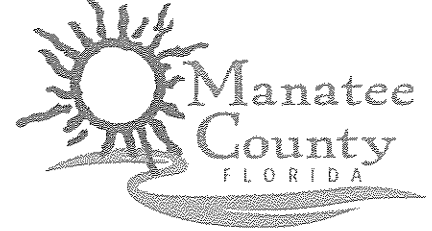


# MEMORANDUM

APPROVED In Open Session  
Manatee County Board of County Commissioners

4/10/18



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 21, 2018**

Subject: **REQUEST FOR REFUNDS**

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

This request is for the amount authorized by Manatee County Resolution R-17-069 and the Manatee County Land Development Code, Chapter 5, *Livable Manatee Incentive Program*, for the following amounts:

Reservation Number	Property	Permit Number	Impact Fees	Building Permit Fees
2018IF-03	Lot 19, Cortez Landing 4036 11 <sup>th</sup> Street East Bradenton, FL 34208	16041513	\$4,997.00	\$ N/A
		Subtotal	\$4,997.00	\$ N/A
		<b>Grand Total</b>		<b><u>\$4,997.00</u></b>

Total amount requested is \$4,997.00

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.

dc/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 1152224**

Rinehart Homes V017984  
 Vendor Name  
 7282 55th Ave E  
 Address  
 Bradenton, FL 34203  
 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)**

*Debbie Underwood*  
 Payment Authorized by:  
 REO  
 Dept/Div  
 Debbie Underwood  
 Contact Person  
 Ext 3637  
 Phone

Received by \_\_\_\_\_ Date \_\_\_\_\_

REASON FOR PURCHASE REFUND - Affordable Housing Impact Fee Program R-17-069

02/23/18

ITEM	GENERIC DESCRIPTION	QTY	UNIT	AMOUNT	ACCT KEY	OBJ	JL NUMBER	ACTIVITY
	Stephen Cannon			\$4,997.00	184.0020605	582000		
	2018IF-03							
	4036 11th Street East							
	Bradenton, FL 34208							
				4,997.00				

TOTAL AMOUNT \$ 4,997.00

**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# \_\_\_\_\_

REIMBURSEMENT TRACKING SHEET

ALL REQUESTS FOR PAYMENT ARE TO BE SUBMITTED TO COMMUNITY DEVELOPMENT MANAGER OR HOUSING AND COMMUNITY DEVELOPMENT COORDINATOR WITHIN THREE (3) WORKING DAYS OF DATE RECEIVED

AGENCY NAME: Rinehart Homes - Impact Reimb. Cannon  
DATE RECEIVED: 2-21-18 DATE DUE: 2-26-18 \$4,997  
CONTRACT MANAGER: DeLoe 2018IF-03

Cannon

PAYMENT REQUEST COMPLETED  DATE: 2-21-18  
PAYMENT REQUEST DEFICIENT  DATE: \_\_\_\_\_  
PAYMENT REQUEST REJECTED  DATE: \_\_\_\_\_

Reason for deficiency/rejection: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

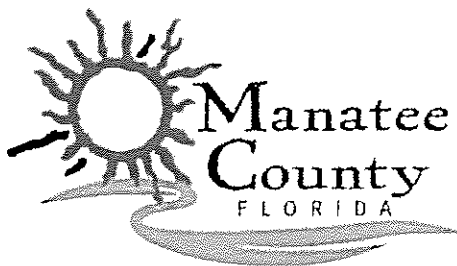
PAYMENT REQUEST RETURNED TO REVIEWER  DATE: \_\_\_\_\_  
PAYMENT REQUEST RETURNED TO CONTRACT MANAGER  DATE: \_\_\_\_\_  
PAYMENT REQUEST RETURNED TO AGENCY  DATE: \_\_\_\_\_  
PAYMENT REQUEST REVIEWED BY REVIEWER  DATE: 2/21/18  
PAYMENT REQUEST SUBMITTED TO FISCAL  DATE: 2/21/18  
PAYMENT REQUEST PROCESSED BY FISCAL  DATE: 2/23/18 DAN

