


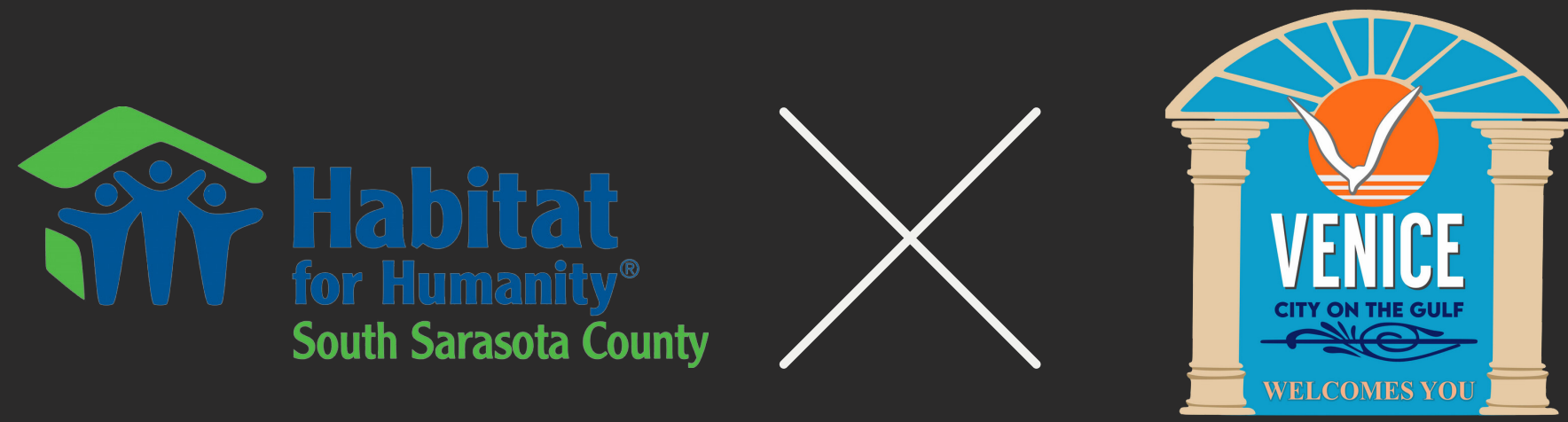
HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY

CITY OF VENICE LOT DEVELOPMENT
PROPOSAL: 1316 MANGO AVE.



We help families
build strength,
stability and
self-reliance
through shelter.

 **Habitat for Humanity**
South Sarasota County



CONSTRUCTION & DEVELOPMENT

WWW.HABITATSOUTHSARASOTA.ORG

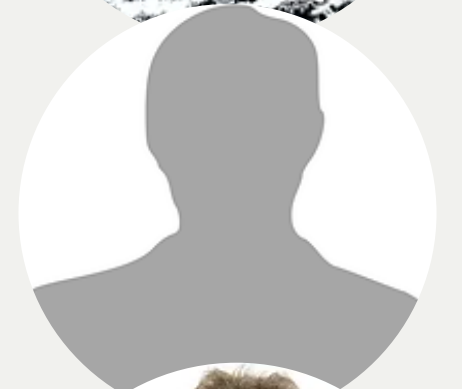
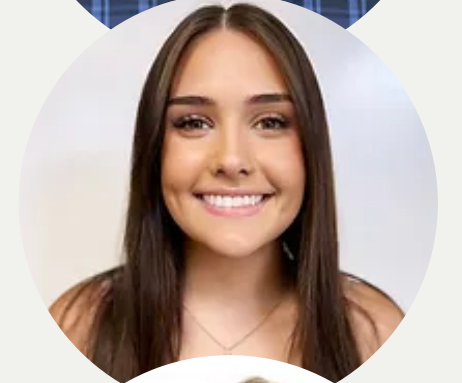
YOUR TEAM AT HABITAT

- CHRISTINA MCCAULEY, CEO
- CAMRYN MALANEY, DIRECTOR OF CONSTRUCTION
- MARY OUELLETTE, DIRECTOR OF HOMEOWNER SERVICES
- COLLEEN DONAHUE, MAJOR GIFTS OFFICER



