

BROOKSVILLE COMMONS REVISED REZONING NARRATIVE 12-27-23

Planning Department
Hernando County, Florida

GENERAL

The subject property, consisting of approximately 27.4 acres, is located west of Ponce De Leon Blvd./US98 and south of Yontz RD., in Section 16, Township 22, Range 19 The property covered by this application is identified by the Hernando County Property Appraiser as Key Numbers 656579, 1198643, 1056617, 352013. Refer to Figure 1 for the project Aerial Location Map.



Figure 1. Brooksville Commons Parcels (656579, 1198643, 1056617, 352013), Hernando County Property Appraiser

Current zoning on the property is PDP (GC) with specific C2 uses. The surrounding zoning consists of AG to the North/East and a mix of Mining and Agriculture to the South/West. Refer to Figure 2 for the project area Current Zoning Map.

The Hernando County Comprehensive Plan Future Land Use Map indicates that the subject property is designated Residential with a Commercial node at the corner of U. S. 19 and Centralia Road. Simultaneous with this rezoning request, we have submitted an application for a small-scale Comprehensive Plan Amendment to designate all parcel # 656579 as Residential. Refer to Figure 3 for the project area's existing FLU Map.

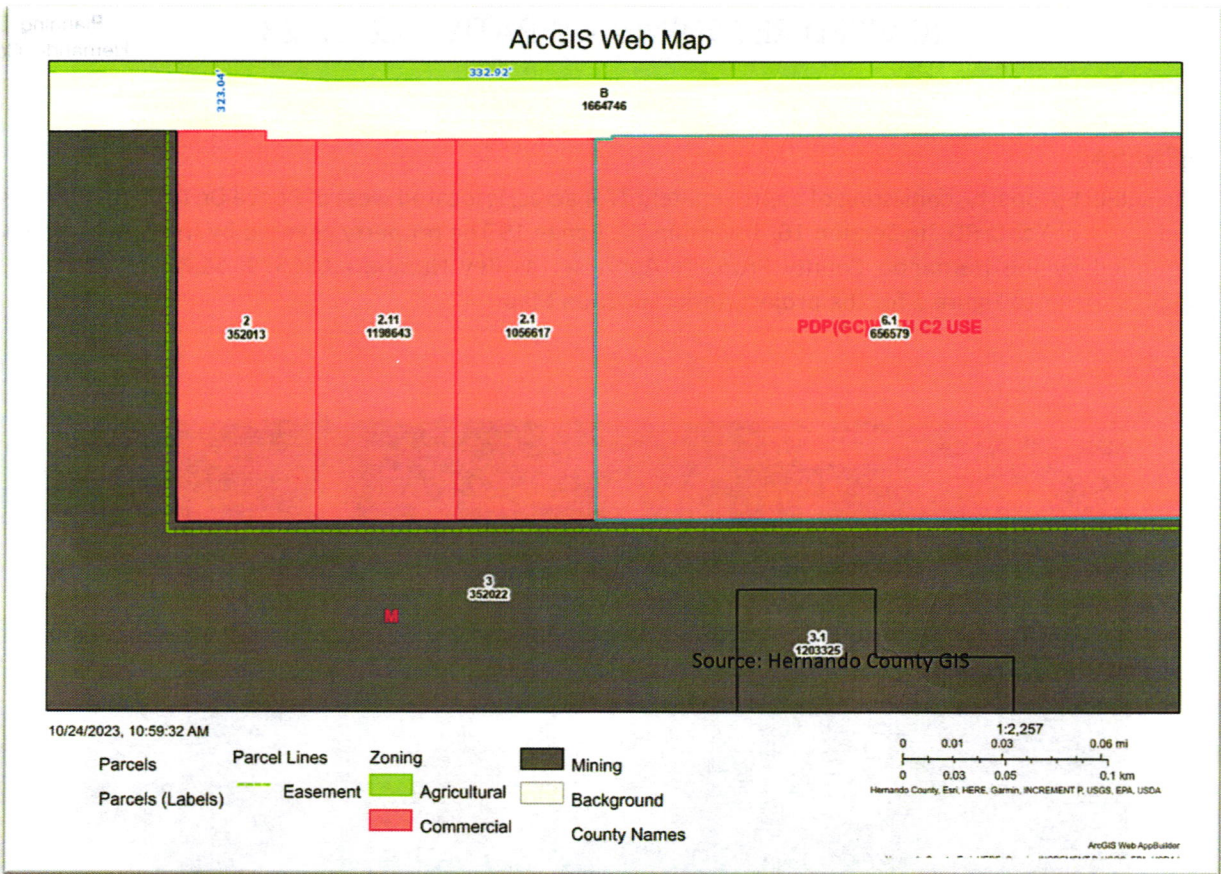


Figure 2. Brooksville Commons Parcels (656579, 1198643, 1056617, 352013), Current Zoning Map