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

DeLoe Cannon 2-21-18  
CONTRACT MANAGER SIGNATURE DATE  
DeLoe Cannon 2/21/18  
REVIEWER SIGNATURE\*\*\* DATE

- HOUSING AND COMMUNITY DEVELOPMENT MANAGER
- COMMUNITY DEVELOPMENT PROJECT MANAGER
- HOUSING AND COMMUNITY DEVELOPMENT SPECIALIST

\*\*\*ANY CHANGES MADE AFTER SIGNOFF BY REVIEWER MUST BE APPROVED BY THE REVIEWER\*\*\*



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

February 20, 2018

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

RE: Notification of Funding Award - Reservation # 2018IF-03  
Property Address: 4036 11<sup>th</sup> Street East Bradenton, FL 34208  
Property Location: Cortez Landings  
Purchaser: Stephen Cannon

Dear Mr. Rinehart:

Your funding request for affordable housing impact fee assistance has been reviewed for compliance with Manatee County's Resolution R-17-069 Pending Incentives and the Local Housing Assistance program requirements. Based on this review, it has been determined that you appear to meet all the requirements for reservation of funding in the total amount of \$4,997.00 for impact fee refund. Manatee County reserves the right to rescind this reservation if any changes occur on your sales agreement.

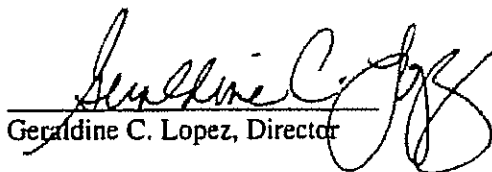
Please be advised that this funding notification is contingent upon receipt of the following information/forms by the Redevelopment and Economic Opportunity Department.

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 May 20, 2018.

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 21, 2018

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

RE: Request for payment  
Reservation # 2018IF-03  
4036 11<sup>th</sup> St. E.  
Bradenton, FL 34208

PER MANATEE COUNTY LDC  
CHAPTER 13 - FEE REFUNDS

*Denise L. Thomas* 2/21/18  
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 \$ 4,997.00 for Impact fees. 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

*Cortez Landring*  
N/A

DNRA APPROVED

*Denise L. Thomas* 2/21/18  
SIGNATURE DATE

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

**REQUEST FOR PAYMENT**  
**AFFORDABLE HOUSING PROGRAM**

MANATEE COUNTY NEIGHBORHOOD SERVICES 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:

Stephen Rinehart RESERVATION #: 2018 IF-03

PURCHASER:

Stephen Cannon

PROPERTY ADDRESS: 4036 11<sup>th</sup> St. E Bradenton, FL 34208

PERMIT NUMBER: 16041513

**AMOUNTS REQUESTED \***

Impact Fees \$ 4,997.<sup>00</sup>

Building Permit Fee \$ \_\_\_\_\_

Other (Please List) \$ \_\_\_\_\_

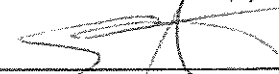
TOTAL REQUEST: \$ 4,997.<sup>00</sup>

\* PLEASE ATTACH THE FOLLOWING:

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: 02-21-18

Applicant (Developer/Contractor)

AUTHORIZED SIGNATURE:



DATE: 2/21/18

Redevelopment and Economic Opportunity Department

Please Make Check Payable to: Rinehart Homes LLC

Please Submit to: Rinehart Homes LLC

7282 55<sup>th</sup> Ave E #128

Bradenton FL 34203

Item 1 of 7

PERMIT INVOICE

OPERATOR: PERMWEB

COPY # : 1

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:19  
PARCEL ID .....: 4808111459

