEE COUNTY

Item 1 of 4

PERMIT INVOICE

OPERATOR: PERMWEB

COPY # : 1

Sec:06 Twp:35S Rng:18E Sub:1576700 Blk: Lot:468&106  
 PARCEL ID .....: 1582300259

DATE ISSUED.....: 06/24/14  
 INVOICE #.....: 3050998 ✓  
 REFERENCE ID # ...: 13121289

SITE ADDRESS .....: 3727 20TH ST E  
 SUBDIVISION .....:  
 CITY .....: SCT  
 IMPACT AREA .....: CSW

OWNER .....: FORTSON HOMES LLC  
 ADDRESS .....: 7205 22ND ST E  
 CITY/STATE/ZIP ...: SARASOTA, FL 34243

RECEIVED FROM .....: IVR  
 CONTRACTOR .....: MOORE, GARY S LIC # CRC041009  
 COMPANY .....: GAINESVILLE ALUMINUM CO INC  
 ADDRESS .....: 18102 NW 62ND AVE  
 CITY/STATE/ZIP ...: ALACHUA, FL 32615  
 TELEPHONE .....: (941) 567-6216

*Info*

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
IFDPSN	BEDROOMS	3.00	304.29	0.00	304.29 ✓	0.00
IFDRN	BEDROOMS	3.00	3946.03	0.00	3946.03 ✓	0.00
TOTAL PERMIT :			6249.19	0.00	6249.19	0.00
METHOD OF PAYMENT		AMOUNT	NUMBER			
OTHER		6249.19	M 00047517			
TOTAL INVOICE		6249.19				

Thank You - Rec.# 5695283 - 5695283  
 Case No: -  
 Bk./Pg./Doc.# -  
 01/29/2014 13:38:23  
 PSBCC BCC PERMITTING CASH BOOK  
 RCC 7136 5,800.09  
 CHECK/HONEY  
 ORDER  
 Total 5,800.09  
 Receipt(s) Amount 5,800.09  
 Change 0.00  
 OPERATOR: bdillard  
 COPY # : 1

MANATEE COUNTY  
 PERMIT INVOICE

6 ITEMS OF 6

Sec:06 Twp:35S Rng:10E Sub:1576700 Blk: Lot:468&106  
 PARCEL ID .....: 1582300259

DATE ISSUED.....: 01/29/2014  
 INVOICE #.....: 01000695283  
 REFERENCE ID # ...: 13121289

SITE ADDRESS .....: 3727 20TH ST E  
 SUBDIVISION .....: PINECREST SUB PB4/55  
 CITY .....: SCT  
 IMPACT AREA .....: CSW

OWNER .....: FORTSON HOMES LLC  
 ADDRESS .....: 7205 22ND ST E  
 CITY/STATE/ZIP ...: SARASOTA, FL 34243

RECEIVED FROM .....: GAINESVILLE ALUMINUM  
 CONTRACTOR .....: MOORE, GARY S LIC # CRC041009  
 COMPANY .....: GAINESVILLE ALUMINUM CO INC  
 ADDRESS .....: 18102 NW 62ND AVE  
 CITY/STATE/ZIP ...: ALACHUA, FL 32615  
 TELEPHONE .....: 941-567-6216

Notes .....

*D.F.*

FEE ID	UNIT	QUANTITY	AMOUNT	PD-TO-DT	THIS REC	NEW BAL
FBCSC10	3.0%	694.26	20.83	0.00	20.83	0.00
FSMFDR	FLAT RATE	1.00	500.00	0.00	500.00	0.00
NEW RESD	SQUARE FEET	1,827.00	694.26	300.00	394.26	0.00
UCSSFIF	SwrFIF	1.00	2315.00	0.00	2315.00	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 :			6100.09	300.00	5800.09	0.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK	5,800.09	7136
TOTAL INVOICE :	5,800.09	





# A. Settlement Statement (HUD-1)

HUD-1

**B. Type of Loan**

1.  FHA 2.  RHS 3.  Conv. Unins. 6. File Number: 9973140113-PB 7. Loan Number: 140263634 8. Mortgage Insurance Case Number: 093-7911674-703  
 4.  VA 5.  Conv. Ins.

