

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

AUDIT SLIP NUMBER

**AS 1152216**

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

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

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							
	Kelly McIntyre			\$4,997.00	184.0020605	552000		
	2017IF-13							
	Permit # 16041570							
	4111 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# \_\_\_\_\_

# 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**

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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:

<b>Reservation Number</b>	<b>Property</b>	<b>Permit Number</b>	<b>Impact Fees</b>	<b>Building Permit Fees</b>
2017IF-13	Lot 49, Cortez Landing 4111 11 <sup>th</sup> Street East Bradenton, FL 34208	16041570	\$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  
**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 Rinshart RESERVATION #: 2017 IF-13

PURCHASER: Kelly McIntyre

PROPERTY ADDRESS: 4111 11<sup>th</sup> St. E. Bradenton, FL 34208

PERMIT NUMBER: 16041570

**AMOUNTS REQUESTED \***

Impact Fees \$ 4,997.00

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

TOTAL REQUEST: \$ 4,997.00

\* 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: [Signature] DATE: 02-07-18  
Applicant (Developer/Contractor)

AUTHORIZED SIGNATURE: [Signature] DATE: 2/14/18  
Redevelopment and Economic Opportunity Department

Please Make Check Payable to: Rinshart Homes LLC  
Please Submit to: Rinshart Homes LLC  
7282 55<sup>th</sup> Ave E. #128  
Bradenton FL 34203



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-13**  
Property Address: 4111 11<sup>th</sup> Street East Bradenton, FL 34208  
Property Location: Cortez Landings  
Purchaser: Kelly McIntyre

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



February 9, 2018

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

RE: Request for payment  
Reservation # 2017IF-13  
4111 11<sup>th</sup> St. E.  
Bradenton, FL 34208

PER MANATEE COUNTY LDC  
CHAPTER 705 FEE REFUNDS  
*Denise 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  
*Correa Sanchez*  
NIA  
LURA APPROVED  
*Denise Thomas 2/14/18*  
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				

When permit fee 4111 is pulled up - these fees come up under 4115 - per permitting, because one check was used to pay for all permits applied for at same time - they cannot split fees -

MANATEE COUNTY CONSTRUCTION PERMIT  
1112 Manatee Avenue West Bradenton, Florida 34205  
04/07/2017 PERMIT NUMBER 16041570

Project Address: 4111 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: 4808112959  
Sec Twn Rge: S01 T35S R17E  
Lot: 49  
Block:  
Floor Elev: 39.82 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:NEW SF:3/2/1-STRY/CB/SHINGLE/WTR/SWR  
AFFORDABLE HOUSING

LOT 49 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.

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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

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

File No./Escrow No. : 15871-38  
Print Date & Time: August 7, 2017 3:53 pm  
Officer/Escrow Officer :  
Settlement Location : 22 South Links Avenue, Suite 300  
Sarasota 34236

Property Address: 4111 11th Street East  
Bradenton, FL 34208

Borrower: Kelly McIntyre  
2913 River Trace Circle  
Bradenton, FL 34208

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

Lender: NFM, Inc. dba NFM Lending

Settlement Date: August 08, 2017  
Disbursement Date: August 08, 2017

Description	Borrower/Buyer	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property	152,900.00	
Deposit		500.00
Loan Amount		133,597.00
Seller Credit		2,061.33
<b>Prorations/Adjustments</b>		
County Taxes 01/01/17 - 08/08/17		72.98
<b>Loan Charges to NFM, Inc. dba NFM Lending</b>		
0.126% of Loan Amount (Points)	167.00	
Application fees	995.00	
Appraisal Fee to Nationwide Property and Appraisal	635.00	
Credit Report to Network Credit Services	44.45	
Mortgage Insurance to Dept of HUD	2,297.75	



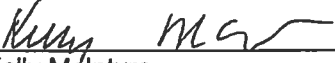
Description	Borrower/Buyer	
	Debit	Credit
<b>Loan Charges to NFM, Inc. dba NFM Lending (continued)</b>		
Prepaid Interest \$15.56000 per day from 08/08/17 to 09/01/17 NFM, Inc. dba NFM Lending	373.44	
<b>Impounds</b>		
Homeowner's Insurance to NFM, Inc. dba NFM Lending 3.000 months at \$35.58/month	106.74	
Property Taxes to NFM, Inc. dba NFM Lending 12.000 months at \$84.19/month	1,010.28	
Aggregate Adjustment to NFM, Inc. dba NFM Lending		106.74
<b>Title Charges and Escrow/Settlement Charges</b>		
Closing fee second mortgage 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.	86.45	
Lender's Title Insurance to Dunlap & Moran, P.A. Coverage: 133,597.00 Premium: 25.00	25.00	
Title Search to Chicago Title	85.00	
Owner's Title Insurance to Dunlap & Moran, P.A. Coverage: 152,900.00 Premium: 839.50	839.50	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Manatee County Clerk of Circuit Court	122.00	
Documentary Stamps - Mortgage to Manatee County Clerk of Circuit Court	467.60	
Intangible Tax Fee to Manatee County Clerk of Circuit Court	267.19	
Recording fees 2nd mortgage to Manatee County Clerk of Circuit Court	123.35	
Transfer Tax - Deed to Manatee County Clerk of Circuit Court	1,070.30	
<b>Miscellaneous</b>		
Homeowner's Insurance Premium to Tropical Insurance of Manasota 12 months	427.00	
Capital contribution to Cortez Landings Homeowner Association	350.00	
HOA dues to Cortez Landings 01/01/17-01/01/18	150.00	
Reimburse seller for survey cost	150.00	
Manatee County Ship loan		27,100.00

	Debit	Credit
<b>Subtotals</b>	163,438.05	163,438.05
<b>Totals</b>	163,438.05	163,438.05

**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

  
\_\_\_\_\_  
Kelly McIntyre

  
\_\_\_\_\_  
Escrow Officer



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

## ***Certificate of Occupancy***

**Certificate of Occupancy number: 16041570**

Date: 11/13/2017

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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.*

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Issue Date: **8/7/2017**

Project  
Address: **4111 11TH STREET EAST**  
Parcel ID: **4808112959**

Owner: **RINEHART HOMES LLC**

Permit Type: **RESIDENTL**

Contractor: **RINEHART HOMES**  
License: **CGC1505113**

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Building Department of Manatee County, Florida  
Copy generated by: IVR

Representative of:  
Carroll J. Dupre', CBO  
Manatee County Building Official

**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  
22<sup>nd</sup> DAY OF August, 2017.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

By: *Betsy Benac*  
Chairperson, Betsy Benac

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

By: *Robin Roth, OC*  
Deputy Clerk

