

\CITY OF BROOKSVILLE  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
201 HOWELL AVENUE  
BROOKSVILLE, FL 34601

MINUTES

June 1, 2015

7:00 P.M.

Brooksville City Council met in regular session with Frankie Burnett, Mayor, and Council Members Robert Battista, Betty Erhard, and Natalie Kahler in attendance. Also present were Clifford A. Taylor, City Attorney; T. Jennene Norman-Vacha, City Manager; Janice Peters, City Clerk; Bill Geiger, Community Development Director; Richard Radacky, Director of Public Works; Mike Walker, Director of Parks, Facilities & Recreation; and Tim Mossgrove, Fire Chief. Vice-Mayor Joe Johnston was absent.

The meeting was called to order by Mayor Burnett, followed by an Invocation and the Pledge of Allegiance.

**CERTIFICATES, PROCLAMATIONS AND PRESENTATIONS**

**Proclamation - Code Enforcement Officer Appreciation Week**

Presentation of a proclamation designating June 1 - 5, 2015, as Code Enforcement Officer Appreciation Week.

The proclamation was read in its entirety by Council Member Battista and presented to Mark Caskie, Code Enforcement Officer for the City of Brooksville.

**2015 Hurricane Season Update**

Advisory presentation regarding predictions and preparations for the 2015 hurricane season.

Cecilia Patella, Hernando County Director of Emergency Management, gave an overview of the 2015 season.

**CITIZEN INPUT**

Mayor Burnett called for citizen input; there was none.

**CONSENT AGENDA**

**Minutes**

May 18, 2015 Regular Meeting

**Surplus/Auction of Vehicle by Police Department**

Consideration to surplus

**Motion:**

Motion was made by Council Member Kahler and seconded by Council Member Erhard for approval of Consent Agenda. Motion carried 4-0.

**PUBLIC HEARINGS (*Board Sitting in its Legislative Capacity*)**

APPROVED BY BROOKSVILLE

CITY COUNCIL  
ON 6/15/15 INITIALS JL

## REGULAR COUNCIL MEETING MINUTES – June 1, 2015

- Entry of Proof of Publication into the Record

Mayor Burnett called for proof of publication. City Clerk Peters advised Item F-1 was advertised in the Friday, May 29th edition of the Tampa Bay Times and there is a copy on file in the Office of the City Clerk for the record.

### **Resolution No. 2015-05 - Alcoholic Beverage License**

Consideration of Alcoholic Beverage License for property located at 962 E. Jefferson Street.

Steve Gouldman, City Planner, reviewed the resolution.

Mayor Burnett asked for public input; there was none.

Blair Hensley, owner of the Florida Cracker Kitchen, reviewed the plans for the property.

### **Motion:**

Motion was made by Council Member Erhard and seconded by Council Member Battista for approval of Resolution No. 2015-05.

City Clerk Peters read Resolution No. 2015-05 by title as follows:

**A RESOLUTION OF THE CITY OF BROOKSVILLE, FLORIDA,  
APPROVING AN APPLICATION FOR BEER AND WINE FOR  
SALE AND CONSUMPTION ON AND OFF THE LICENSED  
PREMISES (2-COP) FOR PROPERTY LOCATED AT 962 EAST  
JEFFERSON STREET, BROOKSVILLE, FLORIDA; AND  
PROVIDING FOR AN EFFECTIVE DATE.**

Motion carried 4-0 upon roll-call vote as follows:

Council Member Erhard	Aye
Council Member Kahler	Aye
Council Member Battista	Aye
Vice-Mayor Johnston	Absent
Mayor Burnett	Aye

## REGULAR AGENDA

### **Agreement to Exchange Lands**

Consideration of Agreement to exchange lands with the Brooksville Housing Authority.

Clifford Taylor, City Attorney, reviewed the proposed agreement for an exchange of land between the Brooksville Housing Authority and the City. A brief discussion of the two properties ensued regarding the proposed one-way pairs and the title insurance costs associated with the swap. City Attorney Taylor did not know what the costs would be.

### **Motion:**

Motion was made by Council Member Kahler and seconded by Council Member Battista for approval of the agreement. Motion carried 4-0.

# REGULAR COUNCIL MEETING MINUTES – June 1, 2015

Mayor Burnett asked for public input; there was none.

## **\* Ordinance No. 844 – Liberty Street Rezoning**

Consideration to rezone approximately 7.7 acres located at the south side of E. Liberty Street approximately 265' east of its intersection with S. Saxon Avenue from the current zoning of R-3 (High Density Residential) to a zoning designation of C-4 (Neighborhood Commercial).

Mayor Burnett polled Council Members for Ex-Parte communications; there was none. City Clerk Peters administered the oath to those intending to speak as an expert witness. Those sworn were City Planner Steve Gouldman and Director of Community Development Bill Geiger, whose credentials are on file with the City.

Steve Gouldman, City Planner, reviewed the proposed rezoning application and asked that the complete agenda packet be entered into the record as if it were read in its entirety (Attachment 1).

