



LDG DEVELOPMENT

SETTING THE DESIGN STANDARD IN AFFORDABLE HOUSING FOR 28 YEARS

** The information provided herein is preliminary and is subject to change at any time due to the nature of the local government approval process and other unforeseen circumstances.*



LDG DEVELOPMENT

AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENT PLAN

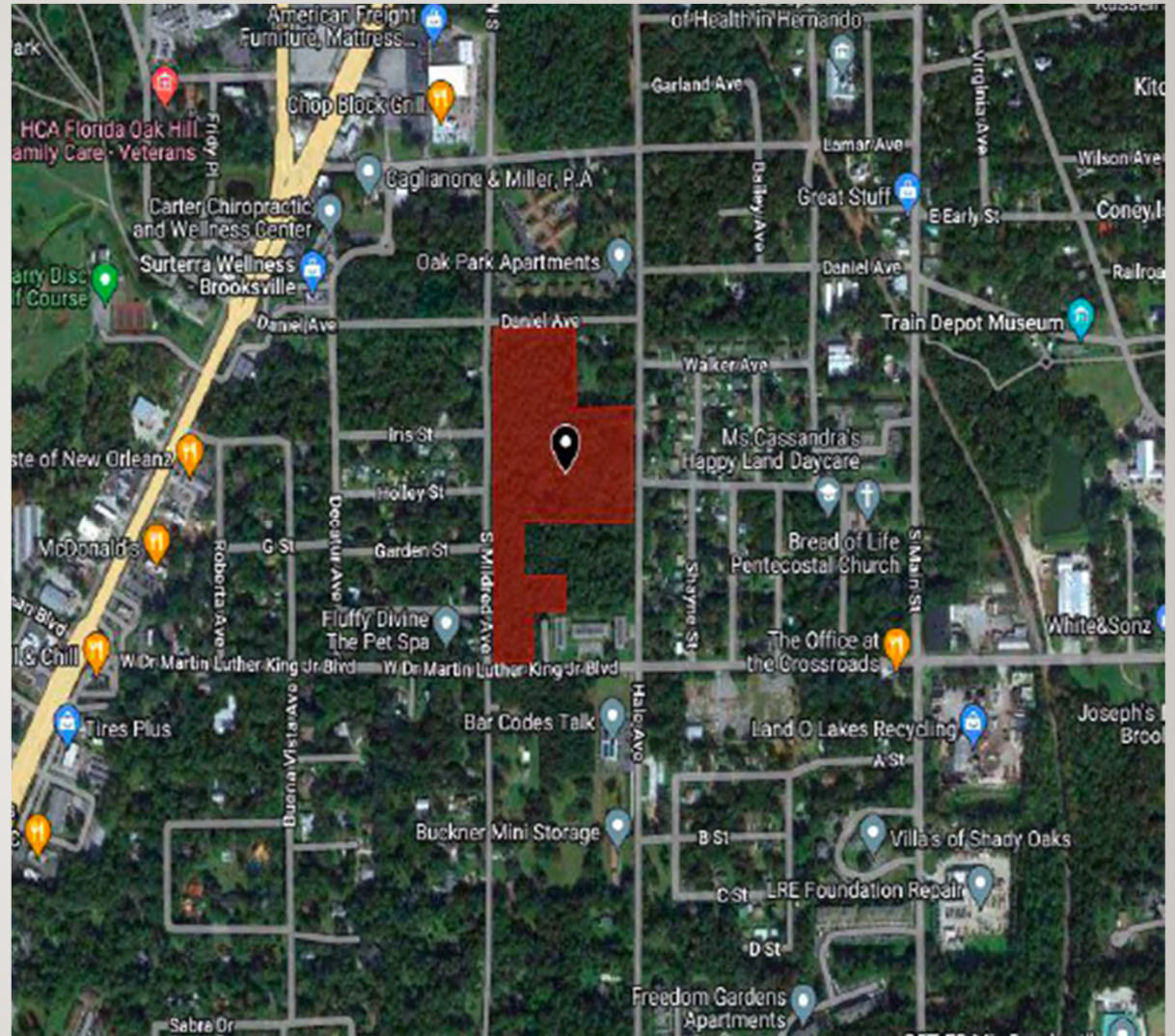
