

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-02	Lot 48, Cortez Landing 4115 11 th Street East Bradenton, FL 34208	16041573	\$4,997.00	\$ N/A
		Subtotal	\$4,997.00	\$ N/A
		Grand Total		\$4,997.00

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 1152225

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 _____

REFUND - Affordable Housing Impact Fee Program R-17-069

REASON FOR PURCHASE

02/23/18

ITEM	GENERIC DESCRIPTION	QTY	UNIT	AMOUNT	ACCT KEY	OBJ	JL NUMBER	ACTIVITY
	Deidre Morris			\$4,997.00	184.0020605	582000		
	2018IF-02							
	4115 11th Street East							
	Bradenton, FL 34208							

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 Reimbursement Morris
DATE RECEIVED: 2-21-18 DATE DUE: 2-26-18 #4,997 2018IF-02
CONTRACT MANAGER: Debbie C Morris

PAYMENT REQUEST COMPLETED [X] DATE: 2-21-18
PAYMENT REQUEST DEFICIENT [] DATE:
PAYMENT REQUEST REJECTED [] DATE:

Reason for deficiency/rejection:

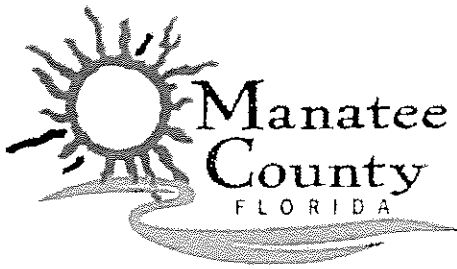
PAYMENT REQUEST RETURNED TO REVIEWER [] DATE:
PAYMENT REQUEST RETURNED TO CONTRACT MANAGER [] DATE:
PAYMENT REQUEST RETURNED TO AGENCY [] DATE:
PAYMENT REQUEST REVIEWED BY REVIEWER [X] DATE: 2/21/18
PAYMENT REQUEST SUBMITTED TO FISCAL [X] DATE: 2/21/18 Rcvd 2/22/18 DAK
PAYMENT REQUEST PROCESSED BY FISCAL [X] DATE: 2/23/18

Additional Comments:

Debbie Creamer 2-21-18
CONTRACT MANAGER SIGNATURE DATE
Denise S. 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-02
Property Address: 4115 11th Street East Bradenton, FL 34208
Property Location: Cortez Landings
Purchaser: Deirdre Morris

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.

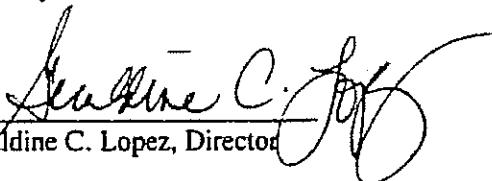
Please be advised that this funding notification is contingent upon receipt of the following information/forms by the Redevelopment and Economic Opportunity Department.

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

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-02

PURCHASER: Deirdre Morris

PROPERTY ADDRESS: 4115 11th St. E. Bradenton, FL 34208

PERMIT NUMBER: 16041573

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

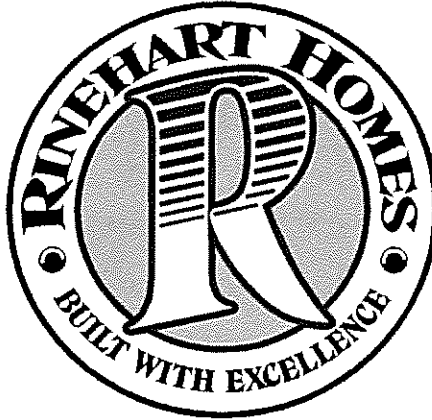
Redevelopment and Economic Opportunity Department

Please Make Check Payable to: Rinehart Homes LLC

Please Submit to: Rinehart Homes LLC

7282 55th Ave E #128

Bradenton FL 34203



February 21, 2018

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

RE: Request for payment
Reservation # 2018IF-02
4115 11th St. E.
Bradenton, FL 34208

PER MANATEE COUNTY LDC
CHAPTER 85 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 Sanding

LURA APPROVED

4/0

Denise L Thomas 2/21/18
SIGNATURE DATE

MANATEE COUNTY

Item 1 of 12

PERMIT INVOICE

OPERATOR: PERMWEB

COPY # : 0

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:48
 PARCEL ID: 4808112909

DATE ISSUED.....: 04/07/17
 INVOICE #.....: 810001959
 REFERENCE ID # ...: 16041573

SITE ADDRESS: 4115 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: RINEHART HOMES LLC
 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
FBCSC10	3.0%	569.62	17.09	0.00	17.09	0.00
FSMFDR	FLAT RATE	1.00	500.00	0.00	500.00	0.00
NEW RESD	SQUARE FEET	1499.00	569.62	130.00	439.62	0.00
UCSSFIF	SwrFIF	1.00	3027.00	0.00	3027.00	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
FBCSC10	3.0%	569.62	17.09	0.00	17.09	0.00
FSMFDR	FLAT RATE	1.00	500.00	0.00	500.00	0.00
NEW RESD	SQUARE FEET	1499.00	569.62	130.00	439.62	0.00
UCSSFIF	SwrFIF	1.00	3027.00	0.00	3027.00	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 :			13367.42	260.00	13107.42	0.00
METHOD OF PAYMENT		AMOUNT	NUMBER			
CHECK		13107.42	4731			
TOTAL INVOICE		13107.42				

Because fees were paid using one check address is incorrect, However Parcel ID is - This cannot be corrected per permitting

