

Hernando County, Florida
State Housing Initiatives Program (SHIP)
Non-Profit Construction Application



SHIP funds may be made available to area non-profit housing agencies and non-profit housing developers to partially underwrite the costs of construction or rehabilitation of single-family affordable homes and in developing special needs housing for eligible clients. Funds can be used for infrastructure and development costs and all other associated fees and permits for the construction of housing. Funds may also pay for soft costs including but not limited to preliminary and final plat review, engineering services, site plan review, building permits, and impact fees.

Applicant Name/CEO/Director: Richard Sanvenero

Non-Profit Agency: You Thrive Florida

Address: 820 Kennedy Blvd Brooksville, FL 34601

Contact Information: 352-573-8544 rsanvenero@youthrivefl.org
 Phone Email

Project Name: Woods Family Home

Project Location or Address: 16077 Melbourne St Brooksville FL 34604 Permit# 1502213

Parcel Number: 12-223-18-3660-00N0-0150 Legal Description: Tangerine Estates Lot #15

Rental _____ Homeownership X
 Multi-family _____ Single-Family X Type: New construction X Rehab _____
 Supportive/Special Needs _____ Other (Explain) _____
 Proposed Rental Rates: _____ Sales Price: \$200,000.
 Estimated Construction Cost: \$180,000. Appraised Value: _____
 Zoning Designation: _____ residential Land Use: _____ Intended Use: residential
 Total Acreage/Lot Size: 7,500sq ft
 Total Dwelling Units: 1 Total Buildings 1
 #Studio _____ #1 bdrm _____ #2 Bdrm _____ #3 Bdrms X #4 Bdrms _____ Other: _____
 Number of Units up to 30% AMI _____ Number of Units up to 50% AMI 1
 Number of Units up to 60% AMI _____ Number of Units up to 80% AMI _____
 Number of units up to 120% AMI _____ Number of Units > 120% AMI _____



Land Use Restriction/Term of Affordability:

99 Year Lease _____ 50 Year Lease _____ 30 Year Lease _____

Describe the scope of the project. Include purpose of construction/rehabilitation -*(Please provide architectural drawing, photos, number of beneficiaries anticipated to serve, and other documents to verify project, cost estimates, funding sources, and explain why you think project qualifies as affordable)*: Use additional sheet as needed.

To build residential affordable housing in Hernando County for those who qualify

Outline Project readiness. Provide site control, zoning, construction timeline:

start date of 5/28/2025 with estimated completion with certificate of occupancy on or about

November 15, 2025

Identify other funding sources for the project. Identify any leveraged investments and/or collaborative ventures: (Include names, address and amounts of donations, gifts, etc., for this project:

You Thrive Florida

Requested Funding Amount: 50,000

Detail how requested funding will be utilized: permit, impact fees, plans, survey, site prep, perimeter fencing, septic, well, property costs.

Describe past or present litigation involving any partners in the project, including outcome(s), if applicable. N/A

Disclose any existing liens, mortgages or other encumbrances attached to subject property:



N/A

Describe property development experience. Identify prior work. Include successful and unsuccessful projects. How many units have you produced? Please specify numbers and location, style, etc.
 You THrive Florida has built over 30 units for affordable housing in Hernando County.

Some of addresses are as follows: 16148, 16160, 16154 Labella St,
 16158 Reddington St, and 16071 Melbourne St.

Describe efforts to incorporate Green Building and Energy Saving products and processes (List what Energy Star appliances and products will be included, insulation, hot water heater, A/C, toilets, showerheads, etc. Include energy star ratings, SEER rating, insulation efforts, etc.):

All Homes have energy saving certificates required by building department. We aim to meet
 and or exceed all enegry standards.

Services and Program offered to residents.

Our Company offers Childrens advocacy, Headstart, Senior Services, Para transit, Weatherization,

Low income home energy assistant programs, family self sufficant programs,
 and Affordable first time home ownwership

Has a SHIP-approved buyer been identified for this property? Yes, Rosheka Woods approverd on 12/10/24
 If yes, provide name, date identified, sales contract if applicable.

*Attach your agency's Non-profit current IRS designation as a 501(c)(3)

*Attach your agency's previous three years audited financial records.

*Attach property survey.