### **Motion:**

Motion was made by Council Member Battista and seconded by Council Member Erhard approval of Ordinance No. 844 with the 2<sup>nd</sup> reading being scheduled for the June 15, 2015 meeting.

City Clerk Peters read Ordinance No. 844 by title as follows:

**AN ORDINANCE PROVIDING A ZONING CLASSIFICATION OF C-4 (NEIGHBORHOOD COMMERCIAL), FOR CERTAIN REAL PROPERTY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

Motion carried 4-0 upon roll-call vote as follows:

Council Member Battista	Aye
Council Member Erhard	Aye
Council Member Kahler	Aye
Vice-Mayor Johnston	Absent
Mayor Burnett	Aye

## **CITIZEN INPUT**

Mayor Burnett called for citizen input.

Kojack Burnett commended Council.

## **ITEMS BY COUNCIL**

### **Clifford A. Taylor, City Attorney**

City Attorney Taylor requested a executive session before the June 15, 2015, meeting to discuss the Quarry case at 6:30 p.m. Council concurred.

# REGULAR COUNCIL MEETING MINUTES – June 1, 2015

## Robert Battista, Council Member

Council Member Battista reminded all of recycling on Wednesday.

He also commented on an article in the Sunday paper regarding the presentation made to Council by the Marine Corp League referencing the Brooksville Housing Authority property and the proposal.

## Betty Erhard, Council Member

Council Member Erhard thanked all for attending. She advised, regarding the CTN item from the Florida League of Cities, she would like to volunteer to be the voting delegate. City Manager Norman-Vacha advised it will come back to Council for consideration of appointment.

## Natalie Kahler, Council Member

Council Member Kahler, gave thanks to the Director and Planner of the Community Development Department.

She advised she had attended the dedication of the Vietnam Memorial at the VFW on Jefferson commemorating the eight Brooksvillians lost in the Vietnam War.

Regarding Brooksville's history, spoke of hurricane season and the SWFWMD District Office issue and history.

## Frankie Burnett, Mayor

Mayor Burnett thanked Attorney Joe Mason for bringing the SWFWMD issue to Council's attention and Council Member Kahler for taking the initiative to deliver the letter from Council to their meeting.

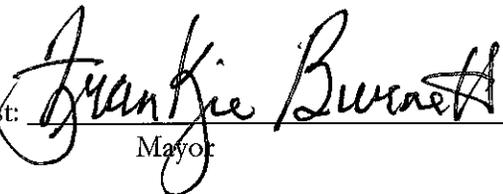
He reminded Council that the budget process is coming up and to please get with City Manager Norman-Vacha on any issues they would like to see discussed in upcoming workshops.

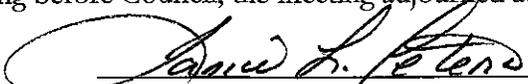
Mayor Burnett gave a belated Happy Birthday to the City Manager and wished Kojack Burnett and Police Chief George Turner Happy Birthday as well.

He asked Council to submit to the City Manager anyone they would like to recognize for Father's Day on Friday, June 19<sup>th</sup> in Council Chambers.

## ADJOURNMENT

There being no further business to bring before Council, the meeting adjourned at 8:55 p.m.

Attest:   
Mayor

  
City Clerk



"ATTACHMENT 1"

**AGENDA ITEM  
MEMORANDUM**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**VIA:** T. JENNENE NORMAN-VACHA, CITY MANAGER *[Signature]*  
**VIA:** BILL GEIGER, DIRECTOR OF COMMUNITY DEVELOPMENT *[Signature]*  
**FROM:** STEVE GOULDMAN, AICP, CITY PLANNER *[Signature]*  
**SUBJECT:** ORDINANCE NO. 844- GREGORY & DOROTHEA STEPHENS  
REZONING PETITION

**DATE:** JUNE 1, 2015

**GENERAL SUMMARY/BACKGROUND:** This petition is a request to rezone a parcel of land from R-3 (High Density Residential) to C-4 (Neighborhood Commercial). The RZ 2015-01 subject property is approximately 7.7-acres and is located on the south side of E. Liberty Street approximately 265' east of its intersection with S. Saxon Avenue. The property is adjacent to the City's Central Business/Residential District. A Comprehensive Plan Future Land Use designation change from Multi-Family/Mobile Home Residential to Commercial was approved for the parcel by City Council on April 20, 2015.

The petitioner has indicated plans to incorporate an existing 5,000 square foot barn that was recently built on the subject site to be used commercially as an additional choice for banquets and wedding receptions in conjunction with their existing wedding venue business on their adjacent property to the west. The City's existing R-3 designation on the property allows for the consideration of multi-family housing up to 18 dwelling units per acre, but would not allow the use of the barn as a commercial banquet facility. The C-4 zoning designation of the property will allow for the petitioner's proposed use.