YOUR TEAM AT HABITAT

- MIKE ARGENZIANO, ASSISTANT DIRECTOR OF CONSTRUCTION
- ABBY DRUMGOOL, VOLUNTEER COORDINATOR
- MARZENA RAFALO, ADMINISTRATION & HOMEOWNER SERVICES ASSOCIATE
- GORDON MILLER, CONSTRUCTION SITE SUPERVISOR
- ALAN SASEK, ASSISTANT CONSTRUCTION SITE SUPERVISOR



WHO IS HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY?



Since 1992, Habitat South Sarasota’s goal has been to build or renovate safe, decent, affordable, energy efficient homes for those in need in south Sarasota County, FL. A hand up, not a handout. We know the complexities that surround the cost of a home. We also know the struggle, stress, and pain that far too many families face in our community. We recognize that those with the fewest resources are often forced to make the hardest choices.

Our client base consists of families and individuals, including veterans and seniors who earn 30% to 80% of this area's median income, which is set forth by the Department of Housing and Urban Development.

Habitat South Sarasota’s home buyers come from all walks of life and must meet four criteria: have a need, live or work in the local community, willingness to partner, and the ability to pay an affordable mortgage. We follow a nondiscriminatory policy of homeownership. No race or religion is given preference when it comes to buying a Habitat home. We believe that everyone deserves a safe, secure place to call home.

Our successful plan is largely credited to our supportive services focused on helping families prepare for homeownership and navigating them through what is otherwise a complicated process.



WHO IS HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY?



Habitat educates our homeowners so that they may succeed in homeownership and pass their newly acquired knowledge onto their children. Habitat partner families must give 300 hours of sweat equity towards building their own home and the homes of other families, attend 8 two-and-a-half-hour homeowner classes and 1 eight-hour HUD certified "First Time Home buyer Workshop". Individuals become homeowners through our program reduce their dependence on community, social and financial services. These are substantial benefits for those individuals and particularly positive for the next generation.



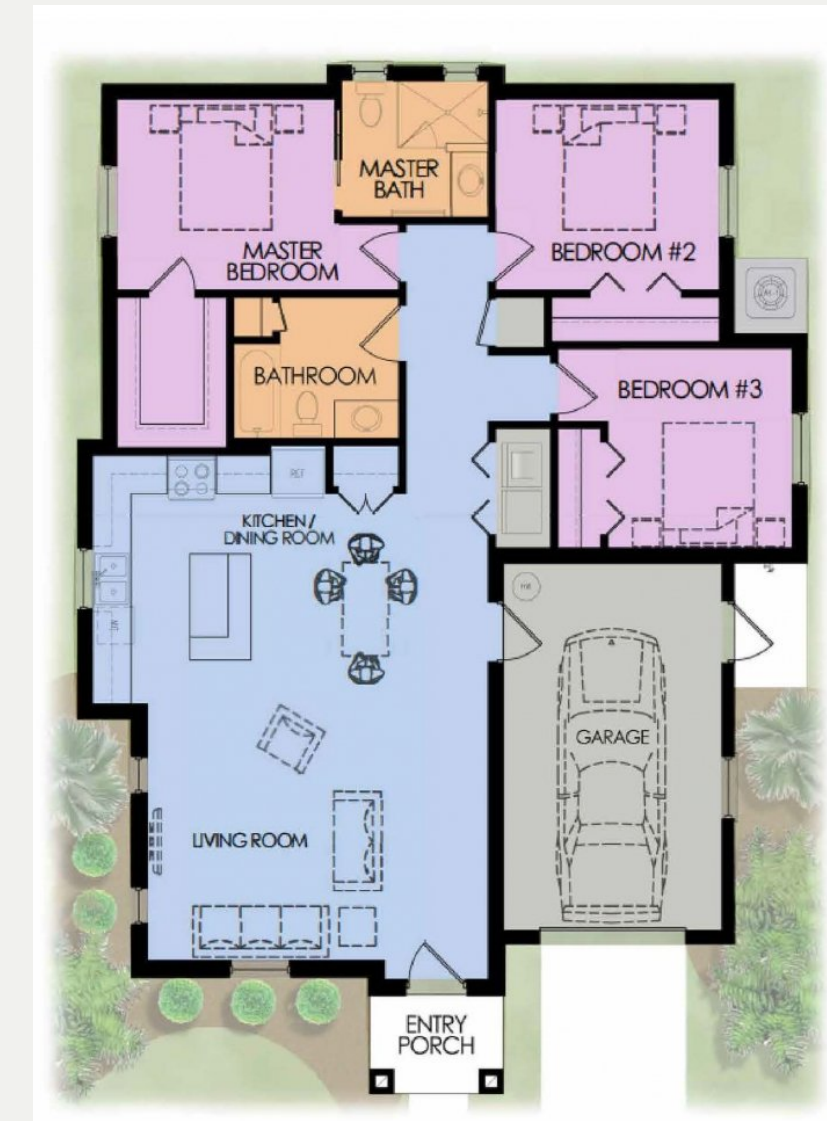
Habitat for Humanity's work positively impacts children by providing them with stable homes, improving educational opportunities, enhancing health outcomes, fostering community support, promoting financial stability, and empowering families to break the cycle of poverty. When parents can afford their homes, they have more resources to invest in their children's needs, including education, healthcare, and extracurricular activities. Strong communities can provide additional support systems for children, fostering a sense of belonging and stability.