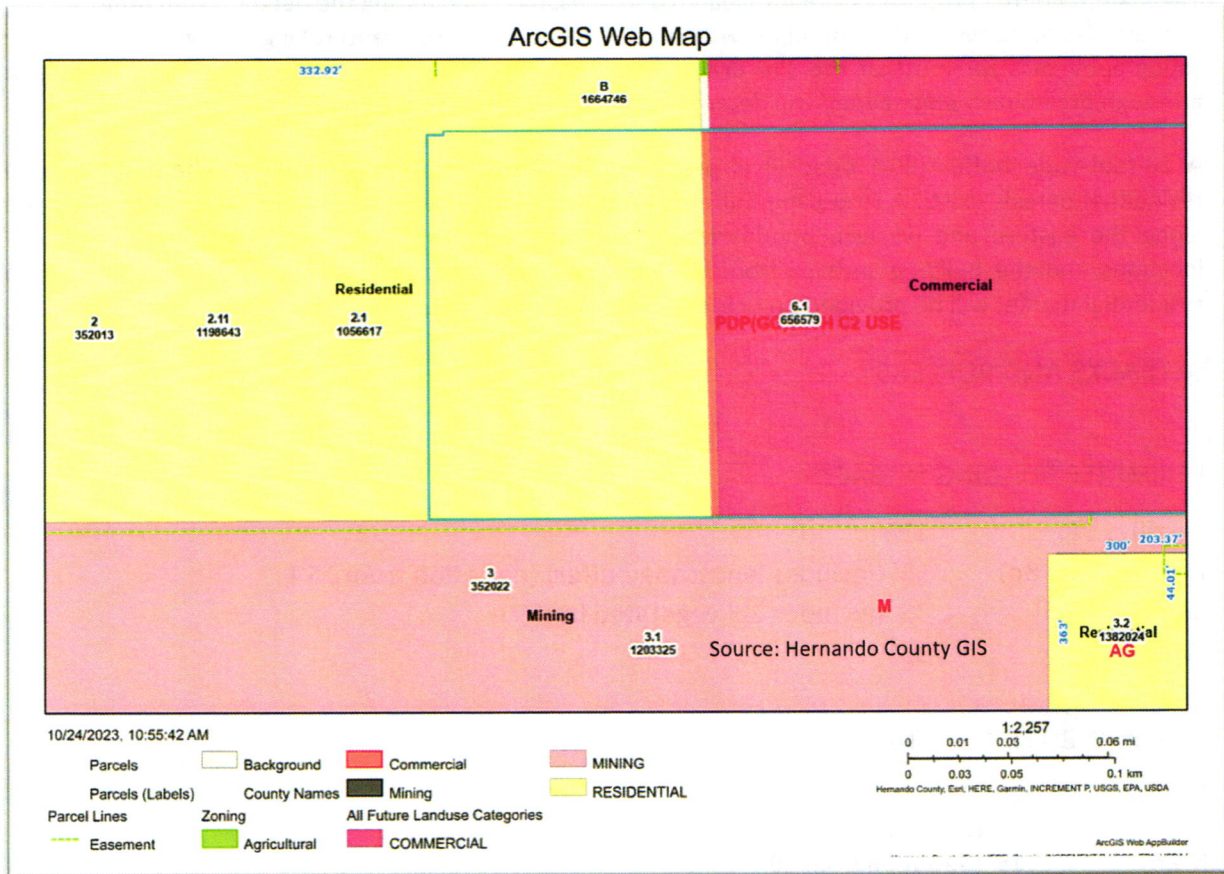


Figure 3. Brooksville Commons Parcels (656579, 1198643, 1056617, 352013), FLU Map

APPLICANT’S REQUEST

The applicant is requesting a rezoning to Planned Development Project – Multifamily to allow for development of up to 200 townhomes. A companion application for a Comprehensive Plan amendment will place the entire property within a Residential designation. The proposed project will introduce an affordable housing product that is just now re-entering the residential market. The applicant intends to construct a community consisting of 4- & 6-unit townhome clusters. The location is ideal, with frontage on both US 98 and Yontz Road and in close proximity to a signalized intersection. The City of Brooksville Utilities Department has both sewer and water infrastructure along the adjacent roadways.

As shown on the proposed Zoning Master Plan, access from the project will be from Yontz Road, a sufficient distance from the US 98 intersection to avoid conflict with any future turn lanes. The proposed “boulevard” entrance will allow safe ingress and egress. Following discussions with the County Engineer, a second access to US 98 is not proposed due to the probability that it would cause conflicts so close to the signalized intersection. Given the dimensions of the site, internal circulation will most likely consist of a residential street “loop” providing easy and safe access to the project entrance. All internal streets will meet Hernando County standards.

The majority of the property is already cleared and in pasture, minimizing the need for tree removal. The property is conducive to development, with moderately drained soils and rolling topography. The site topography calls for most of the site drainage to be located along the project's western boundary, although preliminary engineering will determine the final locations for DRAs.