**Compatibility with Surrounding Area:** As previously noted, the subject site is located on the south side of E. Liberty Street and about 265' east of its intersection with S. Saxon Avenue, adjacent to the City's Central Business/Residential District. The subject site is directly adjacent to properties with commercial land use and zoning on both its northern (vacant undeveloped land adjacent to US 41) and western (Tilted Tea Cup, former Rogers Christmas House site and Saxon Manor) sides. To the south (Brooksville Housing Authority property) and east (property FKA Brook Villas Apartments), the subject property abuts high density residential properties with multi-family land use and zoning. The property is in close proximity to the arterial road network of E. Jefferson Street (SR 50A/US 98) and N. Broad Street (US 41), and has road frontage access on E. Liberty Street to the north, Union Street to the east and Cleveland Avenue which terminates at the property line to the west. Based on the above, staff finds the proposed zoning designation is compatible with the surrounding

APPROVED BY BROOKSVILLE  
CITY COUNCIL  
ON 6/1/15 INITIALS JP

development pattern and the rezoning of the parcel to C-4 would be consistent with a Commercial Comprehensive Plan FLUM designation.

**Public Facilities and Level of Service:** The subject property will be served by City water and sewer services. Primary access to the parcel is presently from E. Liberty Street and Cleveland Avenue. This property is considered an urban infill development site in which all public facilities and services already exist to serve the development of the property. The property owner is considering a low-impact use of the site to compliment their existing wedding and events business with the incorporation of the existing barn on the subject property as a venue area. Additionally, future onsite parking and other ancillary uses to their existing "event" business may be considered for the subject property. The C-4 zoning provides for lower intensity commercial uses that are compatible with residential, mixed use areas, and would allow for the owner's anticipated uses.

**Trip Generation:** As noted above, the property is proposed to be a low impact use utilizing the existing barn on the site as part of the wedding event/banquet venue. The ITE Trip Generation Manual does not contain a land use code for this type of facility, most likely because the use doesn't generate significant peak hour trips in the transportation network. Given the contemplated use of the property, the normal weekend event activity will not impact the Level-of-Service for peak hour traffic on the adjacent road network.

**Water:** The development scenario presented above is estimated to result in the consumption of an estimated 937.5 gallons of water per day. The estimate is based on the assumption that 0.1875 gallons per day are needed for every square foot of non-residential floor space. Presently, the quantity of water required for the proposed use of this site is available and would not result in the City exceeding its allowable maximum consumption of 3.7 million gallons per day (current average daily use in the City is 1.1 MGD). An existing 6" water main runs within the public rights-of-way adjacent to the property.

**Sewer:** The development scenario presented above is estimated to result in 750 gallons of effluent generated per day. The estimate is based on the assumption that non-residential uses generate 0.150 gallons of effluent per day per square foot of floor space. Presently, the addition of the quantity of sanitary sewer effluent generated by the proposed use of this site can be accommodated by the City's 1.9 million gallons per day sewer treatment system capacity (current average daily use in the City is .824 MGD). An existing 6" gravity sewer line runs within the public rights-of-way adjacent to the property. Additionally, a lateral sewer line runs along the west side of the property serving the adjacent commercial properties owned by the petitioner.

**Drainage:** All of the property is located within the Byster Lake watershed and is located within the Special Flood Hazard Area "X," which is defined as an area exhibiting minimal flood potential (Ref. FEMA Flood Insurance Rate Maps, Hernando County, adopted 2/2/2012). Future development will be required to meet applicable SWFWMD

permitting requirements, as well as applicable City Comprehensive Plan policies relating to stormwater retention and conveyance.

**Recreation Facilities:** A variety of City and County parks and recreation facilities are located in proximity to the subject site. The proposed zoning and commercial use of the property will have little or no impact on the existing facilities.

**Public School Facilities:** The proposed zoning and commercial use of the property will not generate any students.

**Natural Resources and Features:** Presently, the property is occupied by one 5,000 square foot residential barn structure with a circular entry driveway to access the barn off of E. Liberty Street. The balance of the property remains heavily wooded and undeveloped. According to the SWFWMD FLUCCS codes (2011), the property is classified as an Upland Hardwood Conifer Mixed forested area. Vegetation on the property consists of a mixture of pines and hardwoods with a palmetto understory. The soil types identified within the site include Blichton Loamy Fine Sand (5 to 8% slopes) and Micanopy Loamy Fine Sand (2 to 5% slopes).

**BUDGET IMPACT:** Costs for processing rezoning requests are offset by applicable application fees.

**LEGAL REVIEW:**

Florida Statutes § 163.3202(2)(b) requires that each county and each municipality regulate the use of land and water for those land use categories included in the Comprehensive Plan Future Land Use element and ensure the compatibility of adjacent uses and provide for open space.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** At their May 13, 2015 meeting, the Planning and Commission concurred with the staff finding that the request is consistent with the City's Comprehensive Plan and compatible with the surrounding development pattern. The Planning and Zoning Commission therefore concurred with the staff recommendation that City Council approve the request to rezone the subject property from R-3 to C-4.

**STAFF RECOMMENDATION:** Staff recommends City Council approve the petitioners request to rezone the subject property from R-3 to C-4.