*Attach current appraisal



CARDINAL SURVEYING SERVICES OF FLORIDA INC



GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"
Section 12, Township 23 South, Range 18 East
Date of Survey (field measurements): 09/05/2024

NOTE: BASIS OF BEARINGS ESTABLISHED BETWEEN POINT
"A" AND POINT "B", BEARING = N 00°12'07" W

ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
(C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE
E = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
CONC = CONCRETE, (F) = AS FIELD MEASURED, (N) = PER RECORD DEED
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
COV = COVERED, FCM = FOUND CONC MONUMENT, (S) AS NOTED
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED), # = NUMBER
FND = FOUND NAIL & DISC (S) AS NOTED, FN = FOUND NAIL
SIR = SET 5/8" IRON ROD LB # 8400) SHAD = SET NAIL & DISC #8400

SYMBOL LEGEND

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISC (NUMBER AS NOTED)
- - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- - INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

- 1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- 3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- 5) ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
- 6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X COMMUNITY PANEL #12053C0189D. EFFECTIVE DATE: 02/02/2012. FLOOD ELEVATION = N/A FEET. FLOOD ZONE NOTE IS TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

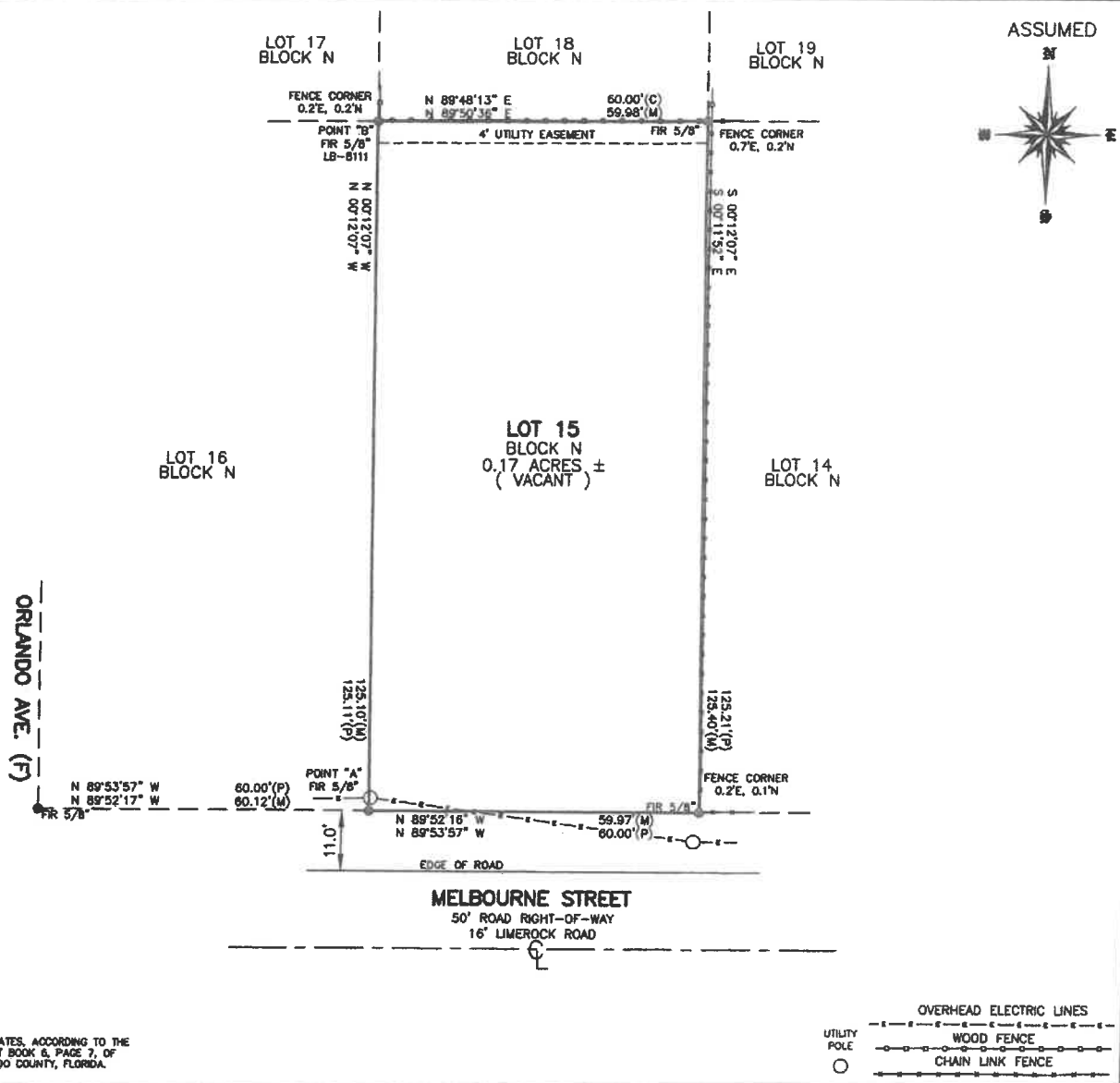
FOR THE BENEFIT OF:

YOU THRIVE FLORIDA

DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 9670.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690
PHONE #: (727) 858-9313, (813) 869-8890.

WORK ORDER NUMBER: 24289

LEGAL DESCRIPTION:
LOT 15, BLOCK N, TANGERINE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK & PAGE 7, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.





Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8012557856C-8	12/31/2023	12/31/2028	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

MID FLORIDA COMMUNITY SERVICES INC
820 KENNEDY BLVD
BROOKSVILLE FL 34601-5704

Is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.