FOR

BROOKSVILLE, HERNANDO COUNTY, FLORIDA

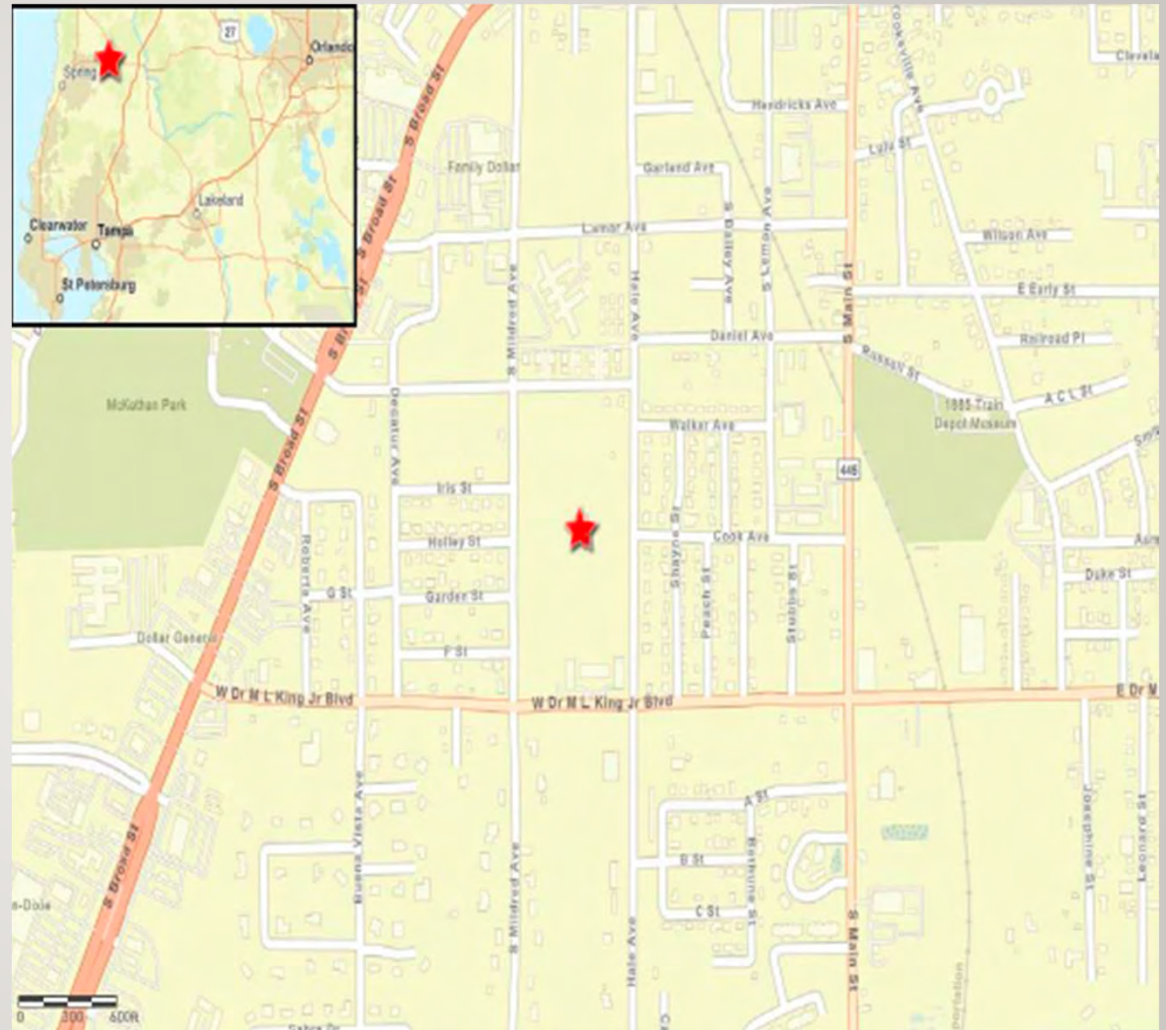
INTRO TO LDG DEVELOPMENT

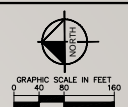
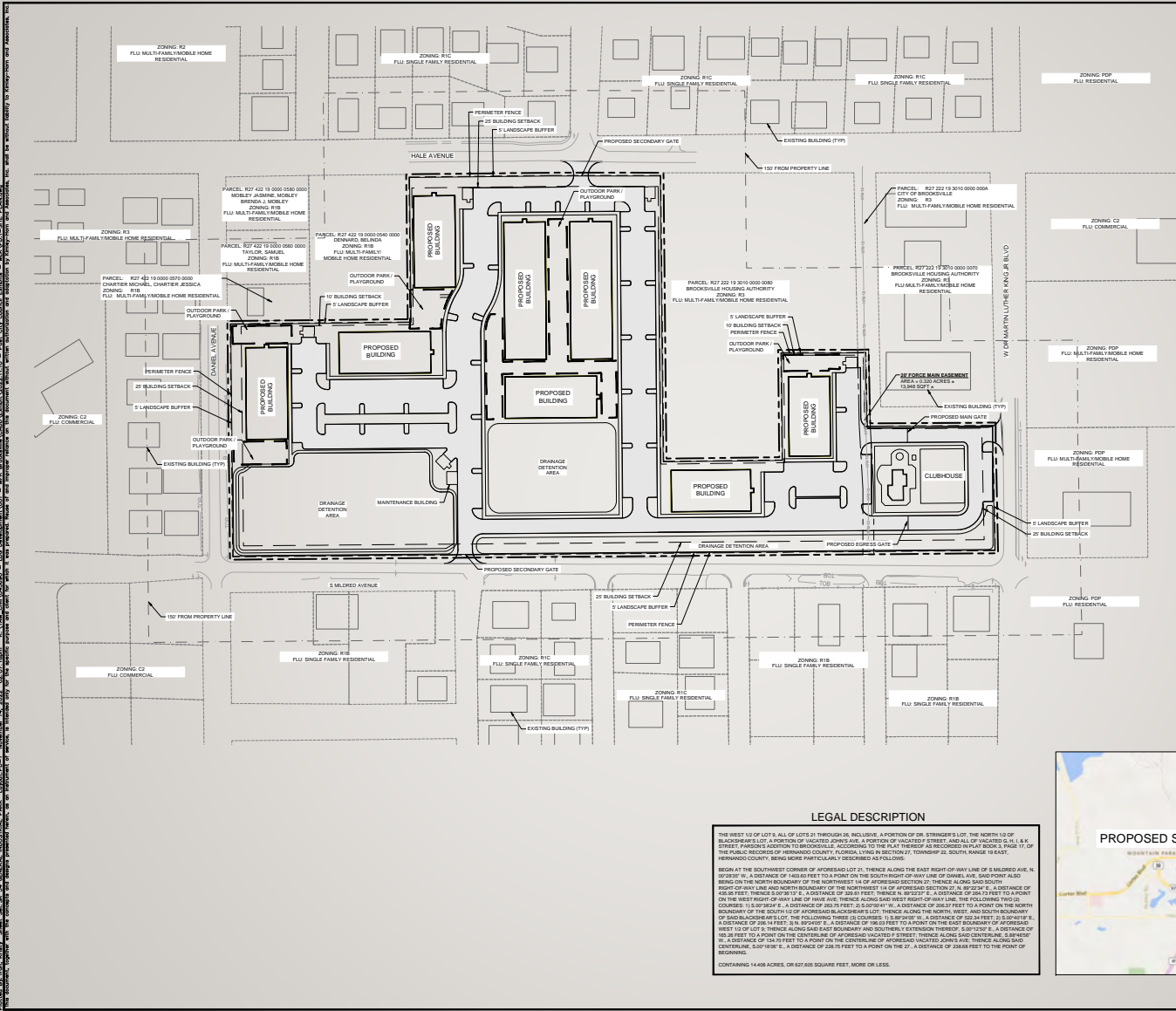
- 28 years of development experience focused on affordable, workforce & market rate housing.
- Over 20,000 housing units completed to date across 7 states.
- LDG Principals/Partners: Chris Dischinger & Mark Lechner.
- Demonstrated long-term ownership and management objectives.
- Primary mission is to provide affordable housing to foster family stabilization resulting in social, academic, and economic growth & prosperity.
- LDG Foundation partners with regional corporations & non-profit organizations to provide expanded services to residents (academic, health, wellness, etc.)