MANATEE COUNTY CONSTRUCTION PERMIT
1112 Manatee Avenue West Bradenton, Florida 34205
04/07/2017 PERMIT NUMBER 16041573

Project Address: 4115 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: 4808112909
Sec Twn Rge: S01 T35S R17E
Lot: 48
Block:
Floor Elev: 39.85 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

PROJECT INFORMATION

Square Footage: 1499
Declared Value: 90000

Telephone: (941) 201-4084

PROJECT INFORMATION/NOTES/CONDITIONS

NCRQD:NEW SF:3/2/1-STRY/CB/SHINGLE/WTR/SWR
AFFORDABLE HOUSING

LOT 48 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: scharles

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: 16041573

Date: 10/5/2017

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: **6/7/2017**

Project
Address: **4115 11TH STREET EAST**
Parcel ID: **4808112909**

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. : 15871-52
Print Date & Time: October 6, 2017 12:50 pm
Officer/Escrow Officer :
Settlement Location : 22 South Links Avenue, Suite 300
Sarasota 34236

Property Address: 4115 11th Street East
Bradenton, FL 34208

Borrower: Deirdre Patrice Morris
1009 35th Avenue East
Bradenton, FL 34208

Seller: Rinehart Homes, LLC, a Florida limited liability company
7282 55th Avenue E, #128
Bradenton, FL 34203

Lender: Bank of the Ozarks

Settlement Date: October 11, 2017
Disbursement Date: October 11, 2017

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Lender Credits from Bank of the Ozarks		103.60
Sale Price of Property	153,000.00	
Deposit		500.00
Loan Amount		134,000.00
Prorations/Adjustments		
County Taxes 01/01/17 - 10/11/17		208.01
Loan Charges to Bank of the Ozarks		
application fee	999.00	
Appraisal Fee to martin Appraisal Services Inc.	450.00	
Credit Report to Equifax Mortgage solutions	17.36	
Data Facts to Data Facts	34.00	
Flood Certification to coreLogic Flood Services	15.50	
Prepaid Interest \$14.68490 per day from 10/11/17 to 11/01/17 Bank of the Ozarks	308.38	

Description	Borrower/Buyer	
	Debit	Credit
Loan Charges to Bank of the Ozarks (continued)		
Impounds	106.74	
Homeowner's Insurance to Bank of the Ozarks 3.000 months at \$35.58/month	46.58	
Property Taxes to Bank of the Ozarks 2.000 months at \$23.29/month		35.56
Aggregate Adjustment to Bank of the Ozarks		
Title Charges and Escrow/Settlement Charges	150.00	
closing fee Shipp loan to Dunlap & Moran, P.A.	25.00	
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.	495.00	
Closing Fee to Dunlap & Moran, P.A.	50.00	
Courier/Processing/Admin Fee to Dunlap & Moran, P.A.	86.50	
Florida Form 9 to Dunlap & Moran, P.A.	25.00	
Lender's Title Insurance to Dunlap & Moran, P.A. Coverage: 134,000.00 Premium: 25.00	85.00	
Title Search to Chicago Title	840.00	
Owner's Title Insurance to Dunlap & Moran, P.A. Coverage: 153,000.00 Premium: 840.00		
Government Recording and Transfer Charges	130.50	
Recording Fees to Manatee County Clerk of Circuit Court	103.60	
Doc stamps on Ship loan to Manatee County Clerk of Circuit Court	469.00	
Documentary Stamps - Mortgage to Manatee County Clerk of Circuit Court	268.00	
Intangible Tax Fee to Manatee County Clerk of Circuit Court	28.50	
Record 2nd Shipp loan to Manatee County Clerk of Circuit Court	1,071.00	
Transfer Tax - Deed to Manatee County Clerk of Circuit Court		
Miscellaneous	427.00	
Homeowner's Insurance Premium to Tropical Insurance of Manasota 12 months	350.99	
HOId for 2017 real estate taxes to Manatee County Tax Collector 12 months	350.00	
Capital contribution to Cortez Landings Homeowner Association	84.25	
HOA dues to Cortez Landings 01/01/17-12/31/17	150.00	
Reimburse Seller survey cost		24,500.00
Manatee County Shipp loan		

	Debit	Credit
	160,191.90	159,347.17
Subtotals		844.73
Due from Borrower	160,191.90	160,191.90
Totals		


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



 Deirdre Patrice Morris



 Escrow Officer

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

File No./Escrow No. : 15871-52
 Print Date & Time: October 10, 2017 4:00 pm
 Officer/Escrow Officer :
 Settlement Location : 22 South Links Avenue, Suite 300
 Sarasota 34236

 Property Address: 4115 11th Street East
 Bradenton, FL 34208
 Borrower: Deirdre Patrice Morris
 1009 35th Avenue East
 Bradenton, FL 34208
 Seller: Rinehart Homes, LLC, a Florida limited liability company
 7282 55th Avenue E, #128
 Bradenton, FL 34203
 Lender: Bank of the Ozarks

 Settlement Date: October 11, 2017
 Disbursement Date: October 11, 2017

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		153,000.00
Excess Deposit	500.00	
Prorations/Adjustments		
County Taxes 01/01/17 - 10/11/17	208.01	
Title Charges and Escrow/Settlement Charges		
Attorney fees to Dunlap & Moran, P.A.	400.00	
Commissions		
Selling broker commission to Bright Realty	4,590.00	
Government Recording and Transfer Charges		
Record Termination of Notice of Commencement to Manatee County Clerk of Circuit Court	18.50	