DATE ISSUED.....: 12/11/17  
INVOICE #.....: 3104492  
REFERENCE ID # ...: 16041513

SITE ADDRESS .....: 4036 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 ....: CGC1505113  
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
IFXNRAS	SQUARE FEET	1267.00	69.00	0.00	69.00	0.00
IFXNREDSF	SQUARE FEET	1267.00	3238.00	0.00	3238.00	0.00
IFXNRLB	SQUARE FEET	1267.00	148.00	0.00	148.00	0.00
IFXNRLW	SQUARE FEET	1267.00	276.00	0.00	276.00	0.00
IFXNRPK	SQUARE FEET	1267.00	669.00	0.00	669.00	0.00
IFXNRPS	SQUARE FEET	1267.00	149.00	0.00	149.00	0.00
IFXNRRSW	SQUARE FEET	1267.00	2078.00	0.00	2078.00	0.00
TOTAL PERMIT :			6627.00	0.00	6627.00	0.00
METHOD OF PAYMENT		AMOUNT	NUMBER			
OTHER		6627.00	E 126996880 00089460			
TOTAL INVOICE		6627.00				

MANATEE COUNTY CONSTRUCTION PERMIT  
1112 Manatee Avenue West Bradenton, Florida 34205  
06/13/2017 PERMIT NUMBER 16041513

Project Address: 4036 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:

**\*\*PARCEL INFORMATION\*\***

Parcel ID No: 4808111459  
Sec Twn Rge: S01 T35S R17E  
Lot: 19  
Block:  
Floor Elev: 39.90 NAVD  
Impact Area: CSW  
Zoning: PDR  
Overlay: NONE/NONE  
Flood Zone: X  
Flood Eleva: 0  
Fire District: SMFD

**\*\*CONTRACTOR INFORMATION\*\***

Contractor: RINEHART, STEPHEN T  
License No: CGC1505113  
Lic. Type : GEN  
DEA: RINEHART HOMES  
Address: 7282 55TH AVE E #128  
C/S/Z: BRADENTON, FL 34203  
Telephone: (941) 201-4084

**\*\*PROJECT INFORMATION\*\***

Square Footage: 1499  
Declared Value: 90000

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

NCRQD:SF3/2/1STY/CB/SHGL/\*RR AFFORDABLE HOUSING\*

LOT 19 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: 749-3078 PERMITTING FAX: 742-5887  
Permit issued by:rscherer

\_\_\_\_\_  
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





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

## ***Certificate of Occupancy***

**Certificate of Occupancy number: 16041513**

Date: 12/12/2017

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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: 12/12/2017

Project  
Address: 4036 11TH STREET EAST  
Parcel ID: 4808111459

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

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

File No./Escrow No. : 15871-47  
Print Date & Time: December 11, 2017 12:39 pm  
Officer/Escrow Officer : Scott Dunlap  
Settlement Location : 22 South Links Avenue, Suite 300  
Sarasota 34236

Property Address: 4036 11th Street East  
Bradenton, FL 34208

Borrower: Stephen B. Cannon  
2824 31st 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 13, 2017  
Disbursement Date: December 13, 2017

Description	Borrower/Buyer	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property	156,900.00	
Deposit		500.00
Loan Amount		140,313.00
<b>Prorations/Adjustments</b>		
County Taxes 12/13/17 - 01/01/18	7.33	
<b>Loan Charges to HomeBridge Financial Services, Inc.</b>		
% of Loan Amount (Points)	100.00	
Application fee	550.00	
Doc prep fee	599.00	
Appraisal Fee to Mortgage Management Consultant \$500.00 paid outside closing by Borrower		
Appraisal final inspection to MMC	175.00	
Credit Report to CIS Information Services	20.68	
Flood Certification to CoreLogic Flood Services	10.00	