PROJECT LOCATION



PROJECT LOCATION





GENERAL INFORMATION

OWNER/DEVELOPER
COUNTRY DEVELOPMENT
1468 SOUTH 4TH STREET LOUISVILLE, KY 40208
LISE BICK

ENGINEER
RYAN P. CLARK, P.E.
201 W. FRANKLIN STREET SUITE 1400 TAMPA, FL 33602

ARCHITECT
STOCKY ARCHITECTURE
WARRIOR OFFICE
230 W. PARKWAY AVE LOUISVILLE, KY 40205

SITE ANALYSIS TABLE

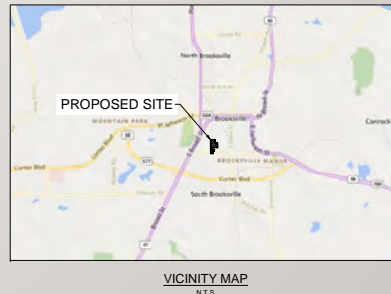
PARCEL IDS	827-222-19-3010-0000-0010 827-222-19-3010-0000-0020 827-222-19-3010-0000-0030 827-222-19-3010-0000-0040
TOTAL SITE AREA	827,655 SF / 14.408 AC
TOTAL NUMBER OF UNITS	216 UNITS
DENSITY	15.00 UNITS/AC
CURRENT ZONING	RESIDENTIAL (FLU, R1, R2, R3)
PROPOSED ZONING	PLANNED DEVELOPMENT PROJECT (ZONING POP)
CURRENT FLU	MULTI-FAMILY MOBILE HOME RESIDENTIAL
CURRENT LAND USE	VACANT UNDEVELOPED
MINIMUM PARKING	360 SPACES TOTAL (ADA)
OPEN SPACE	20% PROPOSED
LANDSCAPE BUFFER	5 FT
BUILDING SETBACK	50 FT (PER R-2 ZONING)
FLOOR AREA RATIO	NA (GSA 558 SF / 827,655 SF = 0.07)
BUILDING SETBACKS	
FRONT	25 FT
SIDE	10 FT
REAR	20 FT