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. Name and Address of Borrower**  
 JUAN C. SALINAS AND YESENIA SALINAS-VEGA  
 2803 6TH STREET E  
 BRADENTON, FL 34208

**E. Name and Address of Seller**  
 FORTSON HOMES, LLC  
 7205 22ND STREET E  
 SARASOTA, FL 34243

**F. Name and Address of Lender**  
 HOMEBRIDGE FINANCIAL SERVICES, INC.  
 194 WOOD AVENUE SOUTH, 9TH FLOOR,  
 ISELIN, NJ 08830

**G. Property Location**  
 3727 20TH STREET E,  
 BRADENTON, FL 34205  
 COUNTY: MANATEE  
 PARCEL ID: 1582300259

**H. Settlement Agent**  
 SUNBELT TITLE AGENCY  
 11509 PALMBRUSH TRAIL, SUITE A-1,  
 BRADENTON, FL 34202  
 Phone : (941) 752-2975  
**Place of Settlement**  
 11509 PALMBRUSH TRAIL, SUITE A-1,  
 BRADENTON, FL 34202

**I. Settlement Date** 07/03/2014  
**Disbursement Date** 07/03/2014

**J. Summary of Borrower's Transaction**

<b>100. Gross Amount Due from Borrower</b>	
101. Contract Sales Price	\$145,000.00
102. Personal Property	
103. Settlement charges to borrower (line 1400)	\$8,016.32
104.	
105.	
<b>Adjustment for items paid by seller in advance</b>	
106. City/Town Taxes	
107. County Taxes (Paid)	
108. Assessments (Paid)	
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$153,016.32</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	\$1,000.00
202. Principal Loan Amount from HomeBridge Financial Services, Inc.	\$142,373.00
203. Existing loan(s) taken subject to	
204. Lender Tolerance Cure from HomeBridge Financial Services, Inc.	\$85.00
205. Proceeds from Bond Loan (140263985) from HomeBridge Financial Services, Inc.	\$9,739.00
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/Town Taxes	
211. County Taxes (Unpaid) 139.57/yr 1/1/2014 to 7/3/2014	\$69.98
212. Assessments (Unpaid)	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>\$153,266.98</b>

**K. Summary of Seller's Transaction**

<b>400. Gross Amount Due to Seller</b>	
401. Contract Sales Price	\$145,000.00
402. Personal Property	
403.	
404.	
405.	
<b>Adjustment for items paid by seller in advance</b>	
406. City/Town Taxes	
407. County Taxes (Paid)	
408. Assessments (Paid)	
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	<b>\$145,000.00</b>
<b>500. Reductions In Amount Due to Seller</b>	
501. Excess Deposits	
502. Settlement Charges to Seller	\$9,624.52
503. Existing loan(s) taken subject to	
504.	
505.	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/Town Taxes	
511. County Taxes (Unpaid) 139.57/yr 1/1/2014 to 7/3/2014	\$69.98
512. Assessments (Unpaid)	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>\$9,694.50</b>

**300. Cash at Settlement from/to Borrower**

301. Gross amount due from borrower (line 120)	\$153,016.32
302. Less amounts paid by/for borrower (line 220)	\$153,266.98
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$250.66

**600. Cash at Settlement to/from Seller**

601. Gross amount due to seller (line 420)	\$145,000.00
602. Less reductions in amount due seller (line 520)	\$9,694.50
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$135,305.50

