Grant Proposal
In response to:

Request for Applications 2013-005
Financing to Build or Rehabilitate
Smaller Permanent Supportive Housing Properties For
Persons with Developmental Disabilities

Issued by:
Florida Housing Finance Corporation

Issued: October 11, 2013
Due: November 8, 2013

Submitted By:

The Arc™
Nature Coast

Attachment 1

ATTACHMENT 1

This proposed development is intended to serve individuals that have an intellectual and/or developmental disability and whose disability has been determined and verified by Florida's Agency for Persons with Disabilities (APD). All residents residing in the proposed Development will also have been determined eligible for receiving services through APD. Residents of this home will require staff support, supervision and/or training in order to safely function in a residential setting, experience personal growth and increase their skills to live as independently as possible.

This home will be constructed to meet a wide range of needs for individuals referred by APD. The support needs of residents will primarily be in the areas of functional, physical, behavioral, and health. This proposed home and the staffing to support it will be designed to address the unique needs for each individual resident to the greatest extent possible.

Residents may be male or female and may range in age from 18 years old and up. However, most often it is older individuals who live in this kind of home and can no longer be supported by aging or deceased parents.

Residents may be fully ambulatory, partially ambulatory or require full use of a wheelchair for their mobility needs. It is expected that some or all of the residents, due to physical and/or functional limitations, will require hands on staff assistance with many daily living skills such as bathing, grooming, dressing, toileting, eating, etc.

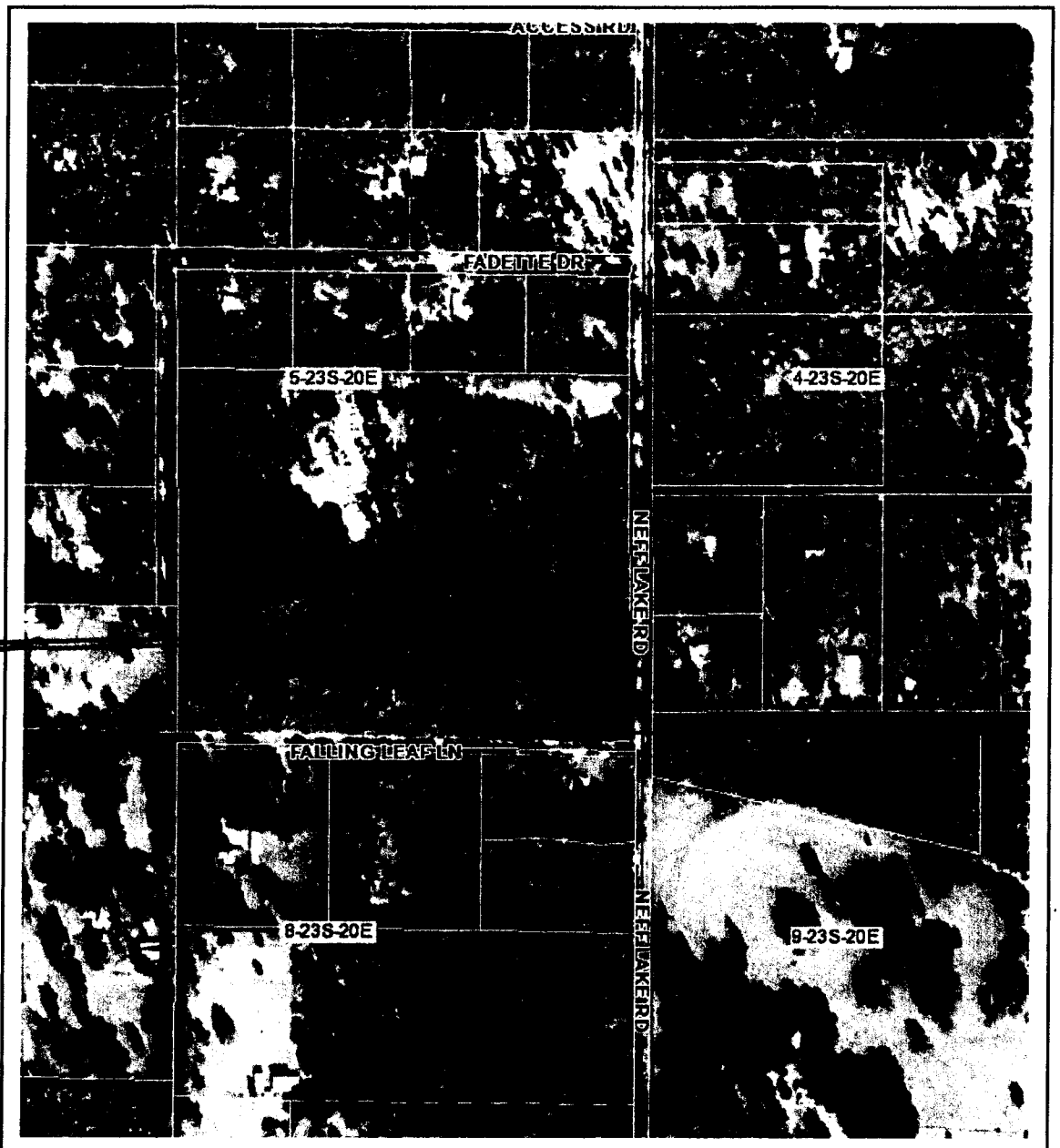
Additionally, residents will require assistance and support with many personal and household tasks such as cooking, laundry, cleaning, maintenance, shopping, financial matters, and the like...

Like anyone, residents have very specific personal preferences and enjoy making choices in their lives. Things such as décor, meal options, personal fashion & style, entertainment, recreation, leisure time, and much more; are all things that residents like to have control over in their lives. This principle is very important to respect and maintain when serving individuals with intellectual and developmental disabilities. Often, having control over simple things in their lives and environment can lead to more significant accomplishments like obtaining a job or moving out into their own home independently. Most important is that residents are afforded the opportunity to make such choices and be respected for the choices they make, all within a safe and nurturing context.

The Arc Nature Coast proposes to address the needs and preferences of these residents by constructing a new six (6) bed Community Residential Home on its 30 acres of land in Hernando County. This home will be built with a high degree of accessibility and universal principles in mind, in order to make it at as compatible and versatile as possible to meet the wide range of needs for the residents that come to reside there.

This home will be staffed 24/7 in order to ensure that the needs of residents are met. The home will be constructed in such a way to allow staff assistance for residents in areas such as bathrooms, kitchen, laundry, etc. that is spatially accommodating without feeling cramped or crowded. And while staff involvement is highly valued in resident life routines such as meal time, leisure time, entertainment, etc., there will be separate office, living and bathroom area for staff so as not to impede on residents in their natural home living routines.

This proposed home will be built on the same property where one of The Arc Nature Coast's Adult Day Training centers is located, as well as its Administrative offices. However, the proposed home to be built will be located on the other side of the property frontage, with a separate entrance and buffered by a wooded area. The proposed home will be in close proximity to other ranch style residential home sites in the area (see site view enclosed).



Proposed Home Site

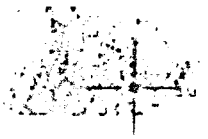
Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL:

Name:	LandVal
Site:	BldgVal
Mail:	JustVal
Sales	Assd
Info	Exmpt
	Taxable

0 0.03 0.06 0.09 mi



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

CAMA updated: 10/25/2013 | GIS updated: 10/25/2013 | © Copyright 2003 All Rights Reserved - Hernando County Property Appraiser

Attachment 2

Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

DEC 04 2000

Date: November 29, 2000

The Arc Nature Coast Inc
5283 Neff Lake Rd
Brooksville FL 34601-8018

Person to Contact:
Yvette Davis 31-07341
Customer Service Representative
Toll Free Telephone Number:
8:00 a.m. to 9:30 p.m. EST
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
23-7305830

Dear Sir or Madam:

This letter is in response to your Amended and Restated Articles of Incorporation, filed November 15, 1999, changing your organization's name. We have updated our records to reflect your name change as shown above.

Our records indicate that a determination letter issued in February 1974, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of sections 509(a) of the Code because it is an organization described in section 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

The Arc Nature Coast Inc
23-7305830

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of your organization's exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of $20 a day for each day you do not make these documents available for public inspection (up to a maximum of $10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,

John E. Ricketts, Director, TE/GE
Customer Account Services

Department of the Treasury

District Director
Internal Revenue Service

Date: MAR 18 1974 | In reply refer to: 411-12:CL:A7286

ATL:EO:1974:0365

Hernando Association for Retarded Children, Inc.
109 West Broad St.
Brooksville, Florida 33512

Gentlemen:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

We have further determined you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in section 170(b)(1)(A)(vi).