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 9, ALL OF LOTS 21 THROUGH 24, INCLUDING A PORTION OF LOT 21, THE NORTH 1/2 OF BLACKBURN'S LOT 4, A PORTION OF VACATED JOHNS AVE. AND A PORTION OF VACATED STREET, AND ALL OF VACATED G, H, I, & K STREET PARCELS ADJACENT TO BROOKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 22, SOUTH RANGE 19 EAST, HERNANDO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF ADDRESS LOT 21; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF S MULBERRY AVE. N. 90°20'31" E. A DISTANCE OF 142.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAME AVE. SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF ADDRESS SECTION 27; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY OF THE NORTHWEST 1/4 OF ADDRESS SECTION 27, A DISTANCE OF 436.36 FEET; THENCE S 0°0'0" E. A DISTANCE OF 300.21 FEET; THENCE S 89°27'27" E. A DISTANCE OF 204.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALE AVE.; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSE: 1. S 89°27'27" E. A DISTANCE OF 363.77 FEET; 2. S 89°27'27" E. A DISTANCE OF 264.73 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF ADDRESS BLACKBURN'S LOT; THENCE ALONG THE NORTH, WEST, AND SOUTH BOUNDARY OF SAID BLACKBURN'S LOT, THE FOLLOWING COURSE: 1. S 89°27'27" E. A DISTANCE OF 82.24 FEET; 2. S 89°27'27" E. A DISTANCE OF 206.14 FEET; 3. N 89°27'27" E. A DISTANCE OF 198.03 FEET TO A POINT ON THE EAST BOUNDARY OF ADDRESS WEST 1/2 OF LOT 9; THENCE ALONG SAID EAST BOUNDARY AND SOUTHERLY EXTENSION THEREOF, S 89°27'27" E. A DISTANCE OF 165.26 FEET TO A POINT ON THE CENTRAL LINE OF ADDRESS VACATED F STREET; THENCE ALONG SAID CENTRAL LINE, S 89°27'27" W. A DISTANCE OF 124.73 FEET TO A POINT ON THE CENTRAL LINE OF ADDRESS VACATED JOHNS AVE.; THENCE ALONG SAID CENTRAL LINE, S 89°27'27" E. A DISTANCE OF 228.75 FEET TO A POINT ON THE 27° E. DISTANCE OF 228.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.408 ACRES, OR 827,655 SQUARE FEET, MORE OR LESS.



DATE: 11/14/2022
PROJECT NO: 045690001
SHEET NUMBER: PD-1

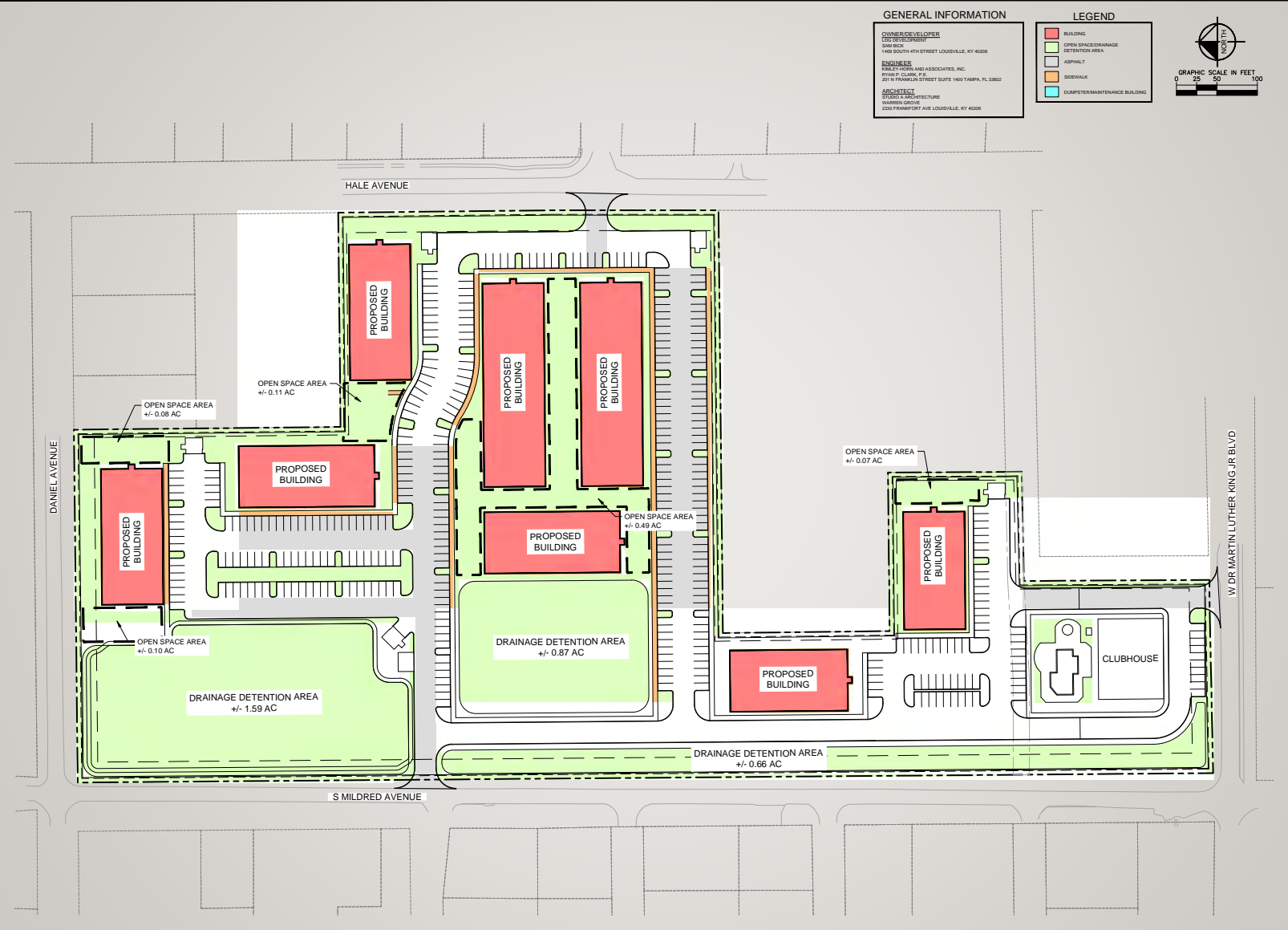
Kimley-Horn
3000 MARKET HARBOR AND ASSOCIATES, INC.
1000 MARKET HARBOR DRIVE, SUITE 200
TAMPA, FLORIDA 33607
PHONE: 813-450-1100 WWW.KIMLEY-HORN.COM

