

**Manatee County
Board of County Commissioners
Audit Slip**

AUDIT SLIP NUMBER

AS 1152215

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)

Received by _____ Date _____

Debbie Underwood

Payment Authorized by:

REO

Dept/Div

Debbie Underwood

Contact Person

Ext. 3637
Phone

REASON FOR PURCHASE _____ 02/16/18

ITEM	GENERIC DESCRIPTION	QTY	UNIT	AMOUNT	ACCT KEY	OBJ	JL NUMBER	ACTIVITY
	REFUND - Affordable Housing Impact Fee Program R-07-58							
	Missionma J. Tarwoe			\$4,997.00	184.0020605	552000		
	2017IF-10							
	Permit #10641555							
	1142 42nd Terr 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# _____

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** *DLT*

Date: **February 12, 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
2017IF-10	Lot 34, Cortez Landing 1142 42 nd Terrace East Bradenton, FL 34208	16041555	\$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
REQUEST FOR PAYMENT
LIVABLE MANATEE AFFORDABLE HOUSING PROGRAM

MANATEE COUNTY REDEVELOPMENT AND ECONOMIC OPPORTUNITY 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 Rinzhart RESERVATION #: 2017 IF-10

PURCHASER: Messioanna J. Tarwoe

PROPERTY ADDRESS: 1142 42nd Ter E. Bradenton, FL 34208

PERMIT NUMBER: 16041555

AMOUNTS REQUESTED *

Impact Fees \$ 4,997.00


Other (Please List) \$ _____

TOTAL REQUEST: \$ 4,997

* PLEASE ATTACH THE FOLLOWING:

Letter requesting payment 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: 02-09-18

Applicant (Developer/Contractor)

AUTHORIZED SIGNATURE:  DATE: 2/14/18

Redevelopment and Economic Opportunity Department

Please Make Check Payable to: Rinzhart Homes LLC

Please Submit to: Rinzhart Homes LLC

7282 55th Ave E. #128

Bradenton FL 34203



February 9, 2018

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

RE: Request for payment
Reservation # 2017IF-10
4142 11th St. E.
Bradenton, Fl 34208

PER MANATEE COUNTY LDC
CHAPTER 175 FEE REFUNDS

Denise L. Thomas 2/14/18
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 a total of \$ 4,997.00. 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
Carter Sanding
LURA APPROVE: *N/A*
Denise L. Thomas 2/14/18
SIGNATURE DATE



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

February 7, 2018

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

RE: **Notification of Funding Award - Reservation # 2017IF-10**
Property Address: 1142 42nd Terrace East Bradenton, FL 34208
Property Location: Cortez Landings
Purchaser: Messionmai Tarwoe

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 7, 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

Item 1 of 6

PERMIT INVOICE

OPERATOR: PERMWEB

COPY # : 0

Sec:01 Twp:35S Rng:17E Sub:4808100 Blk: Lot:34
 PARCEL ID: 4808112209

DATE ISSUED.....: 01/23/17
 INVOICE #.....: 310021155
 REFERENCE ID # ...: 16041555

SITE ADDRESS: 1142 42ND TER 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
 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
TOTAL PERMIT :			6683.71	130.00	6553.71	0.00
METHOD OF PAYMENT		AMOUNT	NUMBER			
CHECK		6553.71	4653			
TOTAL INVOICE		6553.71				

MANATEE COUNTY CONSTRUCTION PERMIT
1112 Manatee Avenue West Bradenton, Florida 34205
01/23/2017 PERMIT NUMBER 16041555

Project Address:1142 42ND TER 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: 4808112209
Sec Twn Rge: S01 T35S R17E
Lot: 34
Block:
Floor Elev: 39.97 NAVD
Impact Area: CSW
Zoning: PDR
Overlay: NONE/NONE

CONTRACTOR INFORMATION

Contractor: RINEHART, STEPHEN T
License No: CGC1505113
Lic. Type : GEN
DBA: RINEHART HOMES
Address: 7282 55TH AVE E #128
C/S/Z: BRADENTON, FL 34203

Flood Zone: X
Flood Eleva: 0
Fire District: SMFD

Telephone: (941) 201-4084

PROJECT INFORMATION

Square Footage: 1499
Declared Value: 90000

PROJECT INFORMATION/NOTES/CONDITIONS

NCRQD:SF 3/2/1STRY/CB/SHINGLE
RR-AFFORDABLE HOUSING

LOT 34 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:malbritt

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: 16041555

Date: 11/9/2017

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: **5/19/2017**

Project
Address: **1142 42ND TERRACE EAST**
Parcel ID: **4808112209**

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. : 15871-30
 Print Date & Time: June 28, 2017 10:09 am
 Officer/Escrow Officer :
 Settlement Location : 22 South Links Avenue, Suite 300
 Sarasota 34236

Property Address: 1142 42nd Terrace East
 Bradenton, FL 34208

Borrower: Missionmai Tarwoe
 1142 42nd Terrace East
 Bradenton, FL 34208

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

Lender: Homestead Funding Corp.

