

Osowaw Parcel Rezoning
Planned Development Project - Multi-family

BOCC Hearing
June 25, 2024

Overview

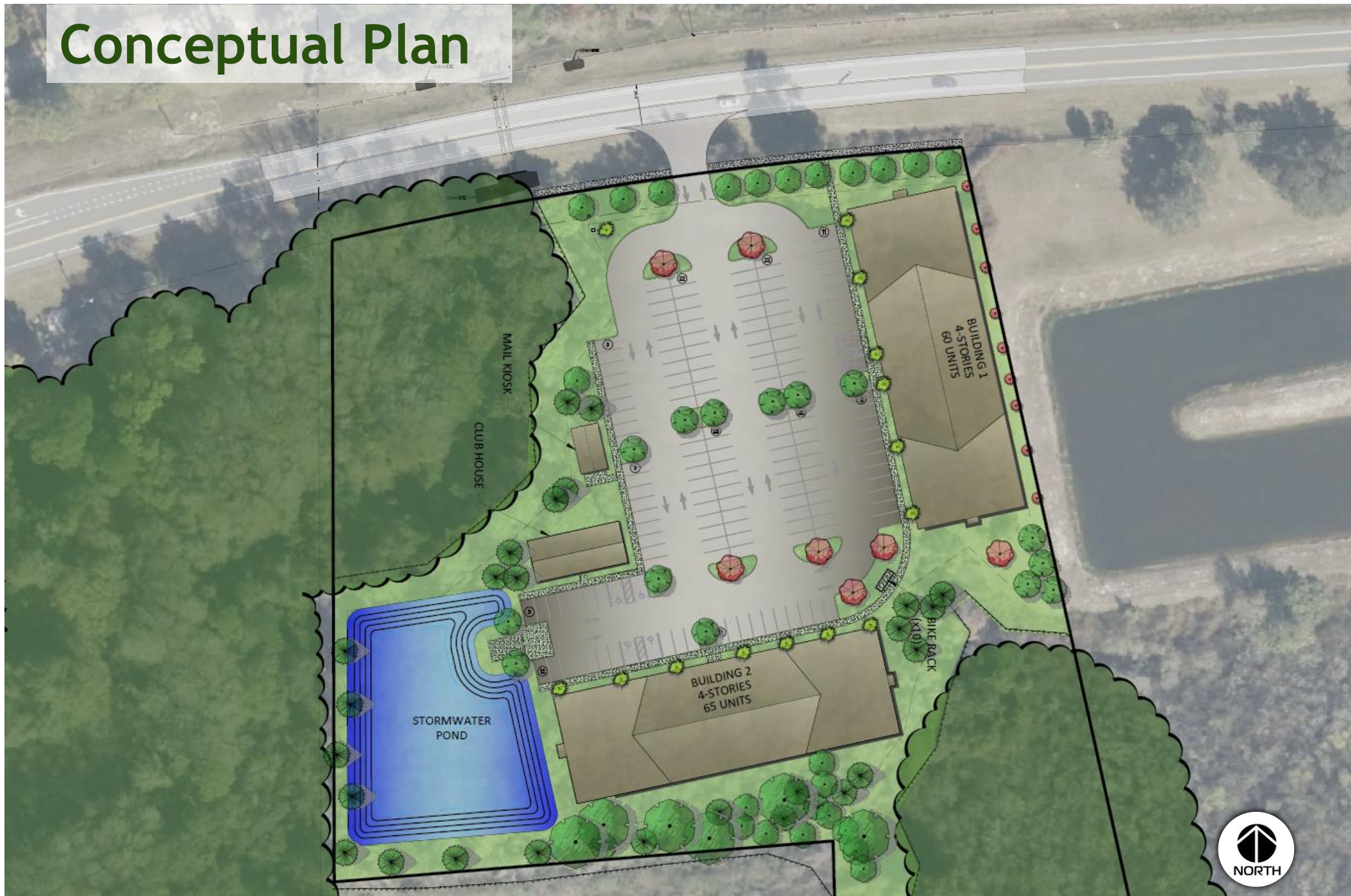
- ▶ Project site is approximately 13.6 acres located on the south side of Osowaw Boulevard
- ▶ Future Land Use is Residential
- ▶ Rezoning from Agricultural (AG) to Planned Development Project - Multi-family (PDP- MF)
- ▶ Planned for vertical development as Attainable/Workforce Housing
 - ▶ *Subject to State funding approval*
- ▶ 125 units maximum

