



Charlotte HOME
(Housing Opportunities Made Easier)
Affordable Designation/Project Scoping Request

Office Use Only:

Request Date: _____ Scoping Meeting Date: _____

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> RENTAL | <input type="checkbox"/> HOMEOWNERSHIP | <input type="checkbox"/> SPECIAL NEEDS/SUPPORTED LIVING |
| <input checked="" type="checkbox"/> Multi-family | <input type="checkbox"/> Single Family | <input type="checkbox"/> Other |

An officer, owner, partner or sole proprietor of the Company applying must sign this form

Person(s) Attending: Chris Martiner

☒ Owner ☐ Builder ☒ Developer ☐ Engineer/Architect/Design Professional ☐ Other: _____

Is the applicant affiliated with a: ☒ Non-profit ☐ Community Land Trust **Owner has engaged Non-Profit to co-develop.

Best number to reach: 813.990.9520 Email: chris.martiner@TheStrategicGroup.com

Engineer/Architect/Design Professional Attending: _____ Telephone Number: _____

Contractor License Number (if applicable): _____

Property Tax ID Number(s): 412024153003 412024153004

Property Acreage: 3.226 acres MOL

Project Location or Address: 165 and 175 Parade Circle, Rotonda West, FL 33947

Legal Description of proposed property: Lots 3 and 4, ROTONDA WEST, Plat Book 8 Page 18A through 18L, inclusive, of the Public Records of Charlotte County, FL

Subdivision Name: Rotonda West Long Meadow

Zoning District (current): OMI
(Include overlay districts if applicable)

Future Land Use (current): Commercial
(Include overlay districts if applicable)

Zoning District (proposed): OMI

Future Land Use (proposed): Commercial

No. of proposed buildings 1 No of proposed units 32 No. of Affordable Units 32

Percentage of Affordable Units 100% Average resident income: ☐ 60-80% AMI ☒ <60% AMI ☐ <30% AMI

If Rental, proposed rental rates: \$521-\$847, Net of UA If Homeownership, proposed sales price: _____

Term of Affordability: ☐ Perpetuity ☒ 50 years ☐ 21-49 years ☐ 20 years ☐ Tied to sale of unit

Incentives Requested: ☒ Impact Fee Waiver ☒ Utility Fees ☒ Other Fees ☐ Density
☐ Land Donation ☒ Local Gov. Contribution ☐ Other

See page 2 for additional required information.

Incentives may be awarded, subject to available funding, on a pro rata basis for proposals meeting minimum, median or maximum incentive thresholds. Awards are based on AHAC and/or staff recommendation and Board of County Commissioner approval.

Signature: James W. Freeman Date: 11/30/2023
James W. Freeman ; Manager

Charlotte Home – Additional Required Information

Describe the scope of the project including financial capacity, the plan for continued affordability for the term proposed and the plan for annual certification of average resident income:

Sovereign at Parkside East ("SAPE"), is a proposed 32-unit, 100% affordable multi-family development, consisting of 1 and 2 bedroom garden style apartments, targeting elderly households at or below 60% of Charlotte County AMI. Applicant is applying to FHFC for funding under RFA 2022-206, HOME Financing to be Used for Rental Developments in Certain Hurricane Ian Impacted Counties, requesting HOME, tax credit, and bond financing. SAHW's owner/principals will demonstrate personal financial capacity to FHFC through its credit underwriting process. SAHW will remain affordable for 50 Years as will be documented by a LURA. Annual income certification of residents, as required by FHFC, will also be conducted for Charlotte County Housing Services by the proposed development's certified Property Manager.

Identify prior work including both successful and unsuccessful projects. How many units have you produced?:

Caryn Winter of Aventurine One, LLC has been a developer of affordable housing for over 20 years with experience in new construction and historic adaptive reuse, creating over 1,500 units of affordable housing. The most successful developments include strong public/private partnerships such as what is proposed with the Sovereign at Parkside East development.