A 20-foot-wide buffer (80% opacity) is proposed along the southern boundary, where some rural residential parcels exist. A landscape buffer is proposed along Powell Road. Buffers are not proposed along the eastern and western boundaries since drainage retention areas are anticipated in those locations and the building setback from US 98 is extensive. Recreation appropriate for the chosen residential market will be provided on site, taking advantage of natural features as much as possible.

SETBACKS AND BUFFERS

PERIMETER BUILDING SETBACKS

East (US 98)	125'
North (Yontz Rd)	35' (includes landscape buffer) (deviation from 75')
South	35' (includes 20' vegetated buffer)
West	35'

INTERNAL BUILDING SETBACKS

Front:	25'
Side:	5' (0' for common walls)
Rear:	15' (deviation from 20')

BUFFER

South Perimeter	20' natural vegetated buffer with 80% opacity, enhanced if needed)
North Perimeter	15' landscape buffer

MAX BUILDING HEIGHT

Two stories; 45 feet. This is not a deviation from the maximum building height allowed in the proposed PDP/MF zoning.

DRAFT OF PROTECTIVE COVENANTS

Protective covenants to maintain the common recreation and drainage retention area will be provided with SWFWMD permitting.

PRELIMINARY ENGINEERING REPORT

TOPOGRAPHY & DRAINAGE

The property topography ranges from a high of approximately 234' m.s.l. in the center of the property to a low of 204' m.s.l. along the western boundary. The stormwater retention system will be designed

to accommodate onsite and any existing offsite drainage and meet all SWFWMD and Hernando County regulations.

FLOODPLAIN

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0156E, effective date of January 15, 2021. According to the FIRM panel, there is one small area designated Zone A along the project's south boundary, as shown on the proposed zoning master plan. The remaining areas are above the 100-year flood level.