You are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. You are not liable for the taxes imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes under sections 2055, 2106, and 2522 of the Code.

If your purposes, character, or method of operation is changed, you must let us know so we can consider the effect of the change on your exempt status. Also, you must inform us of all changes in your name or address.

If your gross receipts each year are normally more than $5,000, you are required to file Form 990, Return of Organization Exempt From Income Tax, by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of $10 a day, up to a maximum of $5,000, for failure to file a return on time.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Please keep this determination letter in your permanent records.

Sincerely yours,

Exempt Organization Specialist

SE DIR A Form AUD - 225 (4-72)

Attachment 3

AMENDED AND RESTATED

ARTICLES OF INCORPORATION

Of

The Arc Nature Coast, Inc.

Pursuant to the provisions of Florida Statutes, Section 617, the undersigned corporation adopts the following amended and restated articles of incorporation.

FIRST: Amended and restated Articles are as follows:

ARTICLE I: The name of this corporation is ***The Arc Nature Coast, Inc.***

ARTICLE II: The purpose of this corporation shall be: To promote the general welfare of individuals with mental and physical disabilities; to foster the development of services in their behalf; to encourage research related to disabilities; to advise and aid individuals with disabilities, and their families, in solutions to their disability related challenges and to assist in the coordination of their efforts and activities; to develop a better understanding among the public of the challenges confronting individuals with disabilities and their families; to cooperate with all public, private and religious agencies, and professional groups in the furtherance of these ends; to associate with and support financially the State and National Associations to promote the common cause; to serve locally as a clearinghouse for gathering and distributing information regarding disabilities; to solicit and receive funds for the accomplishment of the above purposes.

ARTICLE III: The membership of this corporation shall constitute persons whom subscribe to the purposes of the corporation, and adhere to the membership provisions in the manner provided in the Bylaws.

ARTICLE IV: This Association shall be incorporated as a nonprofit corporation under the applicable laws of the State of Florida and maintain exemption under the provisions of Section 501 (c) (3) of the Internal Revenue Code of 1954.

ARTICLE V: The Association's area of service is restricted to individuals residing in Hernando County and surrounding counties.

ARTICLE VI: The officers of the corporation shall be a President, such number of Vice- Presidents, Secretary, Treasurer and such other officers as may be provided in the Bylaws. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the Bylaws.

ARTICLE VII: The business affairs of this corporation shall be managed by a Board of Directors, consisting of not less than nine (9) or more than twenty-five members. The Directors shall be elected to membership in this corporation by the subscribing members of this corporation and shall be succeeded in accordance with Bylaws.

ARTICLE VIII: The Board of Directors of this corporation may provide such Bylaws for conducting its business and carrying out its purposes, as they may deem necessary from time to time. Upon proper notice, the Bylaws may be amended, altered, or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

ARTICLE IX: Any proposed amendment shall be presented in writing to the entire general membership at least three weeks prior to the meeting at which it is supposed to be voted upon. A two-thirds (2/3) vote shall be required of members present for ratification.

ARTICLE X: The principal location of this corporation shall be 5283 Neff Lake Road, Brooksville, Florida, 34601.

ARTICLE XI: In order to promote the purposes of this corporation, it may acquire property by grant, purchase, devise or bequest, and hold and dispose of such property as the corporation shall require for the benefit of the members and not for pecuniary profit.

ARTICLE XII: No person, firm or corporation shall ever receive any dividends or profits from the undertaking of this corporation and upon dissolution of this organization all of its assets remaining after payment of all costs and expenses of such dissolution, shall be distributed to organizations which have qualified for exemption under Section 501 (c) (3) of the Internal Revenue Code, or to the Federal Government, or to a state or local government, for a public purpose, and none of these assets will be distributed to any member, officer, or trustee of this corporation.

SECOND: The date of adoption of the amended and restated articles of incorporation was October 28, 1999.

THIRD: The members adopted the amended and restated articles of incorporation and the number of votes cast for the amended and restated articles was sufficient for approval.

Dated: April 2, 2008

The Arc Nature Coast, Inc.
Corporation Name

By _____
(Chairman, Vice Chairman, President or other officer)

John DiRienzo
Typed or printed name

President
Title

Attachment 4

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Non Profit Corporation

THE ARC NATURE COAST, INC.

Filing Information

Document Number	725497
FEI/EIN Number	237305830
Date Filed	02/07/1973
State	FL
Status	ACTIVE
Last Event	RESTATED ARTICLES AND NAME CHANGE
Event Date Filed	11/15/1999
Event Effective Date	NONE

Principal Address

5283 NEFF LAKE RD
BROOKSVILLE, FL 34601-8018

Changed: 01/27/2003

Mailing Address

5283 NEFF LAKE RD
BROOKSVILLE, FL 34601-8018

Changed: 01/27/2003

Registered Agent Name & Address

BARRY, MARK W.
13911 CORONADO DRIVE
SPRINGHILL, FL 34609

Name Changed: 02/25/1993

Address Changed: 02/25/1993

Officer/Director Detail

Name & Address

Title P

PORTON, MORRIS

2318 EVENGLOW AVE
SPRING HILL, FL 34609

Title S

HENGESBACH, SETON
9487 PURDY STREET
SPRING HILL, FL 34608

Title Treasurer

Nienhuis, Al
PO BOX 10070
Brooksville, FL 34603

Title VP

Selph, Debra
22360 Pilots Path
Brooksville, FL 34601

Annual Reports

Report Year	Filed Date
2011	02/03/2011
2012	01/20/2012
2013	02/22/2013

Document Images

02/22/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
02/03/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
01/07/2008 -- ANNUAL REPORT	View image in PDF format
01/08/2007 -- ANNUAL REPORT	View image in PDF format
01/26/2006 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
03/02/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
01/23/2002 -- ANNUAL REPORT	View image in PDF format
01/22/2001 -- ANNUAL REPORT	View image in PDF format
03/02/2000 -- ANNUAL REPORT	View image in PDF format

11/15/1999 -- Restated Articles & Name Chan	View image in PDF format
03/03/1999 -- ANNUAL REPORT	View image in PDF format
11/12/1998 -- Amended and Restated Articles	View image in PDF format
02/04/1998 -- ANNUAL REPORT	View image in PDF format
02/25/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
03/09/1995 -- ANNUAL REPORT	View image in PDF format

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State of Florida, Department of State

2013 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 725497

Entity Name: THE ARC NATURE COAST, INC.

FILED
Feb 22, 2013
Secretary of State

Current Principal Place of Business:

5283 NEFF LAKE RD
BROOKSVILLE, FL 34601-8018

Current Mailing Address:

5283 NEFF LAKE RD
BROOKSVILLE, FL 34601-8018 US

FEI Number: 23-7305830

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

BARRY, MARK W.
13911 CORONADO DRIVE
SPRINGHILL, FL 34609 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail Detail :

Title	P	Title	S
Name	PORTON, MORRIS	Name	HENGESBACH, SETON
Address	2318 EVENGLOW AVE	Address	9487 PURDY STREET
City-State-Zip:	SPRING HILL FL 34609	City-State-Zip:	SPRING HILL FL 34608
Title	TREASURER	Title	VP
Name	KENHUIS, AL	Name	SELPH, DEBRA
Address	PO BOX 10070	Address	22360 PILOTS PATH
City-State-Zip:	BROOKSVILLE FL 34603	City-State-Zip:	BROOKSVILLE FL 34601

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MORRIS PORTON — PRESIDENT — 02/22/2013

Electronic Signature of Signing Officer/Director Detail — Date

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Sunbiz

Events

THE ARC NATURE COAST, INC.

Document Number	725497
Date Filed	02/07/1973
Effective Date	None
Status	Active

Event Type	Filed Date	Effective Date	Description
RESTATED ARTICLES AND NAME CHANGE	11/15/1999		OLD NAME WAS : HERNANDO ASSOCIATION FOR RETARDED CITIZENS, INC.
NAME CHANGE AMENDMENT	05/16/1975		OLD NAME WAS : HERNANDO ASSOCIATION FOR RETARDED CHILDREN, INC.

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State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Sunbiz

Events

THE ARC NATURE COAST, INC.