Homeownership transforms lives and promotes positive and lasting social change within a community. The positive economic effects that newly constructed homes and home renovations have on our community's tax base and business climate ripple throughout our local and state economies.



THE HOME BUILT ON LOVE

Explore the epitome of sustainable and compassionate housing with our Habitat for Humanity South Sarasota County homes. Discover a harmonious blend of functionality and aesthetics in our 3-bedroom, 2-bathroom, 1,464 square feet under air block home. Immerse yourself in the charm of a Florida-style residence, meticulously crafted to seamlessly integrate into the picturesque neighborhoods of Venice. As we showcase this beautiful habitat, witness the culmination of our commitment to providing families with not just a house, but a home that radiates warmth, embraces community, and exemplifies the spirit of Habitat for Humanity. Join us in celebrating the art of building not only structures but also dreams, where every square foot is a testament to our dedication to creating sustainable, livable spaces that uplift and empower families in South Sarasota County.



1316 MANGO AVE,
VENICE, FL 34285

PROPOSED LOT

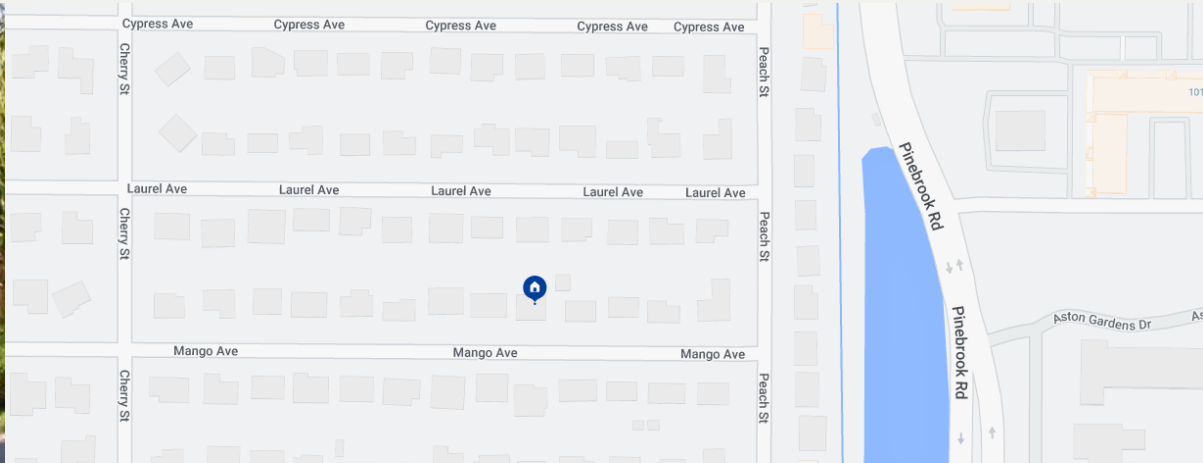
PURCHASE PRICE- \$120,000.00

ESCROW-\$12,000.00

UNDER CONTRACT DATE- 2/13/2024

CLOSING DATE- 3/31/24

Habitat for Humanity South Sarasota is buzzing with excitement at the prospect of acquiring 1316 Mango Ave in Venice. Eager to restore this lot to its former beauty, we envision a revitalized space that will enhance the entire neighborhood. With great enthusiasm, we submit our proposal to the City of Venice, seeking approval to embark on a transformative project that aligns with our mission to provide affordable housing. We believe that the community will benefit greatly from this endeavor and look forward to the city's support in granting us the opportunity to build a home that fosters hope and stability for deserving families.



BUDGET

General Requirements - Surveying, Engineering, Architecture, Environmental, Tree Mitigation, Construction Services, Dumpsters, General Supplies	\$18,600.00
Permitting & Impact Fees - City of Venice	\$22,359.46