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Initials 2/5 45

1/3

**L. Settlement Charges**

		Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
<b>700. Total Real Estate Broker Fees \$7250.00</b>			
Division of Commission (line 700) as follows:			
701. \$3625.00 to Coldwell Banker Residential Real Estate			
702. \$3625.00 to Coldwell Banker Residential Real Estate			
703. Commission paid at settlement			
704.			\$7,250.00
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge	\$2,534.25 (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE A)	\$2,534.25	
804. Appraisal Fee to Professional Appraisal Services	(from GFE #3)	\$435.00	
805. Credit report	(from GFE #3)		
806. Tax Service to US Bank	(from GFE #3)		
807. Flood Cert. Fee to Wolters Kluwer Financial Services	(from GFE #3)	\$85.00	
808. Final Inspection Fee to Professional Appraisal Services		\$10.00	
809. Application Fee to E-Housing		\$110.00	
810. Transfer Fee US Bank (Bond) to US Bank		\$350.00	
			\$300.00
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from 7/3/2014 to 7/1/2014 @ 16.577/day HomeBridge Financial Services, Inc.	(from GFE #10)	-\$33.16	
902. Mortgage Insurance Premium Dept of HUD	(from GFE #3)	\$2,448.69	
903. Homeowner's Insurance Security First Insurance Company	(from GFE #11)	\$538.50	
904.			
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account	(from GFE #9)	\$910.24	
1002. Hazard Ins. Reserve 3 Month(s) @ 44.88 per Month(s) HomeBridge Financial Services, Inc.	\$134.64		
1003. Mortgage Ins. Reserve @ 156.21 per Month(s) HomeBridge Financial Services, Inc.			
1004. County Property Taxes 10 Month(s) @ 100.00 per Month(s) HomeBridge Financial Services, Inc.	\$1,000.00		
1005. Aggregate Accounting Adjustment to HomeBridge Financial Services, Inc. -\$224.40			
1006.			
1007.			
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance to Sunbelt Title Agency	(from GFE #4)	\$222.80	\$130.00
1102. Settlement or closing fee to Sunbelt Title Agency			\$275.00
1103. Owner's title insurance to Sunbelt Title Agency	(from GFE #5)		\$777.95
1104. Lender's title insurance to Sunbelt Title Agency	\$182.80		
1105. Lender's title policy limit \$142,373.00			
1106. Owner's title policy limit \$145,000.00			
1107. Agent's portion of the total title insurance premium to Sunbelt Title Agency	\$672.52		
1108. Underwriter's portion of the total title insurance premium to Title Resources Guaranty Company	\$288.23		
1109. Abstract or Title Search to Sunbelt Title Agency	\$90.00		
1110. 9 to Sunbelt Title Agency	\$82.80		
1111. 8.1 to Sunbelt Title Agency	\$50.00		
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges	(from GFE #7)	\$105.00	
1202. Deed \$18.50 Mortgage \$86.50 Releases \$			\$37.00
1203. Transfer taxes	(from GFE #8)		\$1,015.00
1204. City/County tax/stamps Deed \$1015.00 Mortgage \$			
1205. State tax/stamps Deed \$ Mortgage \$			\$37.00
1206. LLC Affidavit, Notice of Termination	\$37.00		
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for	(from GFE #6)		\$139.57
1302. 2013 Property Taxes to Ken Burton, JR., Tax Collector	\$139.57		
1303.			
1304.			
1305.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$8,016.32</b>	<b>\$9,624.52</b>

If you have any questions about the settlement charges and loan terms listed on this form, please contact your lender. Settlement agent is not responsible for content of lender's assessments on HUD.

The seller's and borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance prorations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between borrower and seller directly. Any deficit delinquent taxes or mortgage payoffs will be promptly reimbursed to the settlement agent by the seller.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BUYERS

*[Signature]*  
 Juan C. Salinas  
*[Signature]*  
 Yesenia Salinas-Vega

SELLERS

Fortson Homes, LLC  
*[Signature]*  
 By: Paul Fortson, Managing Member

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

Polly Bennett

Date

07/03/2014

\*Any items marked "POC" were paid outside closing by: Borrower POC (B), Lender POC (L), Mortgage Broker POC (M), Seller POC (S), Real Estate Agent POC (R), or Other POC (O).



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

## ***Certificate of Occupancy***

**Certificate of Occupancy number: 13121289** ✓

Date: 1/7/2015

---

*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: **7/2/2014**

Project  
Address: **3727 20TH STREET EAST**  
Parcel ID: **1582300259**

Owner: **FORTSON HOMES LLC**

Permit Type: **RESIDENTL**

Contractor: **GAINESVILLE ALUMINUM CO INC**  
License: **CRC041009**

---

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

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

14

MANATEE COUNTY CONSTRUCTION PERMIT  
1112 Manatee Avenue West Bradenton, Florida 34206  
01/29/2014 Permit Number 13121289

Project Address: 3727 20TH ST E SCT  
Type of Permit: NEW RESIDENTIAL  
Setbacks (Feet): Front-20 Rear-8 Left-10\* Right-20  
\*\*Subdivision: PINECREST SUB PB4/55

\*\*OWNER INFORMATION\*\*

Owner: FORTSON HOMES LLC  
Address: 7205 22ND ST E  
City: SARASOTA  
State: FL  
Zip: 34243  
Phone: 5676216