Document Number	725497
Date Filed	02/07/1973
Effective Date	None
Status	Active

Event Type	Filed Date	Effective Date	Description
RESTATED ARTICLES AND NAME CHANGE	11/15/1999		OLD NAME WAS : HERNANDO ASSOCIATION FOR RETARDED CITIZENS, INC.
AMENDED AND RESTATEDARTICLES	11/12/1998		
AMENDED AND RESTATEDARTICLES	11/08/1994		
NAME CHANGE AMENDMENT	05/16/1975		OLD NAME WAS : HERNANDO ASSOCIATION FOR RETARDED CHILDREN, INC.
EVENT CONVERTED TO NOTES	05/16/1975		

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State of Florida, Department of State

Attachment 5

ATTACHMENT 5

The Arc Nature Coast has operated APD licensed Community Residential Homes since 1991 in Hernando County. The current Executive Director, Mark Barry, has been in the position with the organization since 1992, and has more than 33 years of operations and management experience with developmental disability services in Florida. The current Program Director, Connie Calub has worked in the field of disabilities since 1974 and in this region of Florida since 1999.

The Arc Nature Coast currently owns and operates four (4) APD licensed homes, each with four to six residents with intellectual and developmental disabilities living in them. Two of these homes have all female residents, one home has all male residents, and one home is co-ed. The organization operates and manages all functions of care for residents while in the home, as well as their day care activities, employment, transportation, and medical supports outside the home. Included in the residential care is the maintenance of personal allowance financial accounts for all residents, as well as serving as Representative Payee of Social Security benefits for those residents who do not have a family member in that capacity. Additionally, all routine maintenance and care of the homes/yards is provided by a maintenance staff employed by the organization.

These four existing homes are all situated in neighborhoods throughout Hernando County; three of the homes were purchased as resales from homeowners and one was purchased new, but already built as a speculative home from a builder. Each of the homes has been modified in order to suit the resident and staff needs as a Community Residential Home.

This proposed Development would become The Arc Nature Coast's fifth APD licensed home, but the first home that is new construction, starting with the design phase. While not new to construction, The Arc Nature Coast is very excited about being able to have influence on how a licensed Community Residential Home is designed from the very beginning in order to meet the unique needs of residents with developmental disabilities, and their support staff.

The Arc Nature Coast prides its self on the high quality of care provided to residents, as well as the condition and care of each of its Community Residential Home structures.

Enclosed is an excerpt from the most recent summary Provider Discovery Review Report for our organization submitted by Delmarva, Inc., which is the independent quality assurance reviewer for the Agency for Persons with Disabilities (APD). This report encompasses all areas of customer care, provider / staff qualifications and compliance with regulations and billing standards. As indicated in the enclosed summary report our organization scored 100% in residential habilitation services, which is the category of customer care provided in Community Residential Homes.

Also enclosed is an elevation and interior view of each of The Arc Nature Coast Community Residential Homes.

Provider Discovery Review (PDR) Report

ARC Nature Coast Inc
5283 Neff Lake Rd
Brooksville, FL 34601-8018

Provider ID: 023831796 Review ID: 11237 APD Area: 13
Phone Number: 352-544-2322 Provider Type: Agency
Review Start Date: 09/20/2011 Review Period: 09/01/2010 - 08/30/2011
Lead Reviewer: Kathy Silfies Review Type: PDR Reconsideration
Number of individuals served: DD Waiver 143; CDC+ 0

Overall PDR Score: 99%

Record Review Results by Service

Services	Weighted Score* (# standard)	Number of Individuals Served	Alerts	Recoups	Number of Observation Locations	Number of Records Reviewed
Adult Day Training	98% (220/225)	138	0	0	3	5
In Home Support Services	91% (30/33)	2	0	0	0	1
Residential Habilitation Services	100% (91/91)	16	0	0	5	3
Supported Employment	100% (40/40)	8	0	0	0	1
Supported Living Coaching	100% (178/178)	10	0	0	0	2

*Critical standards are weighted more than others in determining the overall record review score, which may cause a variation in scores. Critical standards are specific to health, safety, and potential recoupment concerns.

Observation Results by Location

Adult Day Training

Organization	Weighted Score	# of Standards
Education Center	100%	16
Enrichment Center	100%	17
The Farm	100%	17

Residential Habilitation Services

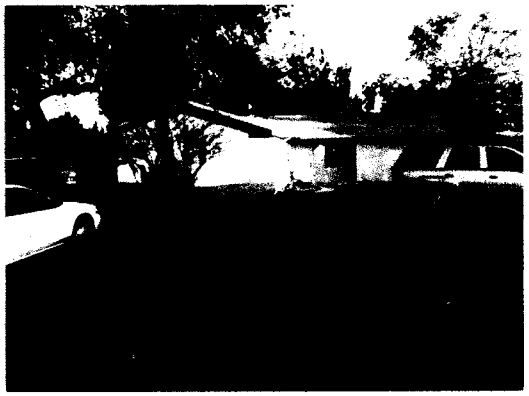
Organization	Weighted Score	# of Standards
10438 Baylor Drive	100%	15
4180 Hoffman	100%	17
4256 Gondolier	100%	17
9845 Horizon Drive	100%	16
.elly Home	100%	16

Administrative Review Results

Weighted Score: 100%




Gondolier Home




Horizon Home




Baylor Home




Hoffman Home

Attachment 6

ATTACHMENT 6

The Arc Nature Coast is committed to constructing and utilizing facilities that are both environmentally and people friendly. The organization has demonstrated this fact with the construction of its most recent Educational Center and Regional Evacuation Shelter opened in April, 2011. This 8,600 sq. ft. facility is one of only three LEED Certified commercial buildings in Hernando County, achieving the highest certified level in the county with a GOLD rating.



Additionally, this facility was built specifically to meet the accessible needs of individuals with a wide range of physical and developmental disabilities who utilize the facility daily. In preparing this grant proposal, The Arc Nature Coast consulted with the general contractor who constructed The Arc's Education Center, Mr. Greg Jarque of GRITZ Construction & Development. It is The Arc Nature Coast's commitment to approach this proposed housing development with the same principles in mind.

In Addition to the Federal and State Building Code Requirements, we can do much to improve our quality of life, minimize our environmental footprint, and make our homes and communities more resilient by applying the principles of universal design and visitability. Universal design considers the strength, grip, and size of the inhabitants. But it is not only the disabled who benefit from universal design—the young and old also share the need of having structures within reach and easy to use. The child turning on a light switch, the elder with arthritis opening a door, and a person in a wheelchair moving about in a home all benefit from universal design. It's not a new concept. Over the last decade, it was adopted by a number of local and state governments. Visit-ability is an affordable, sustainable and inclusive design approach for integrating basic accessibility features into **all** newly built homes and housing.

To be considered Visit-able, homes need:

- A zero-step entrance on an accessible path of travel
- Doorways that are 32 inches clear throughout the floor plan
- Basic access to the entire home

The Visit-ability movement is based on the conviction that inclusion of basic architectural access features in all new homes is a civil and human right and improves livability for all.

We would like to go beyond that in this proposal for the home that will be developed by The Arc Nature Coast.

The following features are proposed to be included in the Home to be constructed:

- Infrared auto-detection for lighting in all bedrooms and bathrooms. This feature aids in the need to push-pull or reach for a light switch before entering a room. There is no need to maneuver into positions if in a wheel chair to adequately reach the switch. This feature also aids in an energy conservation feature.
- All handles on all the doors will be lever type with digital push button entry combination rather than key hole mechanism for ease of entry should there be fine motor skill challenges.
- All kitchen and bath cabinets will be pull handle type for ease of use for individuals with fine motor coordination challenges.
- All windows that are designed to be operable shall be of the crank handle type for ease of opening and to minimize the lower back strain associated with reaching out and lifting up to open a window from the seated position.
- All bathrooms will have a zero entry shower stall with surrounding handle rails and adequate transfer space to a fixed shower seat. The flooring will be of 1x1 inch sure grip tile for maximum slip resistance and floor drains to reduce the potential of water puddling when exiting the bath /shower area.
- All closets and pantries along bathrooms will have pocket doors instead of swing type for ease of use by residence using wheel chairs or assisted walkers.