Settlement Date: June 29, 2017
 Disbursement Date: June 29, 2017

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		151,900.00
Excess Deposit	1,500.00	
Prorations/Adjustments		
County Taxes 01/01/17 - 06/29/17	59.66	
Title Charges and Escrow/Settlement Charges		
Attorney fees to Dunlap & Moran, P.A.	400.00	
Commissions		
Selling Agent Commission to Blakely & Associates Realty	4,467.00	
Government Recording and Transfer Charges		
Record releases to Manatee County Clerk of Circuit Court	28.50	

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

File No./Escrow No. : 15871-30
 Print Date & Time: June 28, 2017 10:07 am
 Officer/Escrow Officer :
 Settlement Location : 22 South Links Avenue, Suite 300
 Sarasota 34236

Property Address: 1142 42nd Terrace East
 Bradenton, FL 34208

Borrower: Missionmai Tarwoe
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 7282 55th Avenue E, #128
 Bradenton, FL 34203

Lender: Homestead Funding Corp.

Settlement Date: June 29, 2017
 Disbursement Date: June 29, 2017

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Lender Credits from Homestead Funding Corp.		0.22
Sale Price of Property	151,900.00	
Deposit		1,500.00
Loan Amount		130,138.00
Prorations/Adjustments		
County Taxes 01/01/17 - 06/29/17		59.66
Loan Charges to Homestead Funding Corp.		
% of Loan Amount (Points)	1,464.05	
origination fee	795.00	
Appraisal Fee to Evaluate, Ltc	425.00	
Credit Report to CBCInnovis	33.50	
Flood Certification to CBC	7.00	
Mortgage Insurance repmium to Dept of HUD	2,238.25	

Description	Borrower/Buyer	
	Debit	Credit
Loan Charges to Homestead Funding Corp. (continued)		
Prepaid Interest \$13.81600 per day from 06/29/17 to 07/01/17 Homestead Funding Corp.	27.63	
Impounds		
Homeowner's Insurance to Homestead Funding Corp. 3.000 months at \$47.17/month	141.51	
Property Taxes to Homestead Funding Corp. 10.000 months at \$198.43/month	1,984.30	
Aggregate Adjustment to Homestead Funding Corp.		235.85
Title Charges and Escrow/Settlement Charges		
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.	415.00	
Closing fee second mortgage to Dunlap & Moran, P.A.	425.00	
Courier/Processing/Admin Fee to Dunlap & Moran, P.A.	50.00	
Florida Form 9 to Dunlap & Moran, P.A.	85.95	
Lender's Title Insurance to Dunlap & Moran, P.A. Coverage: 130,138.00 Premium: 25.00	25.00	
Title Policy Surcharge to Chicago Title	3.28	
Title Search to Chicago Title	85.00	
Owner's Title Insurance to Dunlap & Moran, P.A. Coverage: 151,900.00 Premium: 834.50	834.50	
Government Recording and Transfer Charges		
Recording Fees to Manatee County Clerk of Circuit Court	96.50	
Documentary Stamps - Mortgage to Manatee County Clerk of Circuit Court	455.70	
Intangible Tax Fee to Manatee County Clerk of Circuit Court	260.28	
Recording fees on 2nd mortgage to Manatee County Clerk of Circuit Court	128.25	
Transfer Tax - Deed to Manatee County Clerk of Circuit Court	1,063.30	
Miscellaneous		
Homeowner's Insurance Premium to ASI Preferred Insurance Corp 12 months	566.00	
Capital contribution to Cortez Landings Homeowner Association	350.00	
HOA dues to Cortez Landings 01/01/17-01/01/18	191.10	
survey cost reimbursement	150.00	
Manatee County Shipp loan		28,500.00

	Debit	Credit
Subtotals	164,251.10	160,433.73
Due from Borrower		3,817.37
Totals	164,251.10	164,251.10

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

Messionmai Tarwoe

Messionmai Tarwoe

[Signature]
Escrow Officer

RESOLUTION R-17-069

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING AFFORDABLE HOUSING; ESTABLISHING THE LIVABLE MANATEE INCENTIVE PROGRAM FOR QUALIFIED NEW AFFORDABLE HOUSING IN UNINCORPORATED MANATEE COUNTY; AUTHORIZING THE ESTABLISHMENT OF ADMINISTRATIVE PROCEDURES; RESCINDING AND REPLACING RESOLUTIONS R-07-37 AND R-07-58; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Housing Element of the Manatee County Comprehensive Plan mandates the establishment and implementation of programs to meet the County's affordable housing needs; and

WHEREAS, Section 125.01055 and Part VII of Chapter 420, Florida Statutes, encourage the adoption of affordable housing incentive strategies; and

WHEREAS, sharp increases in the median purchase price of a home and the cost of rental housing have far outstripped the increases in median income in the state, limiting the County's workforce from accessing affordable rental and homeownership housing opportunities; and