Table 3: Proposed Development Area

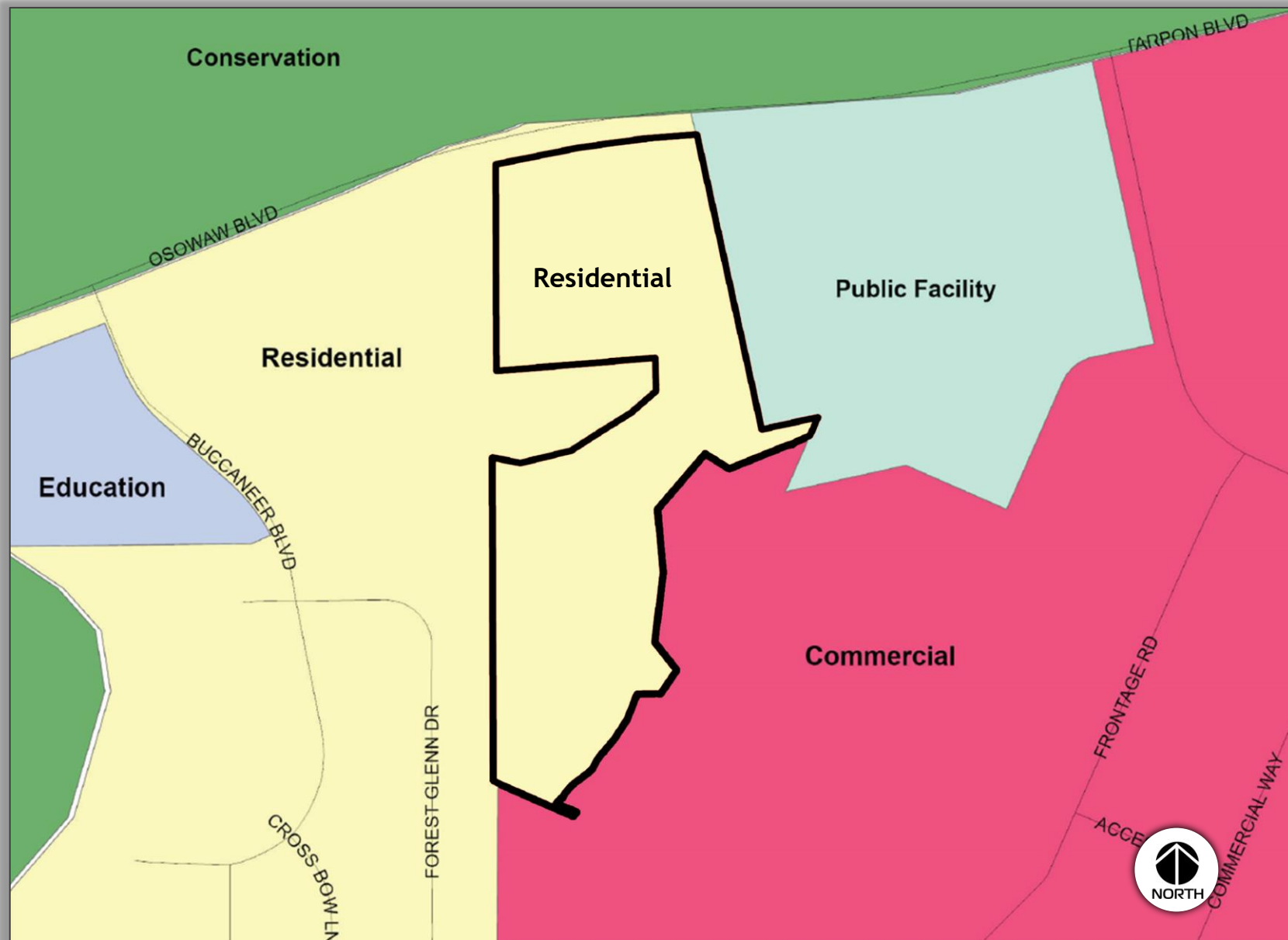
Description	±Ac.	Dwelling Units (DU)	Gross Density (DU/Ac.)
Gross Site Area	13.6 acres		
Estimated Wetlands	9 acres		
Net Developable Area	4.6 acres		
Multi-family Residential		125 units	9 du/ac
Allowed Density			22 du/ac