Land Development - Land Clearing	\$36,300.00
Vertical Building Costs - All Interior/Exterior of Build	\$145,750.00
Utilities - Septic, Well, City Water Tapping	\$25,400.00
Contracted Labor - Trusses, Roofing, Tile, Texture	\$22,000.00
Cost of Lot - 1316 Mango Ave	\$120,000.00
Contingency- 2.39%	\$9,591.00
TOTAL ESTIMATED COST PER UNIT-	\$400,000.00

BUDGET

CITY OF VENICE PERMIT AND IMPACT FEE CALCULATIONS BASED ON SQUARE FOOTAGE AND CONDITIONS OF LOT.

Permit Fees

Building Related Fees ([Permit Fee Schedule](#))

Educational Surcharge	\$	<input type="text" value="39.31"/>
Records Management Fee	\$	<input type="text" value="9.00"/>
Plans Review Fee*	\$	<input type="text" value="238.47"/>
Building Permit Fee*	\$	<input type="text" value="2474.66"/>
Plumbing Permit Fee	\$	<input type="text" value="90.00"/>
Sewer and Water Connection	\$	<input type="text" value="110.00"/>
Electrical Permit Fee	\$	<input type="text" value="90.00"/>
Temporary Power Pole	\$	<input type="text" value="55.00"/>
Mechanical Permit Fee	\$	<input type="text" value="90.00"/>
Gas Permit Fee	\$	<input type="text" value="0.00"/>
State Surcharge		
BCAI/DCA Surcharge	\$	<input type="text" value="78.70"/>
Utility Fees (Capacity Fee Schedules) and (Tap Fee Schedule)		
Water Tap (1" Meter) - Estimate only see Plant Capacity Fee Schedule	\$	<input type="text" value="1079.10"/>
Sewer Tap	\$	<input type="text" value="81.58"/>
Water Plant Capacity Fee	\$	<input type="text" value="3925.20"/>
Sewer Plant Capacity Fee	\$	<input type="text" value="1832.40"/>
Zoning Fees		
Zoning Certificate	\$	<input type="text" value="303.05"/>
Engineering		
Right of Way Permit	\$	<input type="text" value="20.00"/>
Site Prep Permit	\$	<input type="text" value="25.00"/>
Amount Due At Permit Issuance:	\$	<input type="text" value="10541.47"/>

Impact Fees

City of Venice Impact Fees ([City of Venice Impact Fee Schedule](#))

Fire Impact Fee	\$	<input type="text" value="489.99"/>
Law Enforcement Impact Fee	\$	<input type="text" value="386.80"/>
General Government Impact Fee	\$	<input type="text" value="493.34"/>
Solid Waste Impact Fee	\$	<input type="text" value="422.08"/>

Sarasota County Impact Fees ([Mobility and Impact Fee Schedule](#))