- Kitchen will feature: Wall mounted swing open oven door rather than conventional down draw type installation with be 48" from finished floor so individual can work comfortable transfer trays from a seated position.
- Kitchen sinks with have under clearance to match Bathroom Code clearance in order to be wheel chair accessible.
- Kitchen refrigerator will be of draw type to eliminate the need to reach in from the uncomfortable seated position on the bottom portion.
- Kitchen stove top will also have wheel chair accessibility.
- Kitchen & Bathroom Feature: Lever handles on all faucets. All faucets must have anti-scald feature and faucets shall be either single faucet or double faucet levers that do not require a strong grip to operate.
- Life safety feature will be to fire sprinkler the home to allowing for extra evacuation time to individuals wheel chair bound.
- Entry drive through Portico for ease of transferring from transportation to wheel chair in inclement weather.
- Two common area dens/study rooms for use by the residence that may have different activity habits and prefer a quieter forum.
- Multi alarm triggers strategically located throughout the home for both fire and security.
- All living quarters including bedrooms and outside deck wired for cable T.V. for universal entertainment of all residents at the same time if so needed.
- Reinforced bedroom ceilings to accommodation wheel chair transfer overhang equipment if needed in 50 % of the bedrooms.
- Back yard deck with wheel chair accessible barbeque for quality of life enjoyment.
- Central vacuum cleaner system with port in every bedroom for ease of use.
- Remote control garage door opener.
- Storage shed with paved path from home and wheel chair accessible.

NOTE: These items above shall be subject to availability, permitting and cost limitations.

GRITZ
Construction & Development

Commercial-Residencia
State Certified Builde
Lic# CBC1256654

Dear Mr. Barry,

Please accept our proposal for the new home planned on your property in Hernando County. As a fully licensed contractor with the State of Florida and experience in all the codes as it pertains to Green LEED building and universal design methods already established by completing the Arc's Hurricane shelter with a "Gold level LEED certification" I submit to your organization the following proposal and hope to once again have the honor to serve your great organization in constructing another fine facility.

The planned design:

1. The home will have 7 (six for residents and one for staff office / live–in space) individual bedrooms and four bathrooms (one for use of staff members) with a living area of approximately 3,200 sqft living space. There is no plan for more than a single garage but will have a detacheh storage shed of 20' x 20'.
2. The home will have one community kitchen with nook designed to accommodate all residents.
3. Two den/studies for their enjoyment.
4. Back yard amenities

The required construction features and amenities including, but not limited to:

1. Federal Requirements and State Building Code Requirements:
2. 2012 Florida Accessibility Code for Building Construction as adopted pursuant to Section 553.503, F. S.;
3. The Fair Housing Act as implemented by 24 CFR 100; and
4. Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments, regulations and rules.

Additional construction features required: for all proposed developments adding to the supply of units that serve persons with developmental disabilities:

1. Each resident living in a Shared Housing Unit shall have a private bedroom with non-exclusive access to shared living facilities, consisting of a kitchen and a living/dining area. For every two residents in a shared Housing Unit, there must be at least one full bathroom with a locking door.
2. Community Residential Homes must not have more than one (1) Resident per Bedroom, and no more than six (6) residents per unit.
3. No more than six (6) residents may live in the unit.
4. Green Building, Accessibility, Adaptability, Universal Design and Visitability Features.

All developments must provide:

1. Termite prevention and pest control throughout the entire affordability period; and
2. A full-size range and oven in all units (per CRH home).

Green building features include:

1. Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per Liter or less for flat paint; 150 grams per liter or less for non-flat paint);
2. Low-flow water fixtures in bathrooms—Water Sense labeled products or the following specifications:
   - Toilets: 1.6 gallons/flush or less;
   - Faucets: 1.5 gallons/minute or less;
   - Showerheads: 2.2 gallons/minute or less;
   - Energy Star qualified refrigerator;
   - Energy Star qualified dishwasher;
   - Energy Star qualified washing machine, if provided;
   - Energy Star qualified exhaust fans in all bathrooms; and
   - Minimum SEER of 14 for air conditioners.

Phone: (352) 610-9411 • Fax: (352) 799-7201 • 15261 Telcom Drive • Brooksville • Florida • 34604
www.gritzgc.com

GRITZ
Construction & Development

Commercial-Residencia
State Certified Builde
Lic# CBC1256654

In addition to the specifications contained in this preliminary proposal, I am confident that we can incorporate all of the additional features and amenities listed in Attachment 6 of your proposal to the Florida Housing Finance Corporation, within the budgeted amount you have specified for construction costs. Enclosed are visual depictions of some of those key features.

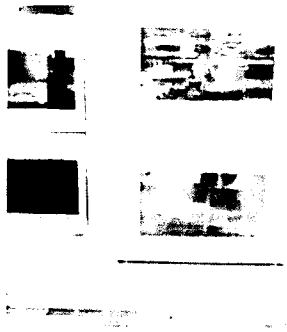
Thank you for the opportunity to consult with you on this proposed project and to provide this information for your grant submittal.

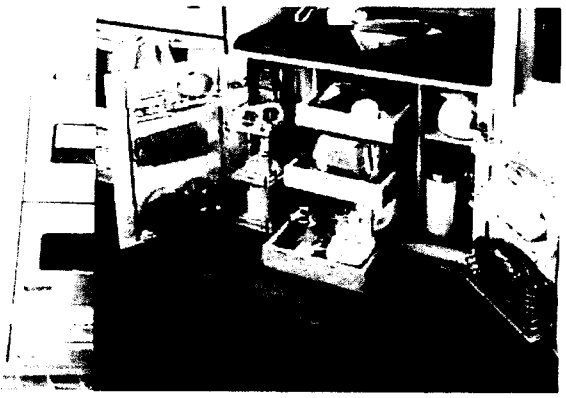
Sincerely,

Greg Jarque

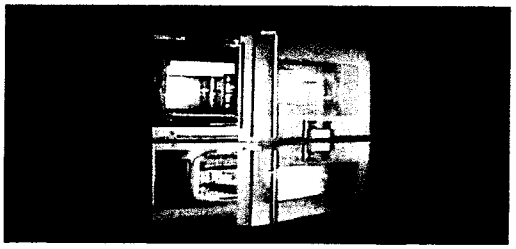
KITCHEN DESIGNS: **WALL KITCHEN SIDE OPENING:** **WHEEL CHAIR FRIENDLY REFRIG:**





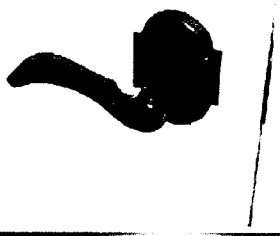


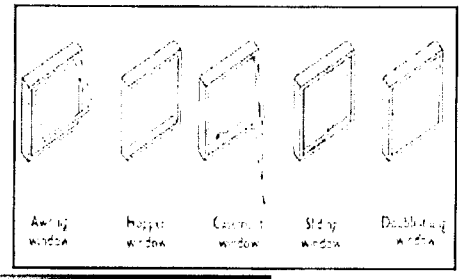


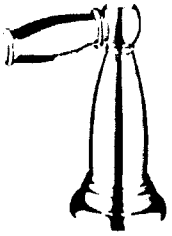


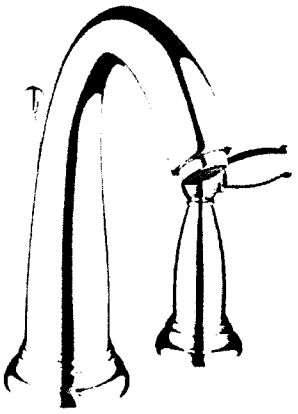
Phone: (352) 610-9411 • Fax: (352) 799-7201 • 15261 Telcom Drive • Brooksville • Florida • 34604
www.gritzgc.com

BATHROOM AND KITCHEN FAUCETS & All DOORS & WINDOWS LEVERS:



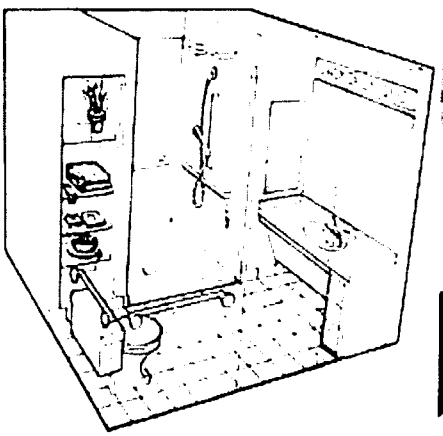








BATHROOM DESIGNS:





Courtesy of Adapted Living Spaces, Atlanta, GA

Attachment 7

ATTACHMENT 7

Located just south of State Road 50 and equal distance between the communities of **Ridge Manor** and the **City of Brooksville**, the proposed Development has easy access to a wide variety of community based services and amenities.