Conceptual Plan



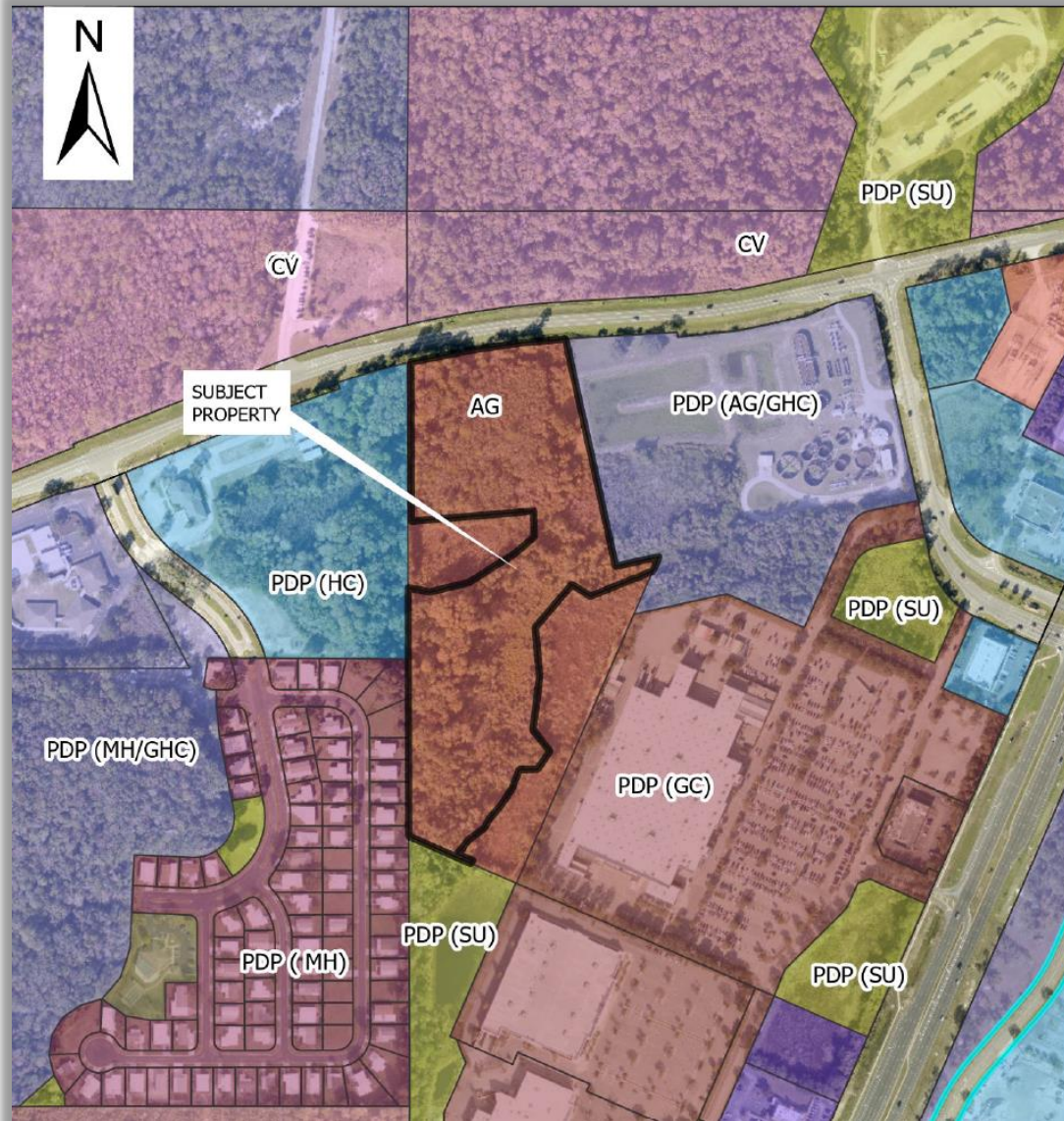
Future Land Use (FLU) Map - Residential



- ▶ The current Future Land Use Designation is **Residential**.
- ▶ The Residential Category allows primarily single-family, duplex, resort and **multi-family