Description	Borrower/Buyer	
	Debit	Credit
<b>Loan Charges to HomeBridge Financial Services, Inc. (continued)</b>		
Mortgage Insurance premium to Dept of HUD	2,413.25	
Prepaid Interest \$15.86000 per day from 12/13/17 to 01/01/18 HomeBridge Financial Services, Inc.	301.34	
<b>Impounds</b>		
Homeowner's Insurance to HomeBridge Financial Services, Inc. 3.000 months at \$56.66/month	169.98	
Proeprty Taxes to HomeBridge Financial Services, Inc. 4.000 months at \$120.25/month	481.00	
Aggregate Adjustment to HomeBridge Financial Services, Inc.		120.25
<b>Title Charges and Escrow/Settlement Charges</b>		
Closing fee on Manatee county loan to Dunlap & Moran, P.A.	150.00	
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 to Dunlap & Moran, P.A.	495.00	
Courier/Processing/Admin Fee to Dunlap & Moran, P.A.	50.00	
Florida Form 9 to Dunlap & Moran, P.A.	88.45	
Lender's Title Insurance to Dunlap & Moran, P.A. Coverage: 140,313.00 Premium: 25.00	25.00	
Title Search to Chicago Title	85.00	
Owner's Title Insurance to Dunlap & Moran, P.A. Coverage: 156,900.00 Premium: 859.50	859.50	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Manatee County Clerk of Circuit Court	122.00	
Doc stamps \$85.75 and recording \$28.50 2nd mortgage to Manatee County Clerk of Circuit Court	114.25	
Documentary Stamps - Mortgage to Manatee County Clerk of Circuit Court	491.40	
Intangible Tax Fee to Manatee County Clerk of Circuit Court	280.63	
Transfer Tax - Deed to Manatee County Clerk of Circuit Court	1,098.30	
<b>Miscellaneous</b>		
Homeowner's Insurance Premium to Gulfstream Prop and Casualty Ins Co. 12 months	680.00	
Capital contribution to Cortez Landings Homeowner Association	350.00	
HOA dues to Cortez Landings 01/01/17-12/31/17	19.52	
Reimburse Seller survey cost	150.00	
Manatee County Ship loan		24,500.00

	Debit	Credit
Subtotals	166,836.63	165,433.25
Due from Borrower		1,403.38
Totals	166,836.63	166,836.63


**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



Stephen B. Cannon



Scott Dunlap  
Esq.

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

File No./Escrow No. : 15871-47  
 Print Date & Time: December 11, 2017 5:57 pm  
 Officer/Escrow Officer : Scott Dunlap  
 Settlement Location : 22 South Links Avenue, Suite 300  
 Sarasota 34236

Property Address: 4036 11th Street East  
 Bradenton, FL 34208

Borrower: Stephen B. Cannon  
 2824 31st 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 13, 2017  
 Disbursement Date: December 13, 2017

Description	Seller	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property		156,900.00
Excess Deposit	500.00	
<b>Prorations/Adjustments</b>		
County Taxes 12/13/17 - 01/01/18		7.33
<b>Title Charges and Escrow/Settlement Charges</b>		
Attorney fees to Dunlap & Moran, P.A.	400.00	
<b>Commissions</b>		
Selling broker commission to Bright Realty	4,707.00	
<b>Government Recording and Transfer Charges</b>		
Record releases to Manatee County Clerk of Circuit Court	10.00	
Record Termination of Notice of Commencement to Manatee County Clerk of Circuit Court	18.50	

Description	Seller	
	Debit	Credit
<b>Payoff(s)</b>		
Partial release of First Mortgage Loan to Bank of the Ozarks	102,190.05	
Loan Payoff                                      102,190.05		
Total Payoff <u>102,190.05</u>		
<b>Miscellaneous</b>		
Property Taxes to Manatee County Tax Collector 12 months	142.19	
Reimburse Seller survey cost		150.00
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	107,967.74	157,057.33
<b>Due to Seller</b>	49,089.59	
<b>Totals</b>	157,057.33	157,057.33


**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: 

  
Scott Dunlap  
Esq.