Ridge Manor is an unincorporated community in close proximity to SR 50 and I-75 that hosts several restaurants, hotels, banks, grocery stores, public parks, rails-to-trails, a library, etc. all within 5 miles east of the proposed development.

The **City of Brooksville** is a historical incorporated community located just 3 miles to the west of the proposed Development. Serving as the county seat for Hernando County, Brooksville contains a full range of restaurants, grocery stores, department & retail stores, medical services, public parks, theaters, a hospital, a library, the county government complex, a community college, several public and private schools, etc.

Beyond these readily available community resources, the proposed Development is within easy access (20 minute driving) to the larger, more densely populated area of Hernando County on the West Coast, which includes Spring Hill and Weeki Wachee. This area has an even more expanded scope of retail, medical, commercial, industrial, educational, entertainment and recreational services and amenities; including two additional hospitals, another community college campus, a regional airport, beaches and Gulf access, and much more.

While Hernando County is rich in community services and amenities, the proposed site is situated close to major highways such as SR 50, US 98, US 41, I-75, US 19, and the Suncoast Parkway 589 Toll road, which makes for very easy access to major metropolitan areas such as Tampa, Orlando, Brandon/Sarasota and Clearwater/St. Pete, all within an hour drive or less.

Enclosed is a map of Hernando County containing the proposed Development site location, primary communities and major roadways.

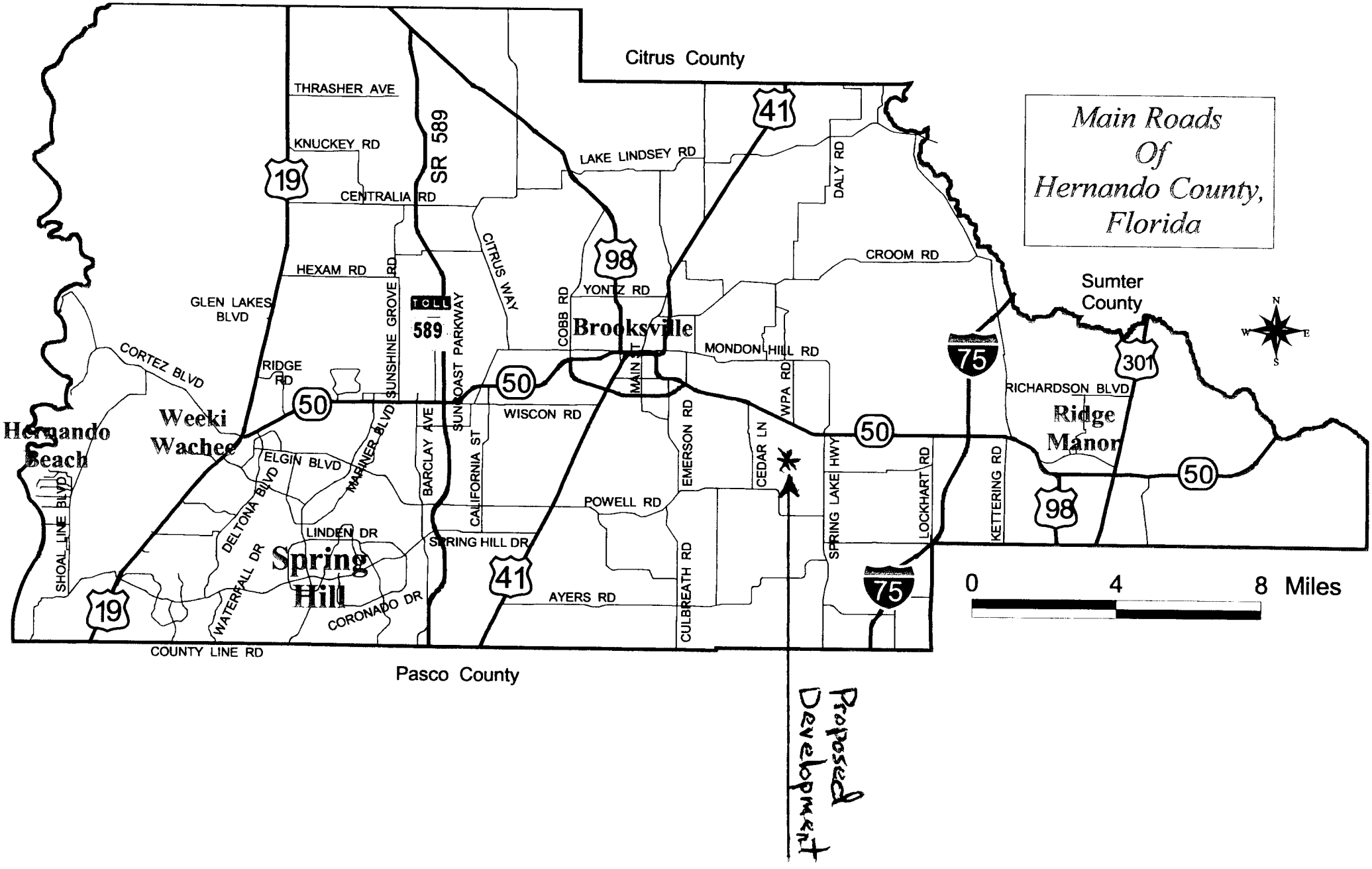
Regarding transportation options that will be available to residents, The Arc Nature Coast maintains a fleet of 35 vehicles that are specifically dedicated to addressing the transportation barriers of individuals with developmental disabilities in Hernando County. As a coordinated partner of the Transportation Disadvantaged program in Hernando County operated by Trans-Hernando, Inc., The Arc Nature Coasts addresses the transportation needs of individuals with developmental disabilities in the area of employment, training, shopping, volunteering, medical, recreational, etc. on a daily basis. The Arc Nature Coast fleet travels nearly 500,000 miles annually providing approximately 90,000 one-way trips.

It is the intent of this proposed Development, as is the case at The Arc Nature Coast's other Community Residential Homes, to allocate a vehicle exclusively to the residence for the purpose of providing all of the residential related transportation needs such as shopping, medical visits, recreation and leisure, personal errands, family visiting, etc. Other types of

transportation needs for residents are typically provided for by other vehicles within The Arc Nature Coast fleet such as employment, day training, education, etc.

Aside from the transportation resources of The Arc Nature Coast afforded residents, Hernando County also has Transportation on-demand for the Transportation Disadvantaged provided on a pre-scheduled basis through, and by, Trans-Hernando, Inc.

Additionally, Hernando County operates a fixed schedule bus route throughout Spring Hill and Weeki Wachee along most major roadways servicing the majority of enterprise/commerce zones. Included in this fixed route system is a transfer link between Brooksville and Spring Hill.


Main Roads
Of
Hernando County,
Florida
Citrus County
Sumter
County
Pasco County
THRASHER AVE
KNUCKEY RD
CENTRALIA RD
HEXAM RD
GLEN LAKES
BLVD
CORTEZ BLVD
RIDGE
RD
LAKE LINDSEY RD
DALY RD
CROOM RD
YONTZ RD
COBB RD
MAIN ST
MONDON HILL RD
WPA RD
RICHARDSON BLVD
WISCON RD
EMERSON RD
CEDAR LN
SPRING LAKE HWY
LOCKHART RD
KETTERING RD
POWELL RD
CALIFORNIA ST
BARCLAY AVE
SUNSHINE GROVE RD
SUNCOAST PARKWAY
CITRUS WAY
MARINER BLVD
ELGIN BLVD
DELTONA BLVD
LINDEN DR
SPRING HILL DR
WATERFALL DR
CORONADO DR
AYERS RD
CULBREATH RD
SHOAL LINE BLVD
COUNTY LINE RD
SR 589
TOLL
589
Hernando
Beach
Weeki
Wachee
Brooksville
Spring
Hill
Ridge
Manor
19
41
50
75
98
301
N
S
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W
0
4
8 Miles
Proposed
Development

Attachment 8

ATTACHMENT 8

Hernando County is primarily known as a "retirement county" as a result of the tremendous growth in the Spring Hill area during the 1970's, 80's and 90's. This growth was the result of the Deltona Corporation's development of Spring Hill and the significant marketing they did in northern states to lure retirees to Hernando County. Consequently, today Hernando has a significantly more robust medical community than most communities its size, due to the median age of its residents being skewed more toward the senior years.