Describe any past or present litigation involving any partners in the project, including outcome(s), if applicable:

N/A

Outline project readiness (site control; zoning; construction timeline):

Site Control is in place with Vacant Land Contract entered into as of 12.12.22.
Zoning has been verified by Charlotte County Planning and Zoning, as documented by attached FHFC Verification Form.
Construction will commence upon closing all financing, with closing anticipated in the Spring of 2024.
Construction is estimated to take 12 months.

Identify any leveraged investments and/or collaborative ventures:

Development to be funded through FHFC HOME (Hurricane Ian relief), FHFC Corp. Issued MMRB, 4% Tax Credit/Equity, and conventional debt.
The Strategic Group and Aventurine One, LLC are combining their knowledge and experience of affordable housing and acting as Co- Developers on this development.

Services and programs offered to residents, if applicable:

Services to be offered to elderly residents include, but may not be limited to, 24-Hour Support to Assist Residents in Handling Urgent Issues, Computer Training, Assistance with Light Housekeeping and Grocery Shopping and/or Laundry, and Resident Assurance Check-In Program. These, and any other such programs, will be offered to residents at no cost to them.

Proximity to medical, employment, shopping:

The development site is located approx. 5 miles to grocery (Publix) and other shopping, services, and restaurants. Medical and Walk-In Medical Centers are approx. 4.5 to 5 miles, with the closest hospital 8 miles, from the site. Government centers are within 5 and 13 miles, depending on department. Employment agencies are within 4 to 5 miles.

Other information:

As SAPE will be developed for elderly residents, the building will be constructed with an elevator to access all floors. Owner and Co-Developers look forward to working with Charlotte County Housing Services to provide safe, attractive, affordable housing to the elderly residents of Charlotte County.

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Prioritization Tool for Affordable Housing Incentives

Applicant/Developer Name: Applicant: Sovereign at Parkside East, LLC / Co-Developers: Strategic Sovereign Developers, LLC and N Vision Communities, Inc.				
Date of Application: 01-16-2023		Date of Review:		
Review Team:				
Incentives Requested: <input checked="" type="checkbox"/> Impact Fee Waiver <input checked="" type="checkbox"/> Utility Fees <input checked="" type="checkbox"/> Other Fees <input type="checkbox"/> Density <input type="checkbox"/>				
Land Donation <input checked="" type="checkbox"/> Local Gov. Contribution <input type="checkbox"/> Other				
TIER I - Designation of Affordable Housing for Waiver of Impact Fees on Affordable Units				
Type of Housing: (select one) Notes				
Multi-Family (> 100 affordable units)		25		
Multi-Family (10 - 100 affordable units)		20	20	
Multi-Family (2 - 10 affordable units; non-profit/CLT)		15		
Subsidized Single Family Ownership		15		
Special Needs/Supported Living		20		
Average Affordability of Units: (select one)				
60-80% AMI		10		
Below 60% AMI		15	15	
Below 30% AMI		20		
Additional Consideration:				
Non-profit developer or Community Land Trust		5	0	
Total points for Tier I			35	0
Must meet minimum Tier I threshold score of 30				
TIER II - Eligibility Criteria for Additional Incentives				
Term of Affordability: (select one)				
Perpetuity		25	25	
50 years		20		
21 - 49 years		15		
20 years		10		

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	Tied to sale of unit	5		
Capacity of Builder/Developer:				
Financial capacity and past experience	up to 10	10		
Plan for maintenance and continued affordability of subject property, including certification of resident income eligibility	up to 10	10		
Project Readiness: (select all that apply)				
Site Control	5	5		
Property Zoned for Proposed Use	5	5		
Construction to begin with 180 days	5			
Leveraged Investment: (select one)				
Tax Credit Project	5	5		
Other	5			
Terms of Agreement (ROI)	up to 10			
Total points for Tier II		60	0	
TIER III - Additional Considerations				
(Select all that apply)				
Case Management	5			
Financial Literacy/Employment/Educational Programs	up to 10	10		
Proximity to medical, employment, shopping	5			
Collaborative Venture	5	5		
Total points for Tier III		15	0	
TIER IV - Bonus				
Project includes > 300 affordable units	15			
Total points for Tier IV		0		
Total points for Tiers I, II, III and IV		110	0	
Recommendation of Review Team				

LAND SURVEYOR & MAPPER L.B. 8419

wilfredo@willsservicegroup.com
403 NW 24TH PL, CAPE CORAL

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Property Address:	Parcel I.D.:
44004450004 00 00	

County/State: Charlotte / Florida

ANDREW JAMES DEVELOPMENT LLC, its successor's and/or assigns and the Department of Housing and Urban Development as their interests may appear.