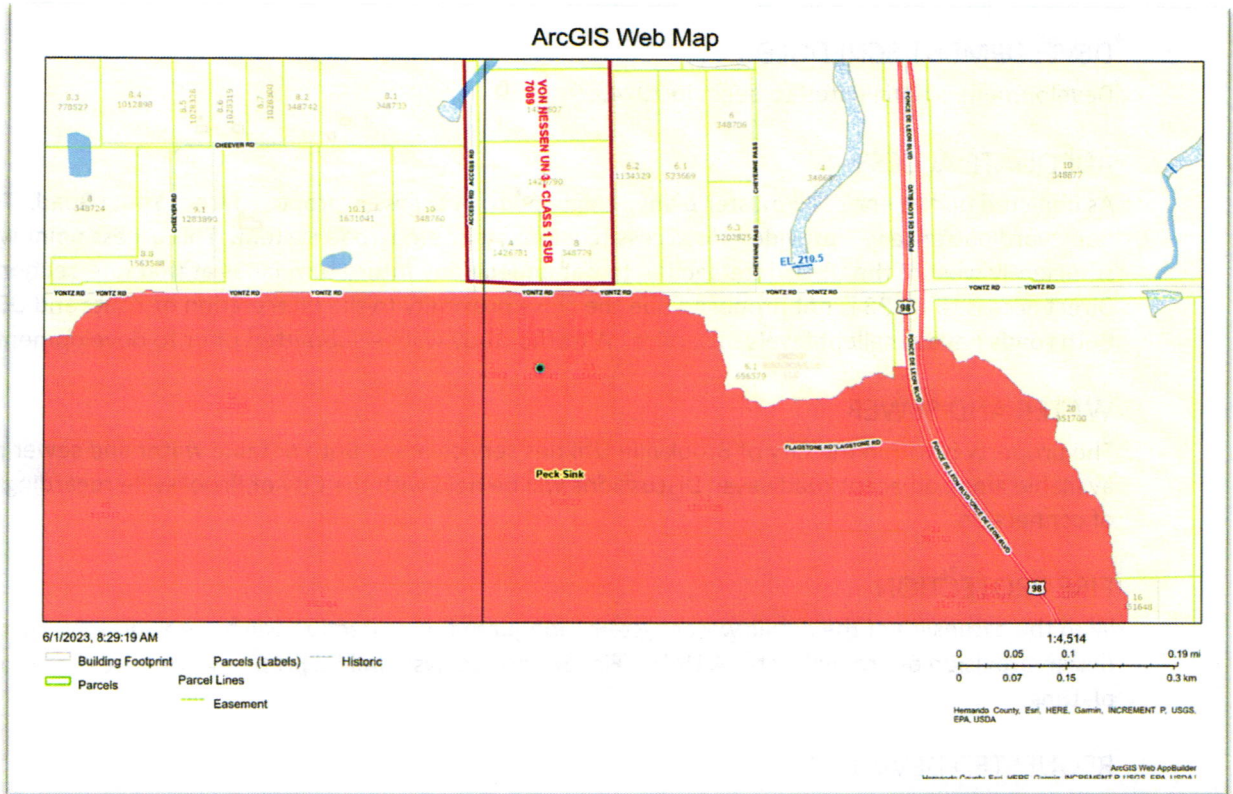


Figure 4. Brooksville Commons Parcels (656579, 1198643, 1056617, 352013), FEMA Floodplain Map

SOILS

Soils on site consist primarily of Micanopy loamy fine sand and Nobleton fine sand, both moderately draining soils conducive for development.

ENVIRONMENTAL

A preliminary site visit was conducted on November 15, 2023. The following are the results of the site visit.

- The property is undeveloped and vacant. No buildings or structures were noted during the site visit.
- The eastern two-thirds of the property has been cleared and grassed, with virtually no overstory.