**ATTACHMENTS:**

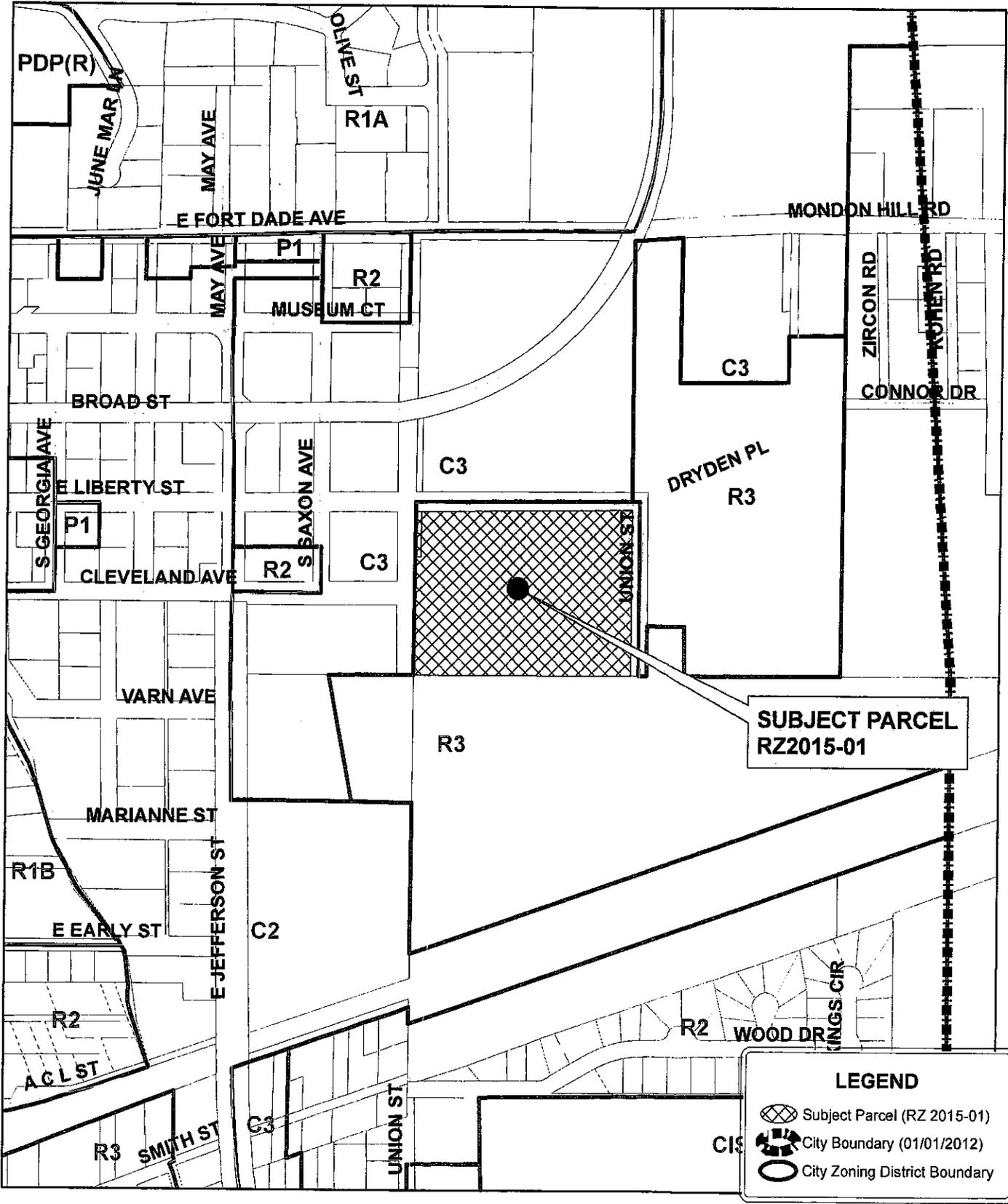
1. Ordinance No. 844 and Area Map
2. Rezoning Petition & Narrative (As submitted by Greg and Dorothea Stephens)
3. Site Survey

# Attachment 1



# EXHIBIT "A" TO ORD. NO. 844

## STEPHENS PROPERTY - RZ2015-01



**SUBJECT PARCEL  
RZ2015-01**

**LEGEND**

-  Subject Parcel (RZ 2015-01)
-  City Boundary (01/01/2012)
-  City Zoning District Boundary



\*Base map information provided by the Hernando County Property Appraiser's office.  
 Map created by the Brooksville Community Development Department.  
 Disclaimer: This map is intended for planning purposes only, and should not be used to determine the precise location of any feature shown thereon.  
 g:\Esri\ArcMap Projects\Stephens Re-Zoning 02102015.mxd

# Attachment 2

# CITY OF BROOKSVILLE REZONING PETITION

## Application for Public Hearing

Date: 3-11-15

Type all information. If you need any assistance, call the Community Development Department at (352) 540-3810.