housing** and associated ancillary uses such as recreational and institutional.
- ▶ The Gross Residential Density shall not exceed 22 DU/Ac.

Zoning Map

➤ Existing Zoning- Agricultural

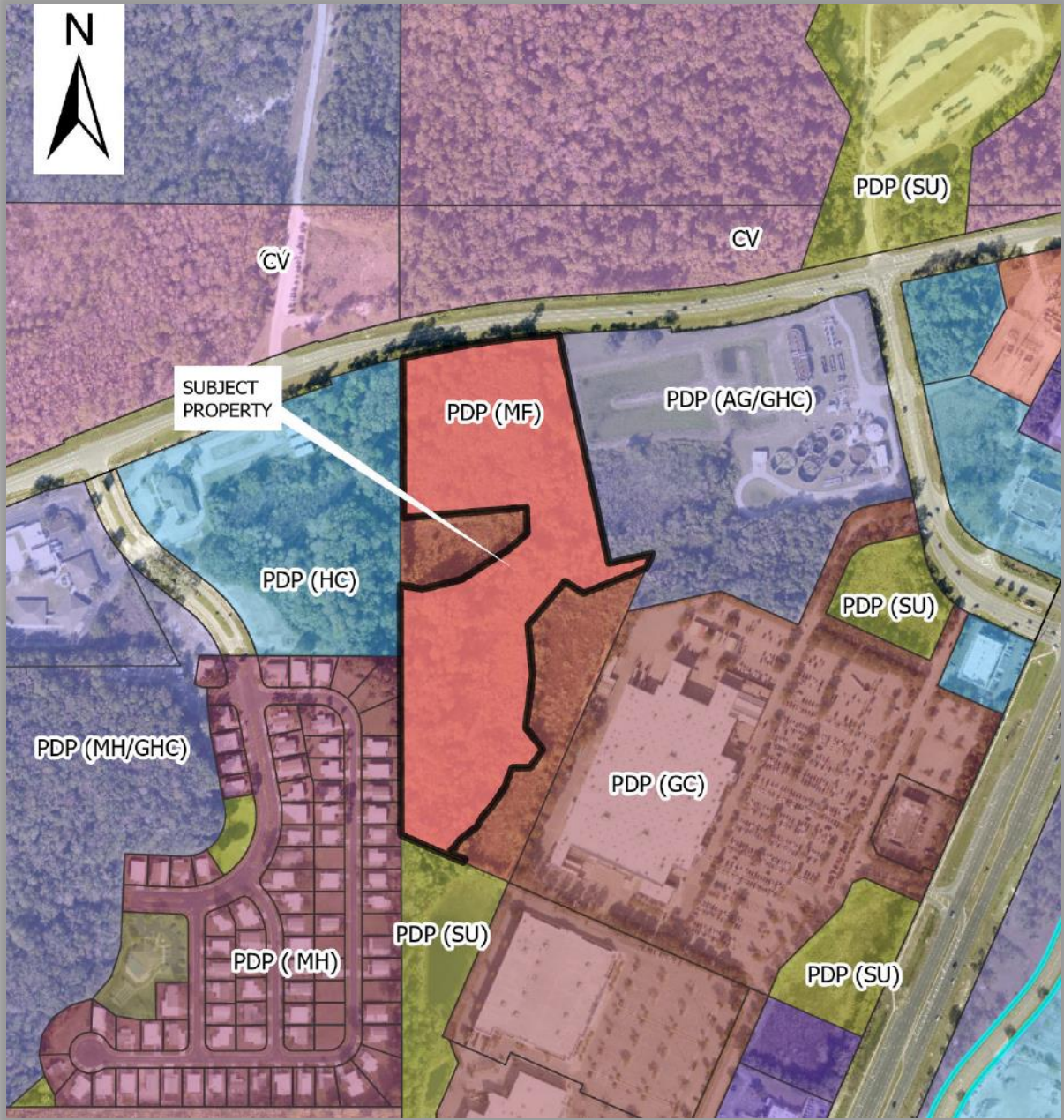


Agricultural District Permitted Uses:

