



October 6, 2022

Mr. Jeff Rodgers, PE
Hernando County Administrator
15470 Flight Path Drive
Brooksville, FL 34604

Re: Request for Local Government Contribution

Dear Mr. Rodgers,

LDG Development recently submitted a PD Plan application to the City of Brooksville for a 240 unit affordable, multifamily apartment community to be constructed on a 14.4 acre site located on S. Mildred Avenue between Dr. Martin Luther King, Jr. Boulevard and Daniel Avenue. The total investment cost for this proposed new development will exceed \$40 million and will bring much needed affordable housing units to the current and future residents of Brooksville and Hernando County.

LDG Development intends to finance the construction of this proposed development utilizing Housing Credits and Multifamily Mortgage Revenue Bonds issued through the Florida Housing Finance Corporation under RFA 2022-205. Applications for the same are due no later than December 29, 2022.

As part of this application process, the applicant is required to provide evidence of Local Government participation, commonly called a “contribution”. This contribution may be structured in any the following forms:

- Monetary Grant
- Loan (excepting USDA RD funds)
- Waiver of fees
- Deferral of fees (minimum one-year deferral beyond date normally due)

For last year’s RFA 2021-205, the minimum Local Government Contribution for developments located in Hernando County was \$20,000.00. This minimum contribution amount may be slightly increased when the RFA 2022-205 is finalized and published later this summer, but any increase should be nominal.

Please accept this letter as LDG Development's formal request to Hernando County for consideration of this Local Government Contribution. I remain open for discussion as to the amount and the form of this contribution and look forward to discussing this topic with you in greater detail in the very near future.

In the meantime, please feel free to visit the LDG Development website at ldgdevelopment.com which describes our mission and demonstrates the depth and breadth of our experience in providing affordable housing across multiple states.

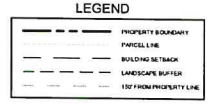
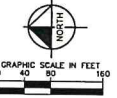
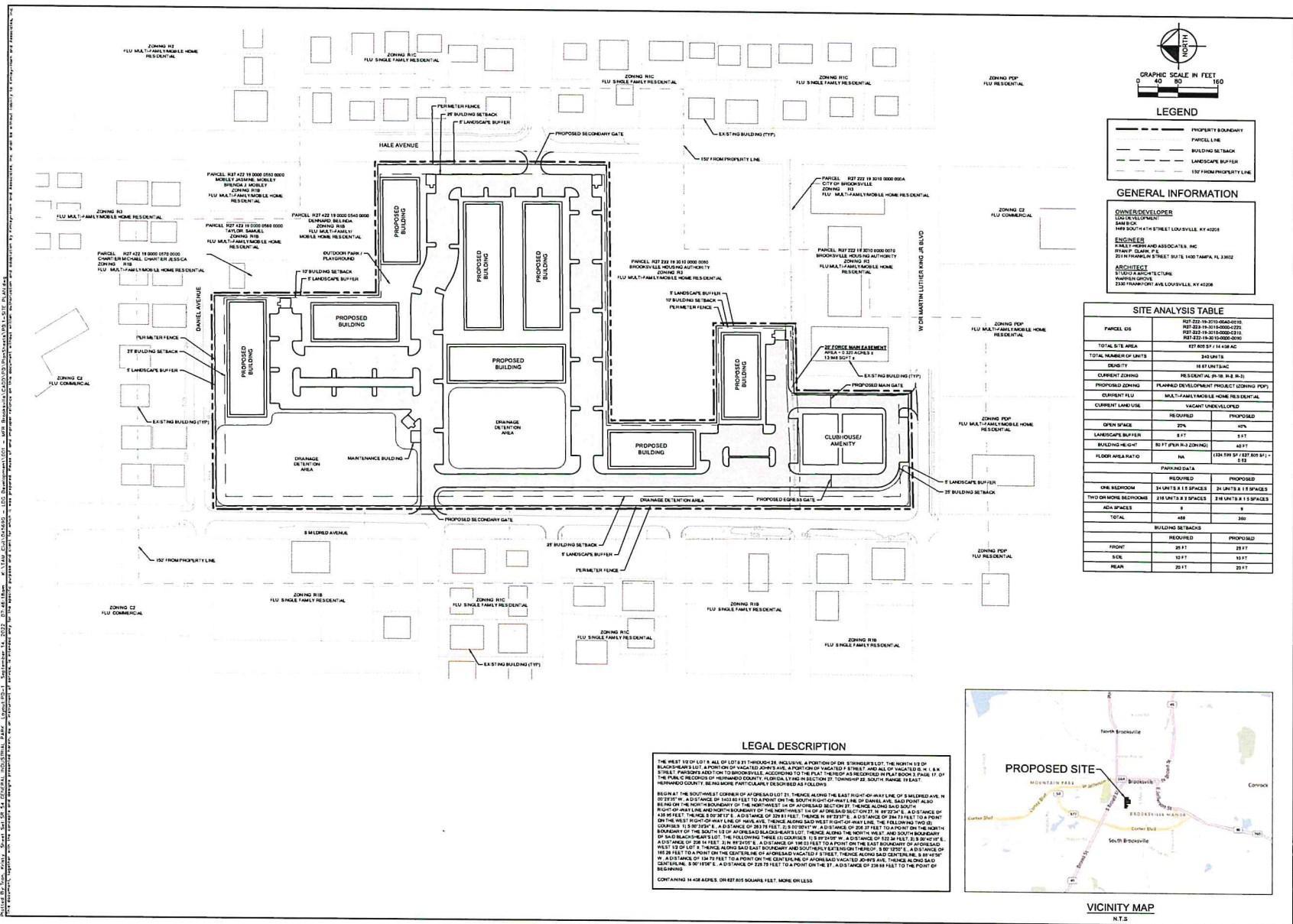
I look forward to talking with you regarding this topic at your convenience. I can be reached on my cell phone at 502.494.9773 or by email at sbick@ldgdevelopment.com.