<b>APPLICANT:</b> Gregory W. and Dorothea Stephens
<b>Mailing Address:</b> 309 Hayes Road, Lutz, FL 33549-6101
<b>Daytime Telephone:</b> 813-997-7333 <b>FAX No:</b> <b>E-Mail Address:</b> Suncoastcabinets@yahoo.com
<b>REPRESENTATIVE:</b> Pamela Jo Hatley
<b>Mailing Address:</b> Pamela Jo Hatley PA, 14519 N. 18th Street, Tampa, FL 33613
<b>Daytime Telephone:</b> 813-978-1480 <b>FAX No:</b> 813-978-1490 <b>E-Mail Address:</b> pamela@pamelajohatley.com
<b>PUBLIC CONTACT PERSON:</b> Pamela Jo Hatley
<b>Daytime Telephone:</b> 813-978-1480 <b>FAX No:</b> 813-978-1490 <b>E-Mail Address:</b> pamela@pamelajohatley.com
<b>Will Expert Witness be utilized during the public hearings?</b> Yes

**Legal Description:** Type below the complete legal description of the property, including street address, if any, and the names of all owners. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.  
West 1/2 of NE 1/4 of SW 1/4 of Section 23, Township 22 S., Range 19 E., Hernando County, Florida, lying South of Liberty Street extension.

**Size of Area Covered by Application:** 7.70 acres

**Highway and Street Boundaries:** E. Liberty Street at Cleveland Avenue, off Saxon

**Current Zoning Classification:** R-3

**Rezoning Requested:** C-4 Neighborhood Commercial

**Proposed Use of Property:** Use of existing barn structure as a banquet and wedding reception hall in conjunction with Saxon Manor wedding venue operation.

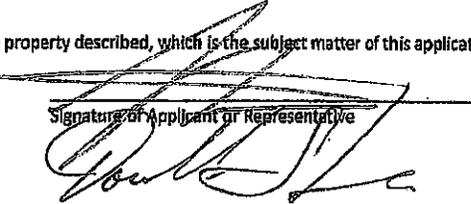
Has a public hearing been held on this property within the past twelve months? Not for rezoning. FLUM Amendment public hearing 3-11-15

### ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Gregory W. Stephens and Dorothea Stephens, hereby state and affirm that all information submitted within this petition is in all respects true and correct to the best of my knowledge and belief and that:

We are/  
 ~~we~~ the owner of the property covered under this application.  
 I am the legal representative of the owner or lessee of the property described, which is the subject matter of this application.

  
Signature of Applicant or Representative

STATE OF FLORIDA  
COUNTY OF ~~HERNANDO~~ Hillsborough

The foregoing instrument was acknowledged before me this 11 day of March, 2015, by Gregory W. and Dorothea Stephens who is personally known to me or who has produced \_\_\_\_\_ as identification.



Signature of Notary Public



PAMELA JO HATLEY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# F004161  
Expires 1/16/2018

**APPOINTMENT OF AGENT**

**CITY OF BROOKSVILLE  
COUNTY OF HERNANDO  
STATE OF FLORIDA**

I, Gregory W. and Dorothea Stephens, the owner(s) in fee simple of the below described real property hereby appoint Pamela Jo Hatley as my (our) agent to file required petitions, sign required documents, make representations as to issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. My agent shall also have the authority to commit myself as owner to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

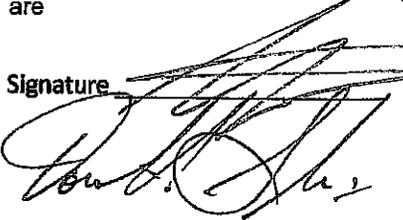
**(Insert Legal Description Below)**

West 1/2 of NE 1/4 of SW 1/4 of Section 23, Township 22 S., Range 19 E., Hernando County, Florida, lying South of Liberty Street extension. Property appraiser parcel key: 01255091

**CITY OF BROOKSVILLE  
COUNTY OF HERNANDO Hillsborough  
STATE OF FLORIDA**

I, Pamela Jo Hatley, being duly sworn, hereby depose and say Gregory W. and Dorothea Stephens are the owners of the herein described property to-wit: W 1/2 of NE 1/4 of SW 1/4 of S. 23, T. 22 S., R. 19 E, Hernando County, FL, lying S. of Liberty St. extension.

Signature



Print Name

Pamela Jo Hatley

Date

3-11-15

**Application for Zoning Map Amendment**

**Applicant: Gregory W. and Dorothea Stephens**

**Location: E. Liberty Street and Cleveland Avenue**

**Parcel key: 01255091**

**Request: From R-3 Residential to C-4 Neighborhood Commercial**

**Narrative**

**Introduction.**

Gregory and Dorothea Stephens own the historic Saxon Scarborough House, located at 200 S. Saxon Avenue, Brooksville, where they operate a thriving destination wedding venue, Saxon Manor Weddings and Events. They also own the former Roger's Christmas House Village located at 103 S. Saxon, Brooksville. Mr. and Mrs. Stephens have leased the main area of the former Christmas House to the Tilted Teacup Tea Room and Boutique, and they use the remainder in conjunction with their wedding events business.

