

Prepared by and return to:
Helena Yeatman, Affordable Housing Development Coordinator
Manatee County Redevelopment and Economic Opportunity Department
1112 Manatee Avenue West, 5th Floor
Bradenton, FL 34205

**AGREEMENT TO TERMINATE THE LAND USE
RESTRICTION AGREEMENT
FOR ADVANTA IRA SERVICES, LLC: STEVEN DUTOIT IRA 8003882**

THIS AGREEMENT TO TERMINATE THE “LAND USE RESTRICTION AGREEMENT (LURA)” for Advanta IRA Services, LLC: Steven Dutoit IRA 8003882 is made and entered into by and between the County of Manatee, a political subdivision of the State of Florida (hereinafter referred to as the “County”), and Advanta IRA Services, LLC: Steven Dutoit, IRA 8003882, (hereinafter referred to as the “Owner” in the original recorded LURA) and Steven L. Dutoit as Trustee of the Steven L. Dutoit Revocable Living Trust u/t/d February 9, 2007 (hereinafter referred to as the “Title Owner”).

WHEREAS, the Owner entered into a Land Use Restriction Agreement for Advanta IRA Services, LLC: Steven Dutoit IRA 8003882 with the County dated September 10, 2024, pertaining to the development and sale of owner-occupied, single-family residential unit to be constructed on the property in order to provide affordable housing in Manatee County, Florida for income-eligible persons or households; and

WHEREAS the Land Use Restriction Agreement is recorded under Instrument Number 202441103714, of the Public Records of Manatee County, Florida; and

WHEREAS, the provisions of the Land Use Restriction Agreement dated September 10, 2024, between the County and the Owner cannot be satisfied due to the inability to secure an income-eligible buyer as a result of current market conditions and the property’s location; and

WHEREAS, the Owner did not receive any financial incentives or assistance from Manatee County in connection with the Land Use Restriction Agreement;

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt and sufficiency of which is hereby accepted, the parties agree as follows:

1. The Land Use Restriction Agreement for property located at 2206 53rd Avenue East, Bradenton, FL 34203 is hereby terminated.
2. The Owner and the Title Owner are released from any obligations or requirements requiring the development of affordable housing imposed due to entering into the Land Use Restriction Agreement.
3. The County is released from any and all obligations relating to providing any funding or granting other benefits to the Owner and/or the Title Owner relating to the provision of affordable housing Development.



4. This Agreement to Terminate shall become effective upon execution by both parties and recording in the Public Records of Manatee County, Florida at Owner's expense.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed, in duplicate, by their authorized representatives, this 2nd day of September, 2026.

WITNESSES:

[Signature]

Address: 4790 140th Ave N.
Clearwater, FL 33762

[Signature]

Address: 4790 140th Ave N.
Clearwater, FL 33762

OWNER

Advanta IRA Services, LLC FBO: Steven Dutoit IRA 8003882

By: [Signature]

As Its: Authorized Signatory of the Owner

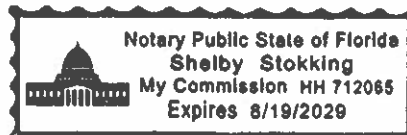
STATE OF FLORIDA

COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me this 2nd day of September, 2026, by JASON SMITH A.A.S. by means of ✓ physical presence or online notarization, and who is personally known to me who did not take an oath (or affirm).

(Stamp and Seal)

[Signature]
Signature of Notary Public



WITNESSES:

Evette Branch
EVETTE BRANCH
Address: 1824 Ormley Way
Sarasota, FL 34234

Nicole Jordan
NICOLE JORDAN
Address: 9040 TOWN CENTER PKWY
BRADENTON, FL 34202

TITLE OWNER

The Steven L. Dutoit Revocable Living Trust u/t/d February 9, 2007

By: [Signature]

As Its: Authorized Signatory of the Title Owner

Steven L. Dutoit as Trustee of the Steven L.
Dutoit Revocable Living Trust u/t/d February 9,
2007

STATE OF FLORIDA

COUNTY OF Hillsborough

SWORN AND SUBSCRIBED before me this 2nd day of September, 2026, by Steven L Dutoit
[Signature], by means of ☒ physical presence or ☐ online notarization, and
who is personally known to me who did not take an oath (or affirm). Notary

(Stamp and Seal)

[Signature]
Signature of Notary Public



WITNESSES:

Jennifer Golden
Address: _____

9040 Town Center Parkway
Lakewood Ranch, FL 34202

Lisa Badham
Address: _____

9040 Town Center Pkwy
Lakewood Ranch, FL 34202

STATE OF FLORIDA

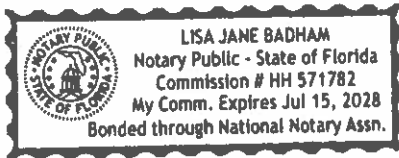
COUNTY OF manatee

SWORN AND SUBSCRIBED before me this 3 day of September, 2026, by William Manfull, by means of ☒ physical presence or ☐ online notarization, and who is personally known to me who did not take an oath (or affirm).

FL DL PRESENTED

(Stamp and Seal)

[Signature]
Signature of Notary Public



DEVELOPER

William Manfull

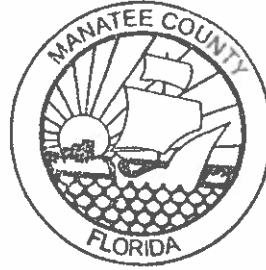
By: _____

As Its: Authorized Signatory of the Developer

MANATEE COUNTY, FLORIDA

By: Board of County Commissioners

By: *TL* Chairman *9/22/26*



ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

By: *Robin Deth, DC*
Deputy Clerk



September 22, 2026 - Regular Meeting

Subject

Execution of Agreement to Terminate the Land Use Restriction Agreement for 2206 53rd Avenue East, Bradenton, FL 34203, Deborah Ash, Housing and Community Development Coordinator - District 2

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Deborah Ash, Housing and Community Development Coordinator, ext. 3478
Tracie Adams, Deputy Director, ext. 3646

Action Requested

Execution of Agreement to Terminate the Land Use Restriction Agreement for 2206 53rd Avenue East, Bradenton, FL 34203.

Enabling/Regulating Authority

11.1.4 - Efficiency in Service Delivery

Applicable Advisory Board

N/A

Background Discussion

On September 10, 2024, a Land Use Restriction Agreement (LURA) for the Livable Manatee Homeownership Incentive Program was executed between Advanta IRA Services, LLC: Steven Dutoit IRA 8003882 (Owner), William Manfull (Developer), and Manatee County for the development of one single-family home to be sold to an income-eligible household.

On July 23, 2026, Manatee County received a request from the Owner to terminate the LURA for the property located at 2206 53rd Avenue East, Bradenton, FL 34203. The Owner cited the following reasons for the request:

- No financial incentives were received from Manatee County for this project.
- Currently, there is a contract in place to sell the property to a disabled veteran buyer, who does not meet the program's income eligibility requirements.

Due to the perspective buyer's income exceeding the eligibility requirements and given that no financial incentives were provided for the property, it is recommended that the existing Land Use Restriction Agreement be formally terminated.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please provide an original executed Agreement to Terminate the Land Use Restriction and Deed Restriction Agreement to Deborah Ash, ext. 3478, Community and Veterans Services Department (Deborah.Ash@mymanatee.org)

Cost and Funds Source Account Number and Name

None

Amount and Frequency of Recurring Costs

None

Original Agmt to D. Ash to have owner record in
official records at his expense, 9/24/26, RT