- Animal specialty establishment
- Farming and farming service establishments
- Fisheries
- Forestry and forestry service establishments
- Horticultural specialty farms
- Hunting, trapping and game propagation
- Landscaping service
- Single-family dwelling - 0.4 max density*
- Mobile Home
- Land Application of Domestic Septage
- Wildlife management activities
- Resource-oriented recreational activities
- Aquaculture

***For Reference Purposes, Forest Glenn has a density of 4.0 du/acre.**

Proposed Zoning- PDP (Multi-family)



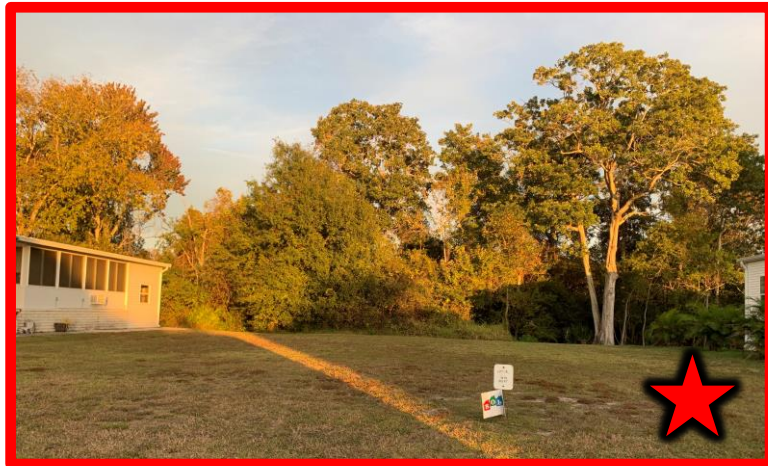
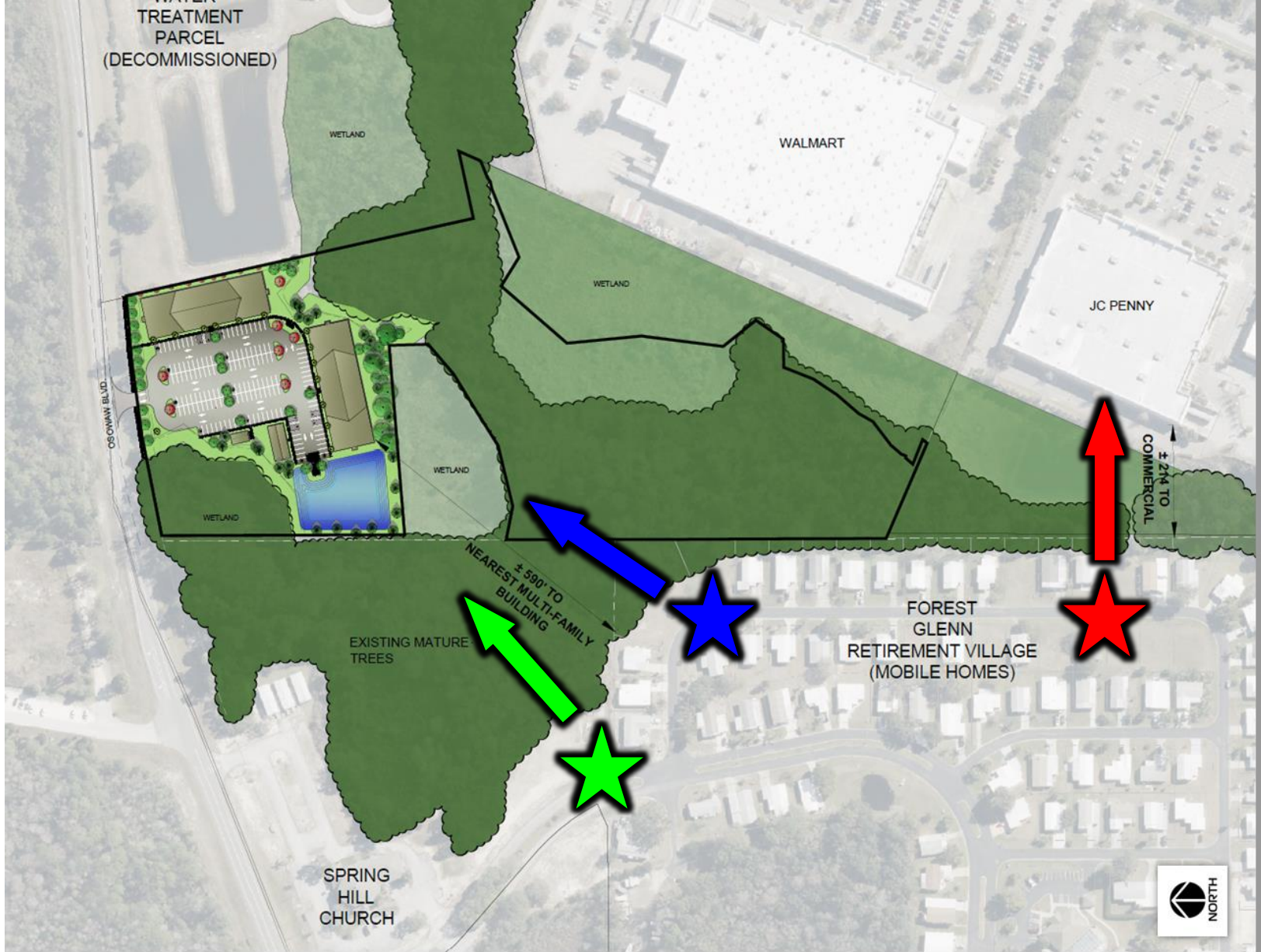
Adjacent FLU and Zoning