Within the county there are three major hospitals, two with open heart surgical suites. Additionally, there is a major stand alone rehabilitation center, as well as a mental health hospital. Due to the unique demographics of Hernando County and the need to support the health needs of its residents there are a complete array of primary and specialty health care providers throughout the county.

Hernando County also has a very strong Public Health Department operating from a new state of the art 40,000 sq ft center providing pediatric care, primary care and dental care to eligible Hernando County residents, such as those who are Medicaid eligible.

Healthcare and medical resources are plentiful in Hernando County, but it is the financing and access to these resources that is most critical for individuals with developmental disabilities. It is the role of The Arc Nature Coast to support residents in all of their medical and dental needs; including locating appropriate healthcare providers, determining methods of payment, providing transportation, accompanying office visits and outpatient procedures, and even providing companion sitting service during hospital stays.

As mentioned in the previous section (Attachment 7), The Arc Nature Coast will exclusively allocate a vehicle to this proposed Development to be used by the residential staff to provide all of the routine medical, dental and other healthcare transportation needed for residents.

Additionally, it is the role of The Arc Nature Coast to ensure that resources are maximized for the benefit of resident Healthcare needs by verifying ongoing eligibility for Medicaid, Medicare, APD, Insurance, and other such third healthcare payers. And to assist with the processing of whatever information healthcare providers and/or payers require of residents in order to maintain healthcare benefits and services.

And finally, it is the ongoing commitment of The Arc Nature Coast to seek out and secure whatever resources, opportunities or programs that might be made available for the benefit of improved healthcare outcomes for all our customers, as well as residents of this proposed Development. Demonstrated examples of this commitment include:

- As of 2011, all facilities (including all Community Residential Homes) owned or operated by The Arc Nature Coast are Tobacco Free. At each of these sites, the use of any tobacco product by staff, customer and visitors is strictly prohibited anywhere on the grounds.

- As of 2012, The Arc Nature Coast does not hire tobacco users as new employees. All new hires are required to sign that they are NOT tobacco users.

- In 2011, The Arc Nature Coast incorporated into its training curriculum, ongoing initiatives related to healthy living, fitness, nutrition and weight management. One example of this is an ongoing "Biggest Loser" contest that involves a voluntary weigh-in each week, with prizes and recognition being given out periodically to those who have made significant achievements. This program is so popular that customers form a long line at the weight scale first thing on the mornings of weigh-ins!

- Incorporated into The Arc Nature Coast's Education Center is a fitness room utilized solely for the purpose of exercise and fitness instruction. Aerobic and dance classes are held regularly at the Center.

- The Arc Nature Coast routinely involves individuals with developmental disabilities in community health fairs, clinics, fitness expos, etc. that are available in our community. The Arc Nature Coast also hosts two fundraising events each year that promote health and encourage the participation of individuals with developmental disabilities. One is a 5K Run & Fun Walk held Memorial Day weekend. The other is a 1, 2 & 3 Mile Freedom Walk held Veterans' Day weekend. (Flyer Enclosed)

- The Arc Nature Coast seeks resources that can be used to fill unmet healthcare needs of its customers from such places as free or low cost healthcare facilities, public health department, grant sources, etc. As an example, this past year The Arc Nature Coast helped secure and coordinate over $30,000 in urgent dental care for 18 individuals with developmental disabilities in Hernando County. This was accomplished through The Arc of Florida and a Grant from the Florida Legislature.

Be a part of The Arc Nature Coast Second Annual Freedom Walk!

Food, drinks, games, and an opportunity to thank our military & celebrate our freedom!

1, 2, and 3 mile walk

$15.00 entry

Medals awarded for Pledges collected

GOLD-$100+Pledges

SILVER-$75 + Pledges

BRONZE-$50 +Pledges

Be a winner!

Sat,. November 9, 2013

8:00 AM-Noon

At VFW Post #10209

Suncoast Walking Trail

14736 Edward R Noll Dr

Spring Hill, FL 34609

The Arc
Nature Coast

Call Nancy for more info: 352-544-2322 x 109

Attachment 9

ATTACHMENT 9

The Arc Nature Coast strives to provide a wide arrange of enriching activities and services for individuals with developmental disabilities to choose among and participate in. Residents of the proposed Development would be afforded these same options, based upon their interest.

These opportunities include volunteerism, recreation, social activities, education, life skills training and employment. Activities are carried out at The Arc's three training campuses, which include a 30 acre campus on Neff Lake Road where the proposed Development would be sited, a 6.5 acre Education Center and Regional Evacuation Shelter in Spring Hill, a 5 acre equestrian center in Masaryktown; as well as at seven industrial enclave sites in the community, and of course, throughout our county on a community-based support basis.

Examples of these activities include:

- Coordinated and supervised volunteering opportunities at places such as;
    - Meals on Wheels delivery to seniors and disabled
    - Aluminum collection to benefit Habitat for Humanity
    - Clothes sorting/hanging at Goodwill and Jericho Ministries thrift stores
    - Animal and kennel care at the Humane Society
    - Visiting and arts & crafts production for local nursing homes

- Participation in the Kiwanis-AKtion club, providing for personal, social and community growth. AKtion Club is a social organization sponsored by Kiwanis Clubs for individuals with disabilities. The Arc Nature Coast serves as a co-sponsor of this club. They have their own elected officers, are self-governed and actively host social events and fundraising activities in order to carry out charitable acts in the community.

- The Arc Nature Coast hosts five (5) themed evening dances annually at its Education Center that are open to the public for the benefit of individuals with developmental disabilities. These themed events include:
    - The Sweethearts Dance in February
    - The Spring Fling in April
    - The Summer Sizzler in July
    - The Monster Mash in October
    - The Holiday Hop in December

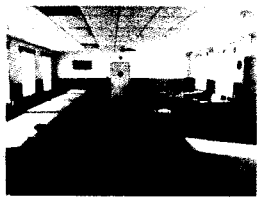
- The Arc Nature Coast assists with participation in Special Olympics in Hernando County by providing transportation, volunteering, information dissemination, etc. for all sports, and is the only fully functioning Special Olympic Equestrian Program represented in Hernando County, and one of only a handful within Florida.

- Each of The Arc Nature Coast's training campuses includes a wide range of skill training and education offerings for individuals with disabilities. At each of these centers, customers work with staff to develop their own personal plans and goals of things they would like to achieve. Goals are in such areas as personal care, social, communication, academic, technology, safety, rights, nutrition, health, employment, community access, fitness, current events, etc. Resources available to customers and staff at these sites include computer labs, classrooms, exercise equipment, commercial and demonstration kitchens, fitness rooms, general meeting rooms, horse stables, outdoor recreation areas & patios, lunch areas, arts & crafts areas, wheelchair accessible facilities, etc.

- The Arc Nature Coast has long been a strong advocate and supporter of full community access and participation for individuals with developmental disabilities. The Arc provides comprehensive functional community-based training and supports in order for individuals to become as fully participating citizens in our community as possible. These supports include such things as shopping at retail stores, ordering & paying at restaurants, use of convenience stores, use of public libraries & parks, participation in church & social settings, use of public transportation, utilization of fitness centers & group recreation activities, and so much more in order for these individuals to become as integrated and independent in their community, as is possible.

- The Arc Nature Coast also places a very high priority on the value of employment for individuals with developmental disabilities. This commitment is carried out with two main strategies. The first strategy involves regular Job Placement with employers, made possible through our funding partnerships with the Division of Vocational Rehabilitation and the local Pasco Hernando Workforce Board. These partnerships allow us to seek and secure regular jobs in the community for individuals we serve.