In November 2013 Mr. and Mrs. Stephens purchased the subject parcel, which consists of 7.7 acres of wooded land located on Liberty Street east of the Saxon House and adjoining the former Christmas House parcel. The Stephens constructed a traditional red barn structure on the property, and they wish to use the barn as an additional option for banquets and wedding receptions in conjunction with their existing wedding venue business. The proposed amendment to the City of Brooksville's Zoning Map would amend the zoning designation of the subject parcel from R-3 Residential to C-4 Neighborhood Commercial, which would accommodate commercial use of the subject parcel as a wedding banquet and reception venue.

**General description of proposed amendment.**

The request is for an amendment to the City of Brooksville's Zoning Map. The subject parcel is located on E. Liberty Street at Saxon and Cleveland, and consists of 7.7 acres. The parcel is currently designated Mobile Home-Multifamily Residential on the Future Land Use Map of the City of Brooksville Comprehensive Plan. However, the Stephens have submitted an amendment application to change the land use designation of the parcel to Commercial. The Planning and Zoning Commission is scheduled to consider the Stephens' FLUM amendment request on March 11, 2015. The City Council first and second readings are scheduled for April 6, 2015 and April 20, 2015.

The subject parcel is developed with a 5,000 square-foot traditional red barn structure (see attached photographs); but is otherwise wooded and undeveloped. The Stephens intend to allow the parcel to remain wooded in order to provide a pristine natural, rustic setting for wedding banquets and receptions. Adjacent existing land uses are

commercial, undeveloped, multi-family, and vacant public housing. Adjacent zoning districts are C-3 Commercial on the north and west, and R-3 Residential on the east and south.

The existing MH-MF Residential land use designation and R-3 zoning of the subject parcel permits development of residential densities up to 18 dwelling units per acre. Pursuant to section 2-1.2. C.1.f. of the City of Brooksville's Land Development Code, "the R-3 zoning district is designed to permit higher-density single lot, principal building residential development allowing both single-family and multiple family dwellings." LDC Section 2-1.2 C.2.e. provides "the C-4 district is designed to permit the development of local commercial areas which are properly located in regard to both adjacent streets and surrounding residential areas and is intended to serve local neighborhood needs through the provision of easily accessible convenience goods and personal services." Banquet and reception halls are a permitted use in the C-4 zoning district.

The City of Brooksville Comprehensive Plan, Future Land Use Element, policy 1-5, provides that "Lands classified as commercial use shall be used for the sale, rental, and distribution of products or performance of services. The maximum allowable commercial intensity will be 0.70 floor area ratio and 70% lot coverage..." The proposed commercial use is for an existing 5,000-square foot traditional barn structure to serve as a wedding reception venue. The existing 5,000-square foot structure on the 7.7-acre subject parcel represents a floor area ratio of .015.

Mr. and Mrs. Stephens are requesting to amend the future land use designation and zoning of the subject parcel MH/MF to Commercial and from R-3 Residential to R-4 Neighborhood Commercial in order to supplement and expand their existing wedding event business. If approved, the Commercial future land use designation will support the instant C-4 commercial zoning request. In turn, C-4 zoning will accommodate expansion of the Stephens' business and their intended use of the subject parcel as a banquet and reception venue in conjunction with Saxon Manor Weddings and Events.

**A. Analysis of impacts of the amendment:**

**1. Fiscal impact on the City's finances.**

The intended improvements and commercial use of the subject parcel will result in a higher assessed value and corresponding increased tax revenue for the City. The business expansion in the form of additional wedding reception options is expected to appeal to a broader base of potential clients. The wedding event business attracts clients from all over Florida and other states, and the Stephens' business expansion will result in bringing more out-of-town visitors to the City of Brooksville. These out-of-town visitors will represent not only additional business for the Stephens' wedding venue, but will also represent broader exposure and economic development opportunities for many other Brooksville merchants and businesses. Thus, the proposed zoning map amendment is likely to have a positive fiscal impact on the City's finances.

**2. Impact on public facilities.**

The subject parcel is considered an urban infill development site. Use of the subject parcel as a banquet and reception venue will require public water and sewer, which are already available to the site. A concurrency application has been submitted along with this rezoning request. Events at the barn venue will be catered by local businesses, as they currently are for such events at the existing Saxon Manor venue. The addition of the barn reception venue is not expected to result in significant impacts to public water and sewer facilities.

Use in conjunction with the Stephens' existing wedding and events business is not expected to result in significant impacts on public roadways because the new barn reception venue will only add the option of a wedding reception in a natural rustic setting at the barn instead of in an elegant Victorian setting at Saxon Manor. Even though the average number of events on an annual basis is expected to increase due to the additional choice of a barn wedding reception, the events are held on weekends and non-peak hours. Thus, the addition of the barn reception venue is not expected to result in significant impacts to public road facilities.

**3. Impact on environment and natural resources.**

The subject parcel is intended to be developed only minimally with the existing barn structure and any site improvements necessary to support use as a banquet and wedding reception venue. The site is heavily wooded in pines and hardwoods, with palmetto understory. There are no wetlands or other surface waters onsite. The parcel is located in Special Flood Hazard Area "X," exhibiting minimal flood potential. Drainage is provided through existing culverts located along the parcel boundary adjacent to Liberty Street. However, development will be required to meet the stormwater management permitting requirements of state agencies and the City of Brooksville. The addition of the existing barn structure as a wedding reception venue is not expected to result in significant impacts to environment and natural resources.