FOR EXHIBIT PURPOSES ONLY

PLANNED DEVELOPMENT PLAN

MFR BROOKSVILLE
CITY OF BROOKSVILLE
FLORIDA

PLANNED BY: TOWN OF BROOKVILLE, FLORIDA. GENERAL INDUSTRIAL PARK, LAYOUT #1-1. NOVEMBER 14, 2022. 01:40:58pm. K:\1\TAM_CHA\045690 - LOS Development\001 - MFR Brookville\045690\045690_11_01_22.dwg - PLAN, CITY, CONCEPT EXHIBIT - MFR 045690 SITE EXHIBIT. THIS DOCUMENT, TOGETHER WITH THE COMPLETE AND REVISIONS THEREON, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



GENERAL INFORMATION

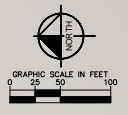
OWNER/DEVELOPER
 200 STEVENSON
 SAM BOK
 1400 SOUTH 4TH STREET LOUISVILLE, KY 40208

ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 RYAN F. CLARK, P.E.
 201 N. FRANKLIN STREET SUITE 1400 TAMPA, FL 33602

ARCHITECT
 STUDIO 7 ARCHITECTURE
 MARSHALL GROVE
 2020 FRANKFORT AVE LOUISVILLE, KY 40206

LEGEND

- BUILDING
- OPEN SPACE/DRAINAGE DETENTION AREA
- ASPHALT
- SIDEWALK
- DUMPSTER MAINTENANCE BUILDING



FOR EXHIBIT PURPOSES ONLY	FOR EXHIBIT PURPOSES ONLY	FOR EXHIBIT PURPOSES ONLY	FOR EXHIBIT PURPOSES ONLY	FOR EXHIBIT PURPOSES ONLY
SCALE AS NOTED	DESIGNED BY KTT	DRAWN BY KTT	CHECKED BY RJC	DATE
COLOR SITE EXHIBIT				DATE
MFR BROOKSVILLE				PROJECT NO. 045690001
FLORIDA				SHEET NUMBER
CITY OF BROOKSVILLE				EXH-1