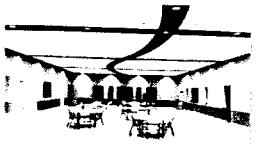
- The second employment strategy involves labor contracts that we have with companies in Hernando County, that entail a scope of work within their operations that we contract to carry out utilizing a supervised crew of individuals with developmental disabilities. These contracts employ approximately 75 individuals with developmental disabilities encompassing:
    - Wal-Mart Distribution Center – box sorting, since 1999
    - SWFWMD (Water Management Headquarters) – janitorial, since 2000
    - Micro-Matic Manufacturing – beer tap assembly, since 2008
    - Alumi-Guard Manufacturing – aluminum fencing assembly, since 2009
    - AccuForm Signs – janitorial, since 2011
    - AccuForm Signs – product assembly & packaging, since 2011
    - Carrabba's Italian Restaurant – flatware/napkin rolling, since 2012





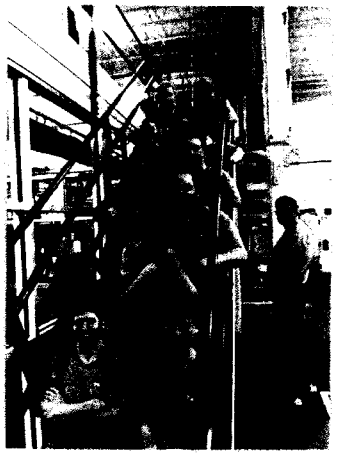








Attachment 10

8/13

Instr #2013059294 BK:3048 Pages:476 - 483
Filed & Recorded 10/21/2013 4:09:14 PM. Rec Fees $69.50
Deed Doc Stamp: $0.70
Don Barbee Jr. HERNANDO County Clerk of Court
ERL Deputy Clk

Prepared by: Mark W. Barry, Executive Director
Record and Return to:

The Arc Nature Coast, Inc
5283 Neff Lake Road
Brooksville, Florida 34601

Quit Claim DEED

This Quit Claim Deed made on the 21st day of October, 2013
Between The Arc Nature Coast, Inc. (formerly named: Hernando Association for Retarded Citizens, Inc.)
Whose mailing address is: 5283 Neff Lake Road, Brooksville, Florida 34601
Hereinafter called the First Party,

and The Arc Nature Coast, Inc.
Whose mailing address is: 5283 Neff Lake Road, Brooksville, Florida 34601
Hereinafter called the Second Party,

WITNESSETH, that the First Party, for and in consideration of the sum of **TEN DOLLARS ($10.00)** in hand paid by the said second party, the receipt whereof is herby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Hernando, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 00388306

To have and to hold the same together with all and singular the appurtantace thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behoof of the said second party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized. this 21st day of October, 2013.

(Wit.) Nancy L. Stubbs — Mark W. Barry, Executive Director (Seal)

THE ARC NATURE COAST, INC. CORPORATE SEAL

(Wit.) _____ _____ (Seal)

State of Florida }
County of Hernando }

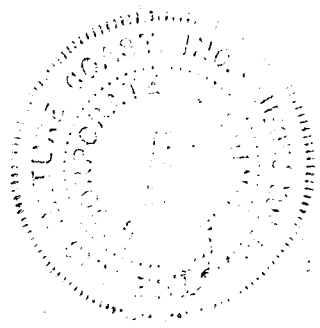
The foregoing instrument is acknowledged before me on this 21st day of October, 2013 by Mark W. Barry, Executive DirectorM
who is personally known to me or who has/have produced _____ as identification and did take an oath.
Witness my signature and official seal in the aforesaid state and county.

Linda K Carson
Notary Public

My commission expires March 10, 2015
(Affix Notary Seal)

LINDA K. CARSON
Notary Public - State of Florida
My Comm. Expires Mar 10, 2015
Commission # EE 61872
Bonded Through National Notary Assn.

SCHEDULE A
LEGAL DESCRIPTION



South 1/2 of Southeast 1/4 of the Southeast 1/4,
and
South 1/2 of Northeast 1/4 of the Southeast 1/4 of Southeast 1/4,
and
South 1/2 of Northwest 1/4 of the Southeast 1/4 of Southeast 1/4,
of Section 5, Township 23 South, Range 20 East.
Recorded in O.R. Book 48, Page 618, public records of Hernando County, Florida

RECEIPT

Transaction #:	114536	**114536**
Receipt #:	2013030141	
Cashier Date:	10/21/2013 4:09:14PM	
Print Date:	10/21/2013 **4:09:27PM**	
Cashier By:	**ERL**	

Don Barbee Jr.
Clerk of the Circuit Court
Hernando County Clerk of Court
20 N Main Street, Room 362
Brooksville, FL 34601
(352) 540-6768

CUSTOMER INFORMATION

THE ARC NATURE COAST INC
5283 NEFF LAKE ROAD

BROOKSVILLE,FL 34601

TRANSACTION INFORMATION

Date Received:	10/21/2013 4:05:50PM
Source Code:	MAIL
Return Code:	MAIL
Trans Type:	Recording
Agent Ref Number:	
Comments:	

PAYMENT SUMMARY

Total Fees:	$70.2(
Total Payments:	$70.2(
Balance:	$0 0(

1 **Payment**

CREDIT CARD 70.2(

1 **Official Record**

DEED BK/PG: 3048/476 CFN: 2013059294 Date: 10/21/2013 4:09:14PM

From: To:

DEED DOC STAMP	10.00	0.7(



Events

THE ARC NATURE COAST, INC.

Document Number	725497
Date Filed	02/07/1973
Effective Date	None
Status	Active

Event Type	Filed Date	Effective Date	Description
RESTATED ARTICLES AND NAME CHANGE	11/15/1999		OLD NAME WAS : HERNANDO ASSOCIATION FOR RETARDED CITIZENS, INC.
NAME CHANGE AMENDMENT	05/16/1975		OLD NAME WAS : HERNANDO ASSOCIATION FOR RETARDED CHILDREN, INC.

Home | Contact us | Document Searches | E-Filing Services | Forms | Help |

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State of Florida, Department of State

JOHN C. EMERSON, CFA
HERNANDO COUNTY PROPERTY APPRAISER
PHONE: (352) 754-4190
WEBSITE: www.hernandocounty.us/pa

♦ **ADDRESSING OFFICE** ♦
7525 Forest Oaks Blvd., Spring Hill, Florida 34606-2400
Fax: (352) 688-5060

"To Serve & Assess With Fairness!"

October 22, 2013

Welcome from the Addressing Office.

Our office is responsible for assigning all addresses and roadway names throughout the County. In providing these services, **"Every Second Counts in Emergency Response!"** To create new addresses, there is a nominal fee of $20.00 per address. This fee covers the creation and maintenance of the addresses along with notification to E-911. This is your receipt.

Address Number/Roadway Name: 5255 NEFF LAKE RD

Key Number: 388306

Parcel: R05-423-20-0000-0100-0000

****PLEASE NOTE: IF THIS ADDRESS IS FOR A CORNER LOT, AN ACREAGE PARCEL, OR IF THE SITE PLAN CHANGES AT A LATER DATE, THE ADDRESS IS SUBJECT TO CHANGE. IT IS YOUR RESPONSIBILITY TO PROVIDE ADDITIONAL COPIES OF THIS RECEIPT WHEN NECESSARY. ALSO, IT IS IMPERATIVE THAT THIS ADDRESS BE POSTED ON THE STRUCTURE WITH NUMBERS THAT ARE FOUR (4) INCHES IN HEIGHT FOR RESIDENTIAL AND SIX (6) INCHES IN HEIGHT FOR COMMERCIAL, IN A COLOR CONTRASTING TO THE BACKGROUND OF THE SURFACE.**

If you have any questions regarding this matter, please feel free to contact me at (352) 754-4190, ext. 25134.

Sincerely,

Jaime Powers

Jaime Powers
Addressing Technician

HERNANDO COUNTY
PROPERTY APPRAISER
(352)754-4190

REG 10-23 2013 13:16
DARLENE 000002

01ADDR ASGN $20.00
CASH $20.00

Dept.: 1 X 1

Amount: S 20.00- ARC NATURE COAST. 6 BED GROUP HOME

STATUS [redacted]

Hernando County, Florida
Public Inquiry System

TAX YEAR 2013 **PROPERTY VIEW** TODAY'S DATE 10/30/2013

SEA
SA
SAL
SEAR
INFC

KEY 388306 PARCEL R05 423 20 0000 0100 0000

OWNER
01 ARC NATURE COAST INC (THE)

LOCATION
5283 NEFF LAKE RD
5255 NEFF LAKE RD

ADDRESS
5283 NEFF LAKE RD
BROOKSVILLE, FL 34601-8018

DESCRIPTION
S 3/4 OF SE 1/4 OF SE 1/4
ORB 346 PG 524

NAVI
NEX
PRE
NEX
PRE

PROPERTY INFORMATION (CERTIFIED FOR ROLL YEAR 2013)

ZONING		DESC	ZONE ID
LEVY	CWES	COUNTY WIDE EMS	
AREA	SLLF	SPRING LAKE AREA INCL. CLASS 1	GIS MAP
USE			
MILLAGE		16.1153	
MARKET			

PCA1	1 CONVENTIONAL		PCA2	1 RESIDENTIAL	
PCA3	0 0 UNITS		PCA4	4 AC 11.0-39.9	
LAND	261375	CLASS 0	SQFT	9796	ACRES 30.0
JUST	729761	ASSESSED 729761	EXEMPT	729761	TAXABLE 0

EXEMPTIONS 009 NHX

To calculate the estimated taxes for next year (If the Property is sold this calendar year):

Enter property value for calculation: 0 and Press <ENTER> Estimated Taxes are APPROXIMATELY: *

* Taxes are Calculated without exemptions or Save Our Homes Protection based on the value entered above, using current millage and current special assessments.

