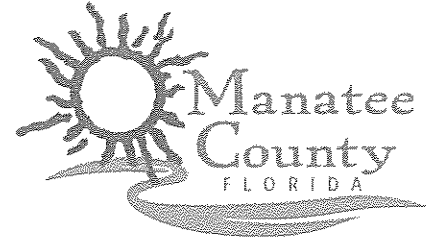


MEMORANDUM



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 th Street East Bradenton, FL 34208	16041513	\$4,997.00	\$ N/A
		Subtotal	\$4,997.00	\$ N/A
		Grand Total		<u>\$4,997.00</u>

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: _____

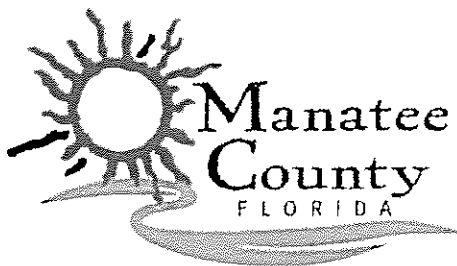
PAYMENT REQUEST RETURNED TO REVIEWER DATE: _____
PAYMENT REQUEST RETURNED TO CONTRACT MANAGER DATE: _____
PAYMENT REQUEST RETURNED TO AGENCY DATE: _____
PAYMENT REQUEST REVIEWED BY REVIEWER DATE: 2/21/18
PAYMENT REQUEST SUBMITTED TO FISCAL DATE: 2/21/18
PAYMENT REQUEST PROCESSED BY FISCAL DATE: 2/23/18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

Additional Comments: _____

DeLoe Cannon 2-21-18
CONTRACT MANAGER SIGNATURE DATE
DeLoe Thomas 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 11th 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.

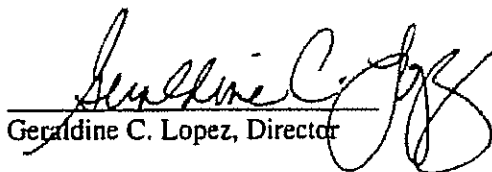
Please be advised that this funding notification is contingent upon receipt of the following information/forms by the Redevelopment and Economic Opportunity Department.

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 11th 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 11th St. E Bradenton, FL 34208
PERMIT NUMBER: 16041513

AMOUNTS REQUESTED *

Impact Fees \$ 4,997.⁰⁰
Building Permit Fee \$ _____
Other (Please List) \$ _____
TOTAL REQUEST: \$ 4,997.⁰⁰

* 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: Denise S. Thomas DATE: 2/21/18

Redevelopment and Economic Opportunity Department

Please Make Check Payable to: Rinehart Homes LLC
Please Submit to: Rinehart Homes LLC
7282 55th 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

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
Financial		
Sale Price of Property	156,900.00	
Deposit		500.00
Loan Amount		140,313.00
Prorations/Adjustments		
County Taxes 12/13/17 - 01/01/18	7.33	
Loan Charges to HomeBridge Financial Services, Inc.		
% 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
Loan Charges to HomeBridge Financial Services, Inc. (continued)		
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	
Impounds		
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
Title Charges and Escrow/Settlement Charges		
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	
Government Recording and Transfer Charges		
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	
Miscellaneous		
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
Financial		
Sale Price of Property		156,900.00
Excess Deposit	500.00	
Prorations/Adjustments		
County Taxes 12/13/17 - 01/01/18		7.33
Title Charges and Escrow/Settlement Charges		
Attorney fees to Dunlap & Moran, P.A.	400.00	
Commissions		
Selling broker commission to Bright Realty	4,707.00	
Government Recording and Transfer Charges		
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
Payoff(s)		
Partial release of First Mortgage Loan to Bank of the Ozarks	102,190.05	
Loan Payoff <u>102,190.05</u>		
Total Payoff <u><u>102,190.05</u></u>		
Miscellaneous		
Property Taxes to Manatee County Tax Collector 12 months	142.19	
Reimburse Seller survey cost		150.00
	Debit	Credit
Subtotals	107,967.74	157,057.33
Due to Seller	49,089.59	
Totals	157,057.33	157,057.33

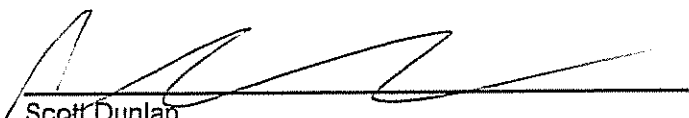
Acknowledgement

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.