LOTS 2, 1, 4, 3, ROTONDA WEST, according to the plat thereof as recorded in Plat Book 8, Page 18A thru 18L, inclusive, of the Public Records of CHARLOTTE COUNTY, Florida.

Community Name: CHARLOTTE COUNTY UNINCORPORATED AREAS
Community Number: 120061
Parcel: 0194 Suffix: F Effective Date: 05/05/2003

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED

FOR EASE OF USE, OTHER RECORD-KEEPING PROCEDURES NOT SHOWN ON THIS FORM MAY BE USED. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED IN IT, NOT A CERTIFICATION OF TITLE. OWNERS, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP OR RIGHTS-OF-WAY

1. UNDERGRASS PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER

2. UNDESIGNED SWIRLS AND TROUTED, INCLUDING THE TAIL OF THE

3. UNDESIGNED SWIRLS AND TROUTED, INCLUDING THE TAIL OF THE

4. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A

FLORIDA LICENSED SURVEYOR AND MAPPER, ONLY. A VISIBLE SINCEREMENTS

LOCATED.

THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. IT

5. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.

1. LOCATION AND ADJACENT PROPERTY SHOWN THEREOF.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND
RIGHT-OF-WAYS OF RECORD.

10. EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAN, ANY OTHER EASEMENT(S) PERTAINING TO THE HEREON DESCRIBED LAND(S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 54.17 OF THE FLORIDA

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. FENCE OWNERSHIP NOT DETERMINED.
14. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REINSTATEMENT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL

MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1' FOOT IN 10,000 FEET;
SUBURBAN LINEAR: 1' FOOT IN 7,500 FEET;
RURAL LINEAR: 1' FOOT IN 5,000 FEET.