- ▶ The proposed Zoning of Planned Development Project – Multi-family (PDP-MF) is compatible with the existing Residential Future Land Use and an appropriate transitional use from the commercial.

Direction	FLU Category	Zoning District	Existing Use
North	Conservation	Conservation	Weekiwachee Preserve
East	Commercial	PDP (GC) and Public Service Facility (PSP)	Shopping Center, Decommissioned Wastewater Treatment Plant
South	Commercial	PDP(GC)	Shopping Center
West	Residential	PDP (GHC), PDP (MH)	Church and Mobile Home Park



VIEWS FROM AREA RESIDENTIAL

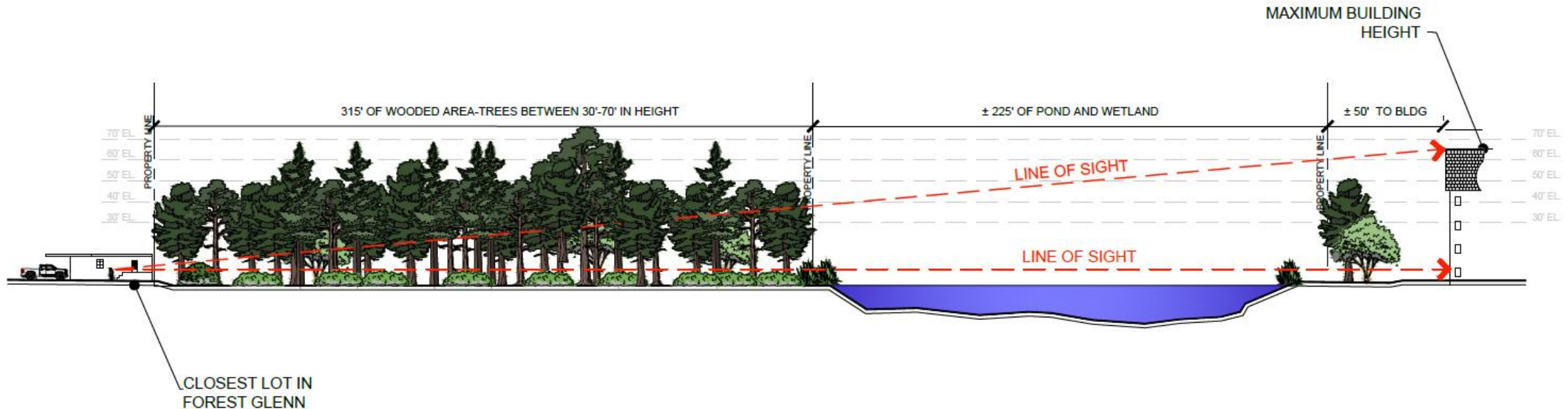


Birds Eye View



Preservation of Wetlands and Vegetation

- Stormwater ponds strategically placed to create additional buffering
- Existing wetland and vegetation will be retained to create a natural buffer



Developers



MIDDLEBURG
COMMUNITIES

- ▶ 15+ years of experience developing Class A market rate apartments



- ▶ 24+ years of experience developing attainable and workforce housing
- ▶ Developing in Florida since 2007

Architecture



Architecture



Hernando County Range of Resident Income Limits by Number of Persons in Household

Families earning at or below 60% of Area Median Income.	Families earning at or below 80% of Area Median Income.
◦ 1 - \$40,140	◦ 1 - \$53,520
◦ 2 - \$45,840	◦ 2 - \$61,120
◦ 3 - \$51,600	◦ 3 - \$68,800
◦ 4 - \$57,300	◦ 4 - \$76,400
◦ 5 - \$61,920	◦ 5 - \$82,560
◦ 6 - \$66,480	◦ 6 - \$88,640

Monthly Rent Limits

Maximum HUD Rent Limit by Number of Bedrooms in Unit

Percentage Category (AMI)	1 Bedroom	2 Bedroom	3 Bedroom
60%	\$1,074	\$1,290	\$1,490
80%	\$1,433	\$1,720	\$1,987

**Assumptions do not include Utility Allowance*



Property Value

- ▶ Multiple studies have shown that affordable housing developments financed through the Low-Income Housing Tax Credit (LIHTC) positively impact surrounding property values and revitalize low-income neighborhoods. A recent study by the Urban Institute* compared home value trends from 2000 to 2020 and determined that these developments also produce a statistically significant increase in property values in higher-income neighborhoods.