**B. Analysis of degree of consistency with the City's comprehensive Plan.**

Section 163.3194(3)(a), Florida Statutes, states that "A development order...shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." The instant rezoning request is compatible with and furthers the following objectives and policies of the City of Brooksville Comprehensive Plan:

Future Land Use Element, Goal 1: To ensure that the character, magnitude, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical, and economic environment, and enhances the quality of life of all residents.

The proposed zoning map amendment is consistent with this goal and the related objectives and policies because it will allow commercial use of the subject parcel in conjunction with the Stephens' existing business. The character, magnitude, and location of the proposed use is consistent with orderly growth and development

because it will permit the contiguous expansion of an already thriving business. The proposed use will achieve a balanced natural, physical, and economic environment because the subject parcel is adjacent to the Stephens' existing business parcels, and will create a unified, integrated site to support business expansion. The economic opportunities related to the expansion of the Stephens' existing wedding and event business will enhance the quality of life of all residents by promoting business and economic development throughout the City of Brooksville.

**Future Land Use Element Policy 1-5:** Commercial. Lands classified as commercial use shall be used for the sale, rental, and distribution of products or performance of services. The maximum allowable commercial intensity will be 0.70 floor area ratio and 70% lot coverage..."

The proposed commercial use is for an existing 5,000-square foot traditional barn structure to serve as a wedding reception venue. The existing 5,000-square foot structure on the 7.7-acre subject parcel represents a floor area ratio of .015, which is well under the maximum allowable commercial intensity and lot coverage.

**Future Land Use Element Policy 2-9:** Require central water and sewer systems for new urban developments, which are designed to be compatible with future public utility systems.

The proposed zoning map amendment is consistent with this policy because central water and sewer exist and are available to the subject parcel.

**Future Land Use Element Policy 2-11:** Direct urban growth by providing community facilities in prime expansion areas, and withhold these facilities from areas in which growth is to be discouraged.

The proposed zoning map amendment is consistent with this policy because the subject parcel is located in an urban infill area.

**Future Land Use Element Policy 2-14:** Promote development of commercial areas that are convenient to the public, and well integrated into the transportation system and surrounding land uses.

The proposed zoning map amendment is consistent with this policy because the subject parcel is well served by adjacent public roads.

**Future Land Use Element Policy 2-16:** Discourage commercial activities from locating in wetlands, 100-year floodplains and delineated conservation areas through the use of proper site plan procedures and adopted floodplain management policies in the Conservation Element of [the comprehensive] plan.

The proposed zoning map amendment is consistent with this policy because the subject parcel is not located in a floodplain or delineated conservation area, and has no onsite wetlands.

**Future Land Use Element Policy 3-6:** The development of all land uses shall be timed and staged in conjunction with provision of roads, sanitary sewer, solid waste, drainage, potable water, schools, and parks and recreation.

The proposed zoning map amendment is consistent with this policy because the subject site is adequately served by public roads, potable water, sanitary sewer, drainage, and solid waste. The proposed commercial development will have no impact on schools, and no significant impact on existing parks and recreational facilities.

**Economic Development Element, Goal 5:** Diversify the area's economic base, increase sales receipts and heighten business profitability. Enable growth and development within that economic base. Establish the downtown area as a focal point for the community to attract more shoppers and visitors for longer periods of time and from a wider geographic area.

The proposed zoning map amendment is consistent with this goal and the related objectives and policies because it will allow commercial use of the subject parcel, which will support expansion of the Stephens' existing wedding and event business. The wedding and event business attracts clients from a broad geographic area, both within and outside of Florida. The additional options of either a traditional rustic barn or classic Victorian reception venue will appeal to a broader base of clients. The existing wedding event business represents a unique and diverse addition to the city's economic base, and offers opportunities for the wedding parties and guests to explore the City of Brooksville and patronize other local businesses. By allowing the existing business to expand, this zoning map amendment will promote increased sales and business profitability throughout the City of Brooksville.

**C. Analysis of impact of the zoning map amendment on the City's ability to provide adequate public facilities.**

The Stephens' existing wedding and event business typically hosts such events only on weekends, with an average of about 75 to 100 guests per event. Impacts on the City's roadways is expected to be minimal because site usage will be on weekends and off-peak hours only. Moreover, compared to the increase in transportation impacts if the site were to be developed under its current MH/MF land use designation with up to 18 units per acre, the proposed zoning map amendment represents no negative impact on the City's ability to provide adequate transportation facilities.

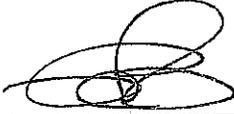
The business will be served by public water and sewer, which is already available to the subject site. The proposed zoning map amendment will allow expansion of the existing business to include an additional reception venue choice. This additional reception venue is expected to generate more events because of the appeal to a broader potential client base. However, since such events are scheduled only on weekends, the number of events per calendar year is naturally constrained by the number of weekends available per year.

