



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

January 7, 2019

Mr. Christopher D. Smith, Esq.  
Attorney at Law  
5391 Lakewood Ranch Blvd. N. #203  
Sarasota, FL 34240

**Re:** Taco Bell, Planning Department Case Number PDMU-18-18(P)  
Parcel I.D. #1687900009 – 3203 53<sup>rd</sup> Ave. E., Bradenton, FL 34203  
Parcel I.D. #1687900059 – 5239 32<sup>nd</sup> St. E., Bradenton, FL 34203

Dear Mr. DeVries:

The Redevelopment and Economic Opportunity Department is in receipt of your request for determination on loss of affordable housing stock pursuant to the requirements of Chapter 5 of Manatee County's Land Development Code (LDC).

Based on an assessment of the above referenced sites, it is hereby determined that pursuant to the requirements of Section 545.4 of the LDC, 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 of County Commissioners (in accordance with the LDC, Chapter 5 and the Administrative Procedures approved by the County Administrator on June 14, 2011 and incorporated therein as Section II);
3. Provide an innovative replacement contribution meeting the requirements of Section 545.4.B of the LDC; or
4. Donate land to be used by the County for the development of affordable housing.

Upon review of records from the Property Appraiser's Office, it appears that the following mitigation will be required:

Parcel I.D. #1687900009 – 3203 53<sup>rd</sup> Ave. E. – The just improvement value of residence on the property is \$150,443. The current limit for affordable housing in Manatee County's Local Housing Assistance Plan is \$176,000 and below. Mitigation in the amount of \$13,743 must be paid into the County's Affordable Housing Trust Fund (based on the current County Impact Fee Schedule, attached and highlighted).

Parcel I.D. #1687900059 – 5239 32<sup>nd</sup> St. E. – The just improvement value of residence on the property is \$37,091. The current limit for affordable housing in Manatee County's Local Housing Assistance Plan is \$176,000 and below. Mitigation in the amount of

\$8,972 must be paid into the County's Affordable Housing Trust Fund (based on the current County Impact Fee Schedule, attached and highlighted).

Parcel I.D. #1687900059 – 5240 33<sup>rd</sup> St. E. – This site contains an accessory structure only. Mitigation is therefore not required.

Parcel I.D. #1687900059 – 3211 53<sup>rd</sup> Ave. E. - This site contains an accessory structure only. Mitigation is therefore not required.

Payment of the mitigation amount is due and payable prior to Certificate of Occupancy issuance for the Taco Bell. Checks should be made payable to Manatee County (Please note "Housing Trust Fund – Mitigation Payment" on the reference line). Payments may be sent to the address on this letterhead.

Should you have any further questions or concerns regarding this matter, please feel free to give me a call at (941) 748-4501, extension 3474.

Sincerely,



Denise L. Thomas, Community Development Division Manager

DLT/WCO/wco

cc via email: Ben DeVries



**Manatee County Impact Fees\*  
With School Impact Fees Effective 11/13/17**

RESIDENTIAL (Per Housing Unit)

Education Facilities	Multimodal Transportation				Admin. Surcharge	Libraries	Public Safety	Law Enforcement	Parks & Natural Resources	Total Fee			
	NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District

**SINGLE-FAMILY**

1000 sq ft or less	\$2,577	\$2,458	\$1,896	\$1,502	\$50	\$107	\$200	\$484	\$108	\$107	\$50	\$9,653	\$9,534	\$8,972	\$8,578
1001 - 1300 sq ft	\$4,010	\$3,825	\$2,951	\$2,338	\$77	\$167	\$311	\$752	\$167	\$167	\$77	\$11,611	\$11,426	\$10,552	\$9,939
1301 - 1700 sq ft	\$5,483	\$5,231	\$4,037	\$3,187	\$106	\$228	\$426	\$1,030	\$230	\$228	\$106	\$13,630	\$13,378	\$12,184	\$11,334
1701 - 2200 sq ft	\$6,891	\$6,574	\$5,072	\$4,005	\$134	\$287	\$536	\$1,298	\$289	\$287	\$134	\$15,562	\$15,245	\$13,743	\$12,676
2201 or more sq ft	\$8,587	\$8,192	\$6,322	\$4,989	\$167	\$359	\$670	\$1,621	\$361	\$359	\$167	\$17,892	\$17,497	\$15,627	\$14,294