WHEREAS, it is in the interest of the public health, safety and welfare for the County to provide housing opportunities to qualified low and moderate-income residents of owner-occupied and multi-family rental affordable housing pursuant to Section 125.01055 and Part VII of Chapter 420, Florida Statutes; and

WHEREAS, the Board of County Commissioners finds that the support of affordable housing through the expenditure of public funds as provided in this Resolution serves a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THAT:

SECTION 1. ESTABLISHMENT OF LIVABLE MANATEE INCENTIVE PROGRAM. The Livable Manatee Incentive Program (Program), inclusive of the Livable Manatee Homeownership Incentives and the Livable Manatee Home Rental Incentives, is hereby established to encourage the development of affordable housing units in unincorporated Manatee County, and to protect the County's investment in affordable housing.

- (a) Homeownership Incentives. The goal of the Livable Manatee Homeownership Incentives shall be to foster the construction of new affordable owner-occupied dwelling units within mixed-income developments and encourage scattered site, infill development. Dwelling units qualifying for these incentives shall meet the following criteria:

Resolution R-17-069

- i. They shall be located in unincorporated Manatee County.
 - ii. If a new subdivision is under development with more than 18 units, the affordable units incentivized shall comprise no more than 33% of the total dwellings within the development in which they are being built.
- (b) Rental Home Incentives. The goal of the Livable Manatee Home Rental Incentives shall be to foster the construction of new mixed-income rental communities that include in their composition affordable dwelling units. Dwelling units qualifying for these incentives shall meet the following criteria:
- i. They shall be located in unincorporated Manatee County.
 - ii. They shall also be located in the Urban Service Area or within one-quarter (1/4) mile of a MCAT bus route.
 - iii. The number of affordable dwelling units shall be equal to at least 25% of the total number of dwelling units but no more than 50% of the units in the development in which they are being built will be eligible for the incentive.
- (c) Additional Criteria. All dwelling units qualifying for participation in the Program shall also meet the following criteria:
- i. They shall be subject to a Land Use Restriction Agreement (LURA) between the developer and the County, requiring that they remain qualified affordable dwellings under terms established by the Program. The LURA shall specify the Program incentives to be provided to the developer for qualifying affordable units pursuant to this Resolution.
 - ii. They shall be "affordable" within the meaning set forth in Florida Statute 420.9071.
 - iii. They shall comply with the requirements of the County's Comprehensive Plan and Land Development Code (LDC), and any administrative procedures adopted pursuant to Section 2.
 - iv. Conversions of buildings to residential use to include affordable housing units shall be permitted under this Program. The number of affordable dwelling units shall be equal to at least 25% of the total number of dwelling units but no more than 50% of the units in the development will be eligible for the incentive.
- (d) County Financial Assistance. For affordable housing units qualifying for the incentives established above, the County may pay 100% of the following fees, assessed on the qualifying affordable housing units only:

Resolution R-17-069

- i. County impact fees levied pursuant to Chapter 11 of the LDC;
- ii. Educational facilities impact fees levied pursuant to Article VII, Division 2, of Chapter 2-29 of the County's Code of Ordinances; and
- iii. Facility investment fees levied pursuant to Article VIII of Chapter 2-31 of the County's Code of Ordinances.

Moneys shall be paid or transferred by the County directly to the appropriate fund or account or, in the case of school impact fees, directly to the Manatee County School District, on behalf of the developer of the qualifying affordable units.

- (e) Pending Incentives. Any affordable housing unit(s) approved and under consideration for incentives pursuant to the Manatee County Affordable Housing Impact Fee Program pursuant to R-07-58 as of the date of the adoption of this Resolution may be eligible for such assistance.
- (f) Source of Funds. The Manatee County Affordable Housing Subsidy Fund shall be used to fund the incentives authorized pursuant to this Resolution. The provision of incentives for any qualified affordable housing units shall be subject to availability of funds and subject to budgeting and appropriation of such funds by the Board of County Commissioners. The Board of County Commissioners may, in its sole discretion, replenish the Affordable Housing Subsidy Fund to fulfill the objectives of the Livable Manatee Incentive Program.

SECTION 2. ADMINISTRATIVE PROCEDURES. The County Administrator is authorized to establish administrative procedures for the implementation of this Resolution.

SECTION 3. REPEAL AND REPLACEMENT. This Resolution repeals and replaces Resolutions R-07-37 and R-07-58. The Manatee County Affordable Housing Impact Fee Program established pursuant to Resolution R-07-58 is hereby replaced by the Program authorized herein.

SECTION 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provisions shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution. In the event of a conflict with any existing resolution, this Resolution shall prevail.


SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

Resolution R-17-069

APPROVED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS
22nd DAY OF August, 2017.

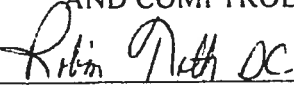
BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____


Chairperson Betsy Benac

ATTEST: ANGELINA M. COLONNESO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

By: _____


Deputy Clerk