- The western third of the property is heavily wooded, with some specimen trees. Laurel oaks dominate the overstory. Any small, isolated wetlands on site will be identified as part of the SWFWMD permitting.
- No listed wildlife species were detected during the preliminary site visit.
- A karst feature was noted in the floodplain area on the master plan.

DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2024.

ADEQUATE ACCESS

As depicted on the enclosed master plan, a single point of access is proposed from Yontz Road. This boulevard entrance will provide safe access to a looped internal road system. This access point will be sufficiently west of the US 98 intersection to not impede any future turn lanes at that intersection. Direct access to US 98 is not proposed due to the close proximity to the intersection of Yontz and US 98. Both roads have excellent levels of service. A traffic study will be submitted prior to development.

WATER AND SEWER

The property is within the City of Brookville Utilities service area. Both potable water and sewer are available along adjacent roadways. Discussions will be held with the City of Brookville regarding points of connection.

FIRE PROTECTION

With the extension of the public water system, adequate fire protection will be provided through utility design provision of fire hydrants. A Utility/Fire Service analysis will be prepared with the conditional platting.

REQUESTED DEVIATIONS

PERIMETER BUILDING SETBACK

North (Yontz Rd) 35' (deviation from 75') Since this will be to the rear of townhomes, no direct access to Yontz Road will be allowed and a perimeter landscape buffer will be provided, this setback should be sufficient. Similar setback reductions have been requested and allowed where housing "backs up" to major roadways.

INTERNAL BUILDING SETBACK

Rear: 15' (deviation from 20') The requested 15' rear setback is similar to most residential projects in the area and allows for the more important front setback of 25'.

Side: 5' and 0' for attached (deviation from 10') This requested reduction in setback will allow more flexibility in the location and size of townhome clusters. Building spacings will meet fire code.

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Setback deviations are based upon the need to maintain design flexibility, and to maintain a layout that conforms to the unique characteristics of the site. Article VIII (Planned Development/Appendix A) clearly states that "A planned-development project will allow the applicant of a project the flexibility, with governing body approval, to alter the standard requirements of the county."

LOT SIZE

Lot Width: 20' (Deviation from 75)

Lot Area: 2,000 SF (Deviation from 12,000 SF)

Article VIII of Appendix A provides that the Planned Development District is intended for design flexibility and that the governing body may allow deviations from the standard zoning requirements. The applicant is proposing a townhome project and the dimensional standards proposed are consistent with the lot size and setbacks for this product type. County regulations do not provide for development and dimensional standards for townhomes, yet this product type is classified as multifamily by the County. The design requirements and dimensional standards in the Code are designed for typical multifamily development and are not applicable to townhomes. Therefore, certain deviations are necessary to provide for the desired product type.

December 27, 2023

Received

Cayce Dagenhart
Hernando County Planning and Zoning Department
1653 Blaise Drive, Brooksville, FL 34601

DEC 27 2023

Planning Department
Hernando County, Florida

Project Name: BROOKSVILLE COMMONS

**Re: Hernando County Rezoning Application for Brooksville Commons — Keys
656579, 1198643, 1056617, 352013**

Cayce,

This letter is in response to the sufficiency letter dated December 18th, 2023. Enclosed for Staff review are the following items:

- Brooksville Commons Revised Narrative 12-27-23
- 5_23050 – Brooksville Commons MP 2023.10.30

Please note that County comments have been restated below and an explanation of our response has been provided in italics.

1. The Narrative and the Master Plan do not match with regards to titles and information.

RESPONSE: The Title of the Narrative has been revised from “Brooksville Commons – NVR” to “Brooksville Commons”. Otherwise, the comment is not specific enough to allow for a complete response.

2. No deviations have citations. Not all the deviations you are looking for have been specified in the narrative. Please discuss how these deviations are in keeping with the existing surrounding development patterns and how the deviations aren’t being used to increase the density of development but rather allowing more flexibility to accomplish other goals stated in the Comprehensive Plan.