\*\*PARCEL INFORMATION\*\*

Parcel ID No: 1582300259  
Sec Twn Rge: 506 T35S R18E  
LOT: 468&106  
Block:  
Floor Elev: 34.80'  
Impact Area: CSW  
Zoning: RSF6  
Overlay: NONE/NONE  
Flood Zone: X  
Flood Eleva:  
Fire District: SMFD

\*\*CONTRACTOR INFORMATION\*\*

Contractor: MOORE, GARY S  
License No: CRC041009  
Lic. Type: RES  
DBA: GAINESVILLE ALUMINUM CO INC  
Address: 18102 NW 62ND AVE  
C/S/Z: ALACHUA, FL 32615

\*\*PROJECT INFORMATION\*\*

Square Footage: 1827  
Declared Value: 143900

Telephone: 941-567-6216

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

NCROD:SF 3/2/1STRY/CB/SHINGLE

\*SETBACK: DONT BLD ANY ESMTS  
PT LOT 468 & 106 PINECREST SUB

\*\*\*\*\*  
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.

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BUILDING DEPARTMENT  
MANATEE COUNTY, FLORIDA  
INSPECTION REQUESTS: 749-3047 PERMITTING FAX: 742-5887  
Permit issued by: bdillard **BD**

Representative of: Carroll J. Dupre', CEO  
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

**RESIDENTIAL**

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.

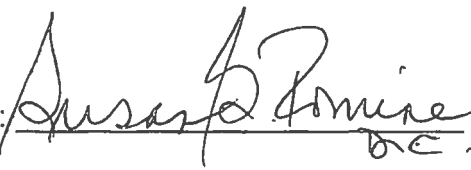
4. Persons eligible for assistance must meet income standards for very-low, low and moderate incomes and such other criteria as established by the Manatee County Local Housing Assistance Plan, including the requirement that all assisted units be eligible for homestead exemption and that there be no outstanding 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.

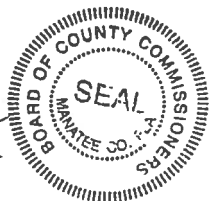
**ADOPTED**, with a quorum present and voting, this the 12 day of JUNE, 2007.

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

By:   
Chairman

Attest: R. B. Shore  
Clerk of the Court

By:   
D.C.



**Chapter 13 - HOUSING PROGRAM**

FOOTNOTE(S):

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**Editor's note**— Ord. No. 05-66, § 6, adopted Oct. 25, 2005, amended Ch. 13, in its entirety, to read as herein set out in §§ 1301—13-06. Prior to inclusion of said ordinance, Ch. 13, pertained to similar subject matter. See also the Table of Amendments.

**Section 1301. - Purpose and Intent.**

The purpose of this Chapter 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.

*(Ord. No. 05-66, § 6, 10-25-05)*

**Section 1302. - Affordable Housing Incentives.**

1302.1. To meet the needs of Manatee County residents for Affordable Housing, 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.

1302.1.1. *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.

1302.1.2. *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.

1302.1.2.1. Any applicant seeking a fee refund shall submit an application to the Affordable/Workforce Housing Coordinator who will assist applicant in working with the proper county department.

1302.1.2.2. 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.

1302.1.3. *County Impact Fee Increment.* In an effort to minimize the impact on affordable households of increasing impact fees, the County, pursuant to Resolution R-04-67, 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.

1302.1.4. *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-04-67, 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.

1302.1.5. *Sidewalk Location.* Projects with at least twenty-five (25) percent affordable units shall be obligated to provide sidewalks within the development and on project perimeters as would otherwise be required by this Code.

1302.1.5.1. Additionally, these projects shall be responsible for identification of sidewalk extensions as required by Section 722.1.4.4.

1302.1.5.2. In instances where sidewalk extensions would otherwise be required by Section 722.1.4.4, 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.

1302.1.5.3. 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 722.1.4.4. A land trust may be used as a mechanism to retain units as affordable and/or special needs units.

1302.1.6. *Housing Trust Fund.* There is hereby created, pursuant to Ordinance No. 90-01, 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.

1302.1.6.1. The Board of County Commissioners shall establish criteria for the dispersion of such funds.

1302.1.6.2. Any applicant seeking to secure such funds shall submit an application to the Department of Community Services, Housing and Community Development Section.

1302.1.6.3. Dispersion of funds shall be limited by fund availability and shall be in accordance