Kimley-Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 100 NORTH FRANKLIN STREET, SUITE 1400 TAMPA, FL 33602
 PHONE: 813-282-4600 WEBSITE: KIMLEY-HORN.COM

DEVELOPMENT OVERVIEW – GENERAL

- 14.4 acre site currently zoned R1B, R2 & R3. Proposed rezoning to PDP-R.
- Proposed 216 multifamily apartment units consisting of 1, 2 & 3-bedroom units (Family Demographic).
- 8 Residential, 3-Story Garden Style Buildings, each limited to 40' height.
- Includes 1-story Clubhouse building containing offices for on-site management, leasing & maintenance personnel and amenities.
- Proposed development site includes 44% Green Space as defined by the Land Development Code & includes various Amenities to be installed for the recreational benefit and enjoyment by the residents and their visitors.
- Proposed parking to be compliant with local regulations.

DEVELOPMENT OVERVIEW – PROPOSED AMENITIES

- Clubhouse Amenities:
 - > Community Room with Kitchenette
 - > Fitness Center
 - > Computer Room with WiFi Connection
 - > Game/Activity Room
 - > Mail/Package Receiving Room
 - > Covered Patio
- Site Amenities:
 - > Swimming Pool
 - > Playground
 - > BBQ Grills
 - > Picnic Tables
 - > Benches/Seating Areas
 - > Shade Structures
 - > Dog Park/WalkingPath/Sidewalks
 - > Bicycle Racks

DEVELOPMENT OVERVIEW – UNIT FEATURES

- Unit sizes are above average for the market area.
- Kitchens with solid surface counter tops, energy-efficient appliances including refrigerator, range, dishwasher & microwave.
- Washer and dryer hook-ups in every unit.
- Luxury vinyl tile throughout the interior living area.
- Energy-efficient HVAC specifications and building envelope design.
- Ceiling fans installed in living room and bedrooms.
- All units pre-wired for WiFi, telephone and television communications.
- Private patios or balconies attached to each apartment unit.

DEVELOPMENT OVERVIEW – AFFORDABILITY

- Site is located within a Qualified Census Tract (QCT).
- 100% of units reserved for households earning at or below 60% of the Area Median Income (AMI).
- Household income limits are based upon household composition (Number of Persons).
- Financed through the Florida Housing Finance Corporation utilizing Housing Credits (HC) and Multifamily Mortgage Revenue Bonds (MMRB).
- Maximum Rents are restricted by HUD published rents & local utility allowances.
- Potential residents include medical technicians, public service emergency personnel, teachers, day care & home care providers, food service & retail workers, single-parent households, etc.
- All prospective residents must qualify, based upon aggregate HH income, and must pass comprehensive credit and background checks.

PROPOSED RESIDENT SERVICE PROGRAMS

- Adult Literacy
- Family Support Coordinator
- Financial Management Program
- LINK Services for Persons with Special Needs

PROJECT TIMETABLE

December 29, 2022 – Financial Application Submitted

January 31, 2023 – Financial Awards Posted

April 1, 2023 – FHFC Underwriting Commences

December 31, 2023 – Financial Closing

January 7, 2024 – Construction Commences

December, 2024 – First residential units delivered

December, 2025 – Construction Completion

REQUEST FOR LOCAL GOVERNMENT CONTRIBUTION

- FHFC Minimum Requirement - \$20,000
 - Monetary Grant
 - Waiver of Fees
 - Deferral of Fees (NPV Calculation)
 - Loan (NPV Calculation)



LDG
DEVELOPMENT

PHOTO LIBRARY
OF
EXISTING PROPERTIES



PEACH ORCHARD
AUGUSTA, GEORGIA



**BUFFALO TRAIL
NASHVILLE, TENNESSEE**











