Impact Fees	\$	<input type="text" value="7973.46"/>
Sarasota County		
Educational System Impact Fee **	\$	<input type="text" value="2052.32"/>
**A fee of \$2,052.32 is due if the demolition is more than 5 yrs old		
Amount Due At Certificate Of Occupancy Issuance:	\$	<input type="text" value="11817.99"/>

Total Amount Due: \$

CONSTRUCTION SCHEDULE

1. PRE-CONSTRUCTION PHASE :

- PLANNING AND DESIGN
 - FINALIZE ARCHITECTURAL PLANS AND OBTAIN NECESSARY APPROVALS.
 - SELECT FINISHES, FIXTURES, AND MATERIALS.
- SITE PREPARATION
 - CLEAR THE CONSTRUCTION SITE.
 - EXCAVATE AND GRADE THE LAND.
- FOUNDATION AND UTILITIES
 - POUR THE FOUNDATION.
 - INSTALL NECESSARY UTILITIES SUCH AS WATER, ELECTRICITY, AND SEWER CONNECTIONS.

2. FRAME AND STRUCTURE:

- FRAMING
 - CONSTRUCT THE BASIC FRAMEWORK OF THE HOUSE.
 - INSTALL WINDOWS AND DOORS.
- ROOFING
 - INSTALL ROOFING MATERIALS.
 - ENSURE PROPER INSULATION.
- EXTERIOR FINISHES
 - APPLY EXTERIOR FINISHES SUCH AS STUCCO, PAINT, OR STONE.

3. ROUGH MECHANICALS:

- PLUMBING:
 - INSTALL PLUMBING SYSTEMS.
 - ROUGH-IN FOR BATHROOMS AND KITCHENS.
- ELECTRICAL:
 - INSTALL WIRING AND ELECTRICAL SYSTEMS.
 - ROUGH-IN FOR LIGHTING AND OUTLETS.
- HVAC-
 - INSTALL HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS.

4. INSULATION AND DRYWALL-

- INSULATION-
 - INSTALL INSULATION IN WALLS, CEILINGS, AND FLOORS.
- DRYWALL-
 - HANG AND FINISH DRYWALL.

5. INTERIOR FINISHES

- FLOORING
 - INSTALL FLOORING MATERIALS THROUGHOUT THE HOUSE.
- INTERIOR PAINT AND TRIM
 - PAINT INTERIOR WALLS.
 - INSTALL TRIM, BASEBOARDS, AND CROWN MOLDING
- CABINETRY AND FIXTURES
 - INSTALL KITCHEN AND BATHROOM CABINETS.
 - INSTALL PLUMBING FIXTURES AND APPLIANCES.

6. FINAL TOUCHES AND EXTERIOR LANDSCAPING

- FINAL INSPECTIONS
 - CONDUCT FINAL INSPECTIONS FOR CODE COMPLIANCE.
- EXTERIOR LANDSCAPING
 - INSTALL LANDSCAPING ELEMENTS SUCH AS LAWN, PLANTS, AND HARDSCAPING.
- FINAL CLEANUP AND WALKTHROUGH
 - COMPLETE ANY REMAINING TOUCH-UPS.
 - CONDUCT A FINAL WALKTHROUGH WITH THE HOMEOWNER.

1316 MANGO AVE,
VENICE, FL 34285

OUR REQUEST

Habitat for Humanity South Sarasota County is requesting that the City of Venice will grant us **\$400,000.00** towards the lot at 1316 Mango Ave and the construction cost of the proposed home from the City’s Partnership Account with Habitat. This will proposed budget amount will represent half of the funds available within the Partnership Account.

PLEASE NOTE: THIS WILL BE THE FIRST TIME OUR ORGANIZATION WILL HAVE THE OPPORTUNITY TO COMPLETE A PROJECT WITHIN THE CITY OF VENICE LIMITS. WE ARE THRILLED TO WORK WITH NOT ONLY THE CITY BUT A FAMILY WHO WILL BENEFIT FROM LIVING WITHIN CITY LIMITS!



CONTACT INFORMATION

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Thank You!

WE APPRECIATE YOUR DEDICATION
TO OUR ORGANIZATION!