15. BEARINGS SHOWN HEREON ARE BASED UPON N64°41'43"E ALONG THE CENTERLINE OF LONG MEADOW ROAD AS PLATTED

HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

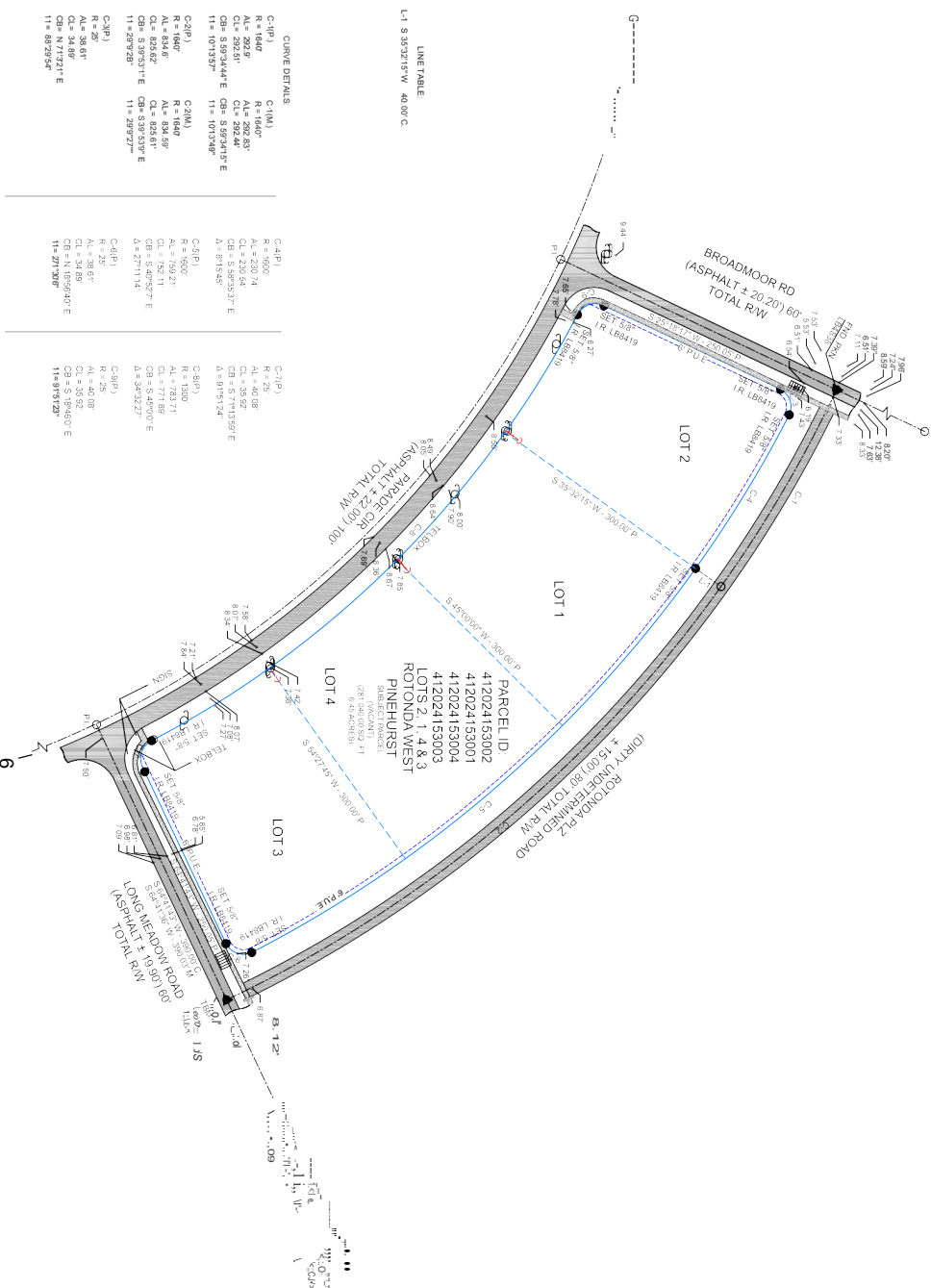
AND BE USE AND OTHER, THAT SAID SPECIFIC PURPOSES, SUBJECTS THE INTENT OF THE MANUFACTURER OF THE PRODUCT, TO BE USED IN THE STATE OF FLORIDA, PURSUANT TO CHAPTER 94-170B, TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO CHAPTER 94-170B, AND BE USE AND OTHER, THAT SAID SPECIFIC PURPOSES, SUBJECTS THE INTENT OF THE MANUFACTURER OF THE PRODUCT, TO BE USED IN THE STATE OF FLORIDA, PURSUANT TO CHAPTER 94-170B, AND BE USE AND OTHER, THAT SAID SPECIFIC PURPOSES, SUBJECTS THE INTENT OF THE MANUFACTURER OF THE PRODUCT, TO BE USED IN THE STATE OF FLORIDA, PURSUANT TO CHAPTER 94-170B.

GUSTAVO INTERIAN INTERVIEWED by GUSTAVO INTERIAN
Date: 2021.12.22 16:59:38 -0500

12-22-2021

GUSTAVO INTERIAN.

SURVEY: W202101538 B

[illegible]

CONCRETE
ASPHALT
BRICK PAVEMENT
JULIWOOD DECK
STONES
WATER

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development overeign at Parkside East

Development Location: 165 and 175 Parade Circle, Rotonda West. Parcel ID Numbers (412024153003) (412024153004)
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 32

This number must be equal to or greater than the number of units stated by the Applicant in the Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation, or was approved pursuant to sections 125.01055(6) and 166.04151(6), Florida Statutes, or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

CERTIFICATION

I certify that the City/County of Port Charlotte has vested in me the authority to verify
(Name of City/County)
consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Shaun Cullinan

Print or Type Name

Planning & Zoning Official

Print or Type Title

January 13, 2023

Date Signed

18400 Murdock Circle

Address (street address, city, state)

Port Charlotte, FL 33948

Address (street address, city, state)

941-743-1922

Telephone Number (including area code)

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from elected local government officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.