***** SCROLL DOWN FOR ADDITIONAL INFORMATION *****

NOTICE: A recent upgrade of our Web Development Environment resulted in our application losing the ability to print scrollable browser pages. Our vendor has informed us that a fix will be made available in the very near future. In the mean-

Attachment 11

Attachment 11
Verification Summary

1. **Status of Plat Approval for Single-Family Rental Developments:**
    a. *The proposed development site is designated agricultural and is not platted.*

2. **Availability of Electricity:**
    a. *Completed verification form attached*

3. **Availability of Water:**
    a. *The proposed development site does not have access to public/private water utility service. Owner maintained wells are the standard potable water option in the area. While there is a well currently in operation on the 30 acre site, the location of the proposed development structure would not be in proximity for hook-up to the existing well, and so would require a new well for potable water service. Consequently, there is no local regulatory or governing authority that can verify potable water availability without first completing the application and permitting process.*

4. **Availability of Sewer Capacity, Package Treatment, or Septic Tank:**
    a. *The proposed development site has no access to public/private sewer or treatment hook-up. Septic Tank is the standard waste option in the area; however, local Environmental Services could not verify service availability without first completing the permitting process.*

5. **Availability of Roads:**
    a. *While this proposed development site fronts a paved county maintained roadway, the local Division of Transportation Services could not verify road access without the project first obtaining a Special Exemption Use Permit.* ***Please see note below.***

6. **Verification that Development is Consistent with Zoning and Land Use Regulations:**
    a. *While this proposed development site is located in an area that is surrounded by residential homes, the Local Planning and Zoning Department could not verify consistency with zoning and land use regulation without the project first obtaining a Special Exemption Use Permit.* ***Please see note below.***

Note: *A Special Exemption Use Permit is currently required by ordinance in Hernando County for Community Residential Homes in designated agricultural areas. Considered an oversight of state zoning requirements, this ordinance is being proposed by the Planning Department, in the very near future, to be amended by the Board of County Commissioners in order to eliminate the need for a Special Exemption Use Permit in these cases. While considered a formality if necessary; The Arc Nature Coast anticipates this ordinance being amended prior to the construction permitting phase thus eliminating the need for a Special Exemption Use Permit.*

2013 FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ELECTRICITY

FHFC Application Reference: RFA 2013-005
(Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application)

Name of Development: Neff Lake Estate

Development Location: 5255 Neff Lake Road, Brooksville, Florida 34601
(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 undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Electricity is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining electric service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make electricity available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to electric service which are applicable to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Ronald H. Lawson
Print or Type Name

Supervisor of Engineering Svcs
Print or Type Title

Withlacoochee River Electric Cooperative, Inc
Name of Entity Providing Service

10005 Cortez Blvd., Weeki Wachee, Florida
Address (street address, city, state)

(352) 596-4000
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

Attachment 12

RFA 2013-005 DEVELOPMENT COST PRO FORMA
FOR SMALLER DEVELOPMENTAL DISABILITY PROPERTIES

NOTES:
(1) Developer overhead may not exceed 10% of Development cost. The overhead will not be paid until after construction completion.
(2) Contingency Reserves allowed are amounts that cannot exceed 5% for Development Category of New Construction and 15% for Rehabilitation.
(3) The Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, and Sources of Funding are subject to change during credit underwriting.
(4) After preliminary awards are made, the Corporation will finalize the amount of funding based on the needs determined by credit underwriting.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF * ITEMS.

	AMOUNT
DEVELOPMENT COSTS	
Actual Construction Costs	
Life Safety Features proposed	$ 10,000
Security Features proposed	$ 1,500
Energy Retrofit Features proposed	$
Upgrades to allow residents to age in place	$
Rehabilitation of a property built prior to 1993	$
New Construction costs	$ 260,000
***Other (explain in detail)**	$
A. TOTAL ACTUAL CONSTRUCTION COSTS	$ [redacted]
General Development Costs	
Accounting Fees	$
Appraisal (if applicable)	$
Architect & Engineering Fees	$ 3,000
Builder's Risk Insurance (or Owner's Property Coverage during construction)	$ 1,500
Building Permit, Impact Fee(s)*, Connection Fee(s)	$ 10,000
Transaction Screen Process (Environmental) Report	$
FHFC Compliance Monitoring Fee (pre-paid)	$ 1,000
FHFC Credit Underwriting Fees	$ 2,500
FHFC Construction Draw & Inspection Costs	$ 2,120
Insurance (Liability, during construction)	$ 1,000

	AMOUNT	
Legal Fees	$ 1,000	
Property Taxes (during construction)	$	
Survey	$ 500	
Title Insurance & Recording Fees	$ 500	
***Other (explain in detail)**	$	
B. TOTAL GENERAL DEVELOPMENT COST	$ 23,120	
C. ACQUISITION COST OF PROPERTY* (if appropriate)	$	
Financial Costs		
Loan Origination and Commitment Fee(s)	$ 2,000	
Construction Loan Interest	$	
Loan Closing Costs	$	
***Other (explain in detail)**	$	
D. TOTAL FINANCIAL COST	$	
E. DEVELOPMENT COST (A+B+C+D)	$	
F. DEVELOPER'S OVERHEAD See Note (1)	$ 20,880	(Maximum qualified is $29,662)
G. CONTINGENCY RESERVES See Note (2)	$ 7,500	
H. TOTAL DEVELOPMENT COST (E+F+G)	$	

Detail/Explanation Sheet

Totals must agree with Pro Forma. Provide description and amount for each item that has been completed on the Pro Forma.

DEVELOPMENT COSTS

Actual Construction Cost

(as listed at Item A)

Other: _____

_____

General Development Costs

(as listed at Item B)

Impact Fees: Hernando County had a mortorium on impact fees since 2009, this was partially lifted in August, 2013 other than for Education and Road fees. These fee categories are currently being studied, and likely to be reinstated prior to the start of this proposed project, if funded. If fully reinstated, it is anticipated that the impact fee cost would be apporximately $9,000. The current impact fee is $2,500.

Other: In the event that there are funds un-utilized by impact fees, it is proposed that those funds be used to add additional universal features to the construction of the house.

_____

_____

Financial Costs

(as listed at Item D)

Other: _____

_____

NOTE: Consulting fees, if any, and any financial or other guarantees required for the financing must be paid out of the Developer overhead. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

The Application Fee submitted with the Application shall be paid out of Applicant's own financial resources, will not be qualified to be part of the proposed Development's costs, and is ineligible for re-imbursement from any awarded funding. If the Application Fee is included, it will be removed in Credit Underwriting.

SOURCES OF FUNDING

	AMOUNT
A. Total Development Costs	$ [redacted]
B. Itemized Funding Sources:	
1. FHFC Grant See Note (4)	$ 325,000
2. FHFC additional funding for fees and operating deficit reserves	$
3. First Mortgage Financing	$
4. Second Mortgage Financing	$
5. Third Mortgage Financing	$
6. Other Non-FHFC Funding - Received*	$
7. Other Non-FHFC Funding - Approved*	$
8. Other Non-FHFC Funding - Pending*	$
9. Total Sources	$ [redacted]
C. Total Sources of Funding less Total Development Costs (B.9. - A.):	$ [redacted]

(Line item C. above should be equal to or greater than zero, but if it isn't, the Corporation will adjust the Total Development Costs downward in Credit Underwriting so that the total sources of funding equal total development costs.)

*Received funding represents funding that the Applicant has collected and either deposited or used to pay for a cost identified in the Development Cost Pro Forma. Approved funding represents funding that the provider of the funds has committed or agreed to provide, but the Applicant has not yet received. Pending funding represents all sources of funding the Applicant believes will be obtained, but which have not yet been committed to the Applicant.

***List the names for all sources related to the Non-FHFC Funding provided above**	**Indicate whether the funding is Received, Approved, or Pending**