- ▶ * *Urban Institute: Assessing the Impact of Affordable Housing on Nearby Property Values in Alexandria, Virginia*

School Capacity Analysis

- ▶ Sufficient capacity is currently available in the assigned Concurrency Service Areas at the elementary, middle and high school levels.

Raysor Osowaw Residential (Petition No. H2427) Non-Binding School Capacity Analysis

CONCURRENCY SERVICE AREA ² (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED ³	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING UTILIZATION (F ÷ (A+B))
Westside ES	776	0	535	3	11	549	71%
Fox Chapel MS	1207	0	780	10	6	796	66%
Weeki Wachee HS	1629	119	1403	189	7	1599	92%

[² There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

[³ As published on the district's website, 10-13-2023.]

Public Information Workshop Summary

- ▶ Tuesday, May 28, 2024 @ 6 pm
- ▶ Holiday Inn Express & Suites Spring Hill
- ▶ Approximately 34 residents
- ▶ Comments:
 - ▶ Leave the area natural conservation and not develop. Displaced Wildlife
 - ▶ Questions about the workforce housing residence and rent limits.
 - ▶ A few of the residents happy that the development would provide affordable housing options for workforce community in the area.
 - ▶ Increased traffic, utilities, school capacity, stormwater and County services.
 - ▶ Increased crime.
 - ▶ Fencing around the project or around Forest Glenn community.
 - ▶ Questions about what will happen to the surplus land to the east (decommissioned wastewater treatment plant)

Permitting Site Plan Approval Process- (Follows the Rezoning)

- ▶ Preparation of Engineered Site Plan
- ▶ Stormwater
- ▶ Environmental Study - Turtles and other wildlife
- ▶ Traffic Study
- ▶ Bus Stop/Transit access
- ▶ School Board Coordination