**TOWNHOUSE / DUPLEX**

1000 sq ft or less	\$2,577	\$2,458	\$1,896	\$1,502	\$50	\$107	\$200	\$484	\$108	\$107	\$50	\$9,997	\$9,878	\$9,316	\$8,922
1001 - 1300 sq ft	\$4,010	\$3,825	\$2,951	\$2,338	\$77	\$167	\$311	\$752	\$167	\$167	\$77	\$11,955	\$11,770	\$10,896	\$10,283
1301 - 1700 sq ft	\$5,483	\$5,231	\$4,037	\$3,187	\$106	\$228	\$426	\$1,030	\$230	\$228	\$106	\$13,974	\$13,722	\$12,528	\$11,678
1701 - 2200 sq ft	\$6,891	\$6,574	\$5,072	\$4,005	\$134	\$287	\$536	\$1,298	\$289	\$287	\$134	\$15,906	\$15,589	\$14,087	\$13,020
2201 or more sq ft	\$8,587	\$8,192	\$6,322	\$4,989	\$167	\$359	\$670	\$1,621	\$361	\$359	\$167	\$18,236	\$17,841	\$15,971	\$14,638

**MULTIFAMILY**

1000 sq ft or less	\$2,577	\$2,458	\$1,896	\$1,502	\$50	\$107	\$200	\$484	\$108	\$107	\$50	\$7,028	\$6,909	\$6,347	\$5,953
1001 - 1300 sq ft	\$4,010	\$3,825	\$2,951	\$2,338	\$77	\$167	\$311	\$752	\$167	\$167	\$77	\$8,986	\$8,801	\$7,927	\$7,314
1301 - 1700 sq ft	\$5,483	\$5,231	\$4,037	\$3,187	\$106	\$228	\$426	\$1,030	\$230	\$228	\$106	\$11,005	\$10,753	\$9,559	\$8,709
1701 - 2200 sq ft	\$6,891	\$6,574	\$5,072	\$4,005	\$134	\$287	\$536	\$1,298	\$289	\$287	\$134	\$12,937	\$12,620	\$11,118	\$10,051
2201 or more sq ft	\$8,587	\$8,192	\$6,322	\$4,989	\$167	\$359	\$670	\$1,621	\$361	\$359	\$167	\$15,267	\$14,872	\$13,002	\$11,669

**MANUFACTURED HOME**

1000 sq ft or less	\$2,577	\$2,458	\$1,896	\$1,502	\$50	\$107	\$200	\$484	\$108	\$107	\$50	\$5,497	\$5,378	\$4,816	\$4,422
1001 - 1300 sq ft	\$4,010	\$3,825	\$2,951	\$2,338	\$77	\$167	\$311	\$752	\$167	\$167	\$77	\$7,455	\$7,270	\$6,396	\$5,783
1301 - 1700 sq ft	\$5,483	\$5,231	\$4,037	\$3,187	\$106	\$228	\$426	\$1,030	\$230	\$228	\$106	\$9,474	\$9,222	\$8,028	\$7,178
1701 - 2200 sq ft	\$6,891	\$6,574	\$5,072	\$4,005	\$134	\$287	\$536	\$1,298	\$289	\$287	\$134	\$11,406	\$11,089	\$9,587	\$8,520
2201 or more sq ft	\$8,587	\$8,192	\$6,322	\$4,989	\$167	\$359	\$670	\$1,621	\$361	\$359	\$167	\$13,736	\$13,341	\$11,471	\$10,138

\* 90% of Manatee County Impact Fee Study adopted December 3, 2015