Yours Truly,



Sam T. Bick
Senior Development Manager
LDG Development

Enclosure: Conceptual Site/PD Plan



GENERAL INFORMATION

OWNER/DEVELOPER
 DANIELA BELLA
 1145 1/2 STREET LOUISVILLE, KY 40203

ENGINEER
 HORN KIMLEY HORN AND ASSOCIATES, INC.
 2017 MARKET STREET SUITE 1400 TAMPA, FL 33602

ARCHITECT
 STUDIO ARCHITECTURE
 HANOVER SQUARE
 2327 TRANSPORT AVE LOUISVILLE, KY 40208

SITE ANALYSIS TABLE

PARCEL 05	R27 222 19 2010 0000 0000	R27 222 19 2010 0000 0000
TOTAL SITE AREA	827,802 SF ± 18.68 AC	827,802 SF ± 18.68 AC
TOTAL NUMBER OF UNITS	343 UNITS	343 UNITS
DENSITY	38 UNITS/AC	38 UNITS/AC
CURRENT ZONING	RESIDENTIAL (R1B-R1Z)	RESIDENTIAL (R1B-R1Z)
PROPOSED ZONING	PLANNED DEVELOPMENT PROJECT (ZONING POP)	PLANNED DEVELOPMENT PROJECT (ZONING POP)
CURRENT F.U.	MULTI-FAMILY MOBILE HOME RESIDENTIAL	MULTI-FAMILY MOBILE HOME RESIDENTIAL
CURRENT LAND USE	VACANT UNDEVELOPED	VACANT UNDEVELOPED
OPEN SPACE	REQUIRED	PROPOSED
LANDSCAPE BUFFER	5 FT	5 FT
BUILDING HEIGHT	30 FT (MAX R1B ZONING)	40 FT
FLOOR AREA RATIO	NA	128,199 SF / 827,802 SF = 15.5
PARKING DATA		
ONE BEDROOM	REQUIRED	PROPOSED
TWO OR MORE BEDROOMS	34 UNITS X 1.5 SPACES	34 UNITS X 1.5 SPACES
TOTAL	51 UNITS X 1.5 SPACES	51 UNITS X 1.5 SPACES
ADA SPACES	8	8
TOTAL	48	48
BUILDING SETBACKS		
FRONT	5 FT	5 FT
SIDE	5 FT	5 FT
REAR	20 FT	20 FT

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 8, ALL OF LOT 9, 31 THROUGH 38, INCLUSIVE, A PORTION OF DR. STRIMMER'S LOT, THE NORTH 1/2 OF BLOCK 18, AND A PORTION OF PARCELS 20 AND 21, A PORTION OF PARCELS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



FOR EXHIBIT PURPOSES ONLY

Kimley Horn

PLANNED DEVELOPMENT PLAN

MFR BROOKSVILLE

CITY OF BROOKSVILLE

FLORIDA

DATE: 9/14/2022
 PRODUCT NO: 045692001
 SHEET NUMBER: PD-1