RESPONSE: The deviations requested are as follows:

- Perimeter Building Setback from Yontz Road (North)
 - 35 feet (deviation from 75 Feet as required by Article VIII Planned Development Projects, Appendix A Zoning, Section 1)
- Internal Building Setbacks (deviations from the dimensional requirements for multifamily under the R-3 District, Article IV, Appendix A Zoning, Section 2)
 - Side 5 feet and 0 for attached units (deviation from 10 feet)
 - Rear 15 feet (deviation from 20 feet)
 - Lot width 20 feet (deviation from 75 feet)
 - Lot Area 2,200 square feet (deviation from 12,000 square feet)

- Article VIII of Appendix A provides that the Planned Development District is intended for design flexibility and that the governing body may allow deviations from the standard zoning requirements. The applicant is proposing a townhome project and the dimensional standards proposed are consistent with the lot size and setbacks for this product type. County regulations do not provide for development and dimensional standards for townhomes, yet this product type is classified as multifamily by the County. The design requirements and dimensional standards in the Code are designed for typical multifamily development and are not applicable to townhomes. Therefore, certain deviations are necessary to provide for the desired product type.
- The perimeter setback deviation from Yontz Road is due to the elongated shape of the parcel. The required 125-foot perimeter setback from US 98 (Ponce De Leon) is complied with.

3. Discuss the density of the proposed use and its compatibility with the surrounding area.

RESPONSE: The proposed density of 200 townhome units on 27.4 acres equates to a density of approximately 7 units per acre. This density is considered moderate and is well below the maximum allowed for, and the developed density of most multifamily developments. The proposed use of townhomes is consistent, and compatible, with the future land use designations of Residential and Commercial in the immediate area. Although the area is currently undeveloped, the project is consistent with the future uses envisioned for this location by the 2040 Plan. The project is also located at the intersection of 2 major thoroughfare streets identified by the 2040 Plan, and such a location dictates future development that will be compatible with the proposed use.

4. Include a maximum height.

RESPONSE: Two stories; 45 feet. This is not a deviation from the maximum building height allowed in the proposed PDP/MF zoning.

5. Include the required open space per Chapter 10

RESPONSE: The final project layout will comply with the requirements of the Community Appearance Ordinance (Chapter 10) and the neighborhood park requirements of Chapter 26 (Subdivision Regulations). A Note is also included on the Master Plan "Total Acreage will meet County Standards and be sized/located at the time of Conditional Plat".

6. Include information about the lot width and size.

RESPONSE: Lot Details are included on the Master Plan. The minimum lots are 20 by 110 for internal townhome units and 25 by 110 for end townhome units.

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7. Include in the narrative that a Fire Protection Plan will be provided to the Fire Department upon submitting the Conditional Plat.

RESPONSE: All requirements of the Fire Department, including a fire protection plan if requested, and all other departments and agencies will be complied with during the design and development phases.

8. Discuss the condition of and impact of the proposed development on the natural features and how the PDP will incorporate existing features into the overall design of the project.

RESPONSE: There are no significant natural features on the site. Existing vegetation will be retained in buffers where warranted, and the requirements of the Community Appearance Ordinance will be met for the preservation of natural vegetation.

9. Include in the narrative that all landscaping will meet the requirements of Chapter 10 Community Appearance.

RESPONSE: As previously stated, the final project layout will comply with the requirements of the Community Appearance Ordinance (Chapter 10).

10. Include the request in the narrative if you will be seeking a deviation for road width from the Hernando County guidelines require.

REPNSE: No deviations from the Hernando County Facility Design Guidelines for road widths have been requested.

We trust that the information provided will adequately address the County comments and allow for scheduling of the associated application for the required public hearings on the next available hearing cycle. Please contact Coastal at your convenience if you have any questions concerning the supplemental information provided for this project.

Sincerely,

Elizabeth Rodriguez

Assistant Planner

Coastal Engineering Associates, Inc.