The Stephens' existing business generates an annual average of 4 events per month. With the expansion allowed by the proposed zoning map amendment, the Stephens goal is to increase their business to an annual average of 8 events per month; one on Saturday and one on Sunday. The average number of guests at each event is 75 to 100. With the additional events due to expansion of the business, plus landscaping irrigation on the subject parcel, water usage is expected to increase by only about 25,000 gallons per year. Thus, the impact on the City's ability to provide water and sewer services is minimal. Moreover, compared to the increase in water usage if the site were to be developed under its current MH/MF land use designation with up to 18 units per acre, the proposed zoning map amendment represents no negative impact on the City's ability to provide adequate public water and sewer facilities.

**Conclusion.**

Mr. and Mrs. Stephens request approval of their proposed amendment to the City of Brooksville Zoning Map, to amend the zoning of the subject parcel from R-3 Residential to C-4 Neighborhood Commercial, in order to accommodate commercial use of the subject parcel as a wedding event reception venue. The request is consistent with and furthers the goals, objectives, and policies of the City of Brooksville Comprehensive Plan.

Date: 3-11-15

Submitted by:   
Pamela Jo Hatley, PhD, JD  
Agent for Gregory and Dorothea Stephens

# Attachment 3



**COFFIN & McLEAN ASSOC., INC.**  
 Professional Land Surveying  
 3701 Commercial Way  
 P.O. Box 5145  
 Spring Hill, FL 34611-5145  
 (352) 683-8993 FAX = (352) 683-8166

**MAP OF SURVEY, BOUNDARY SURVEY**

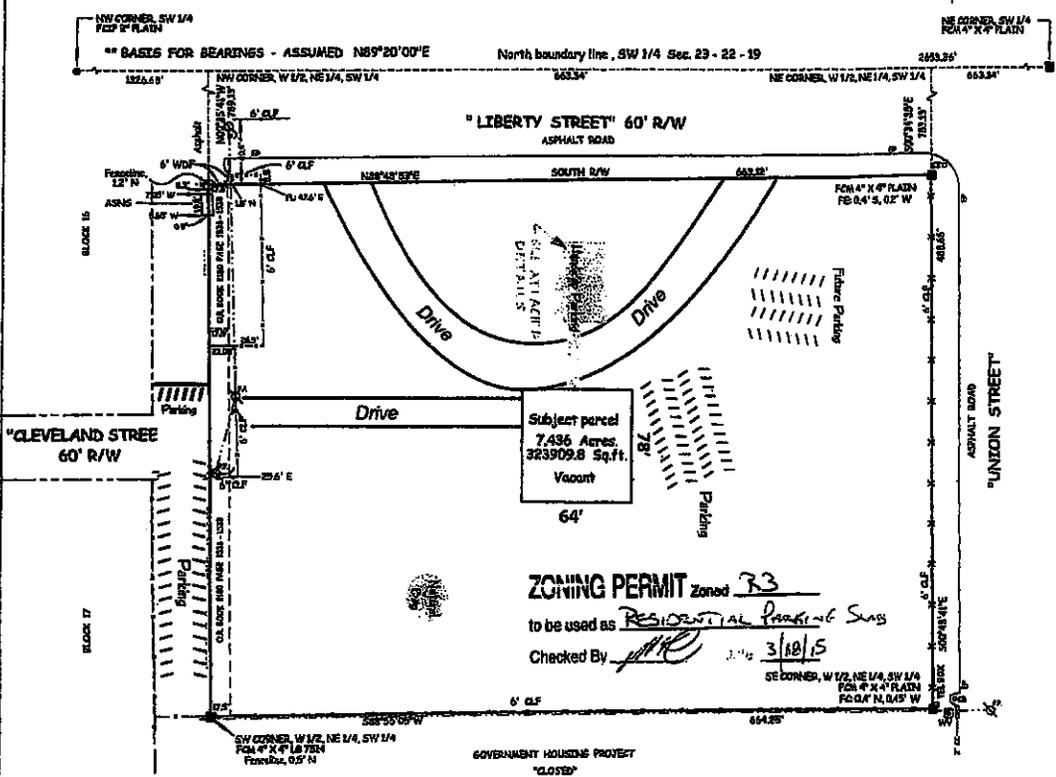
CERTIFIED TO THE FOLLOWING ONLY:  
 GREGORY W. & DOROTHEA STEPHENS

SURVEY DESCRIPTION: O.R. BOOK 3054 PAGE 925

ALL THAT PORTION OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LYING SOUTH OF LIBERTY STREET EXTENSION, AS DESCRIBED IN O.R. BOOK 2180 PAGE 1536 THROUGH 1538, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Party Chief: J. COFFIN W.O. 14-3D  
 Drawn By: GORDON DATE: 01-27-14  
 Checked By: J. COFFIN F.R. 841 P.G. 24-7578-79

SECTION: 23 TOWNSHIP: 22 S, RANGE: 19 E



NOTE:  
 VERIFY FLOOD ZONE INFORMATION WITH COUNTY PRIOR TO CONSTRUCTION.

**SURVEYOR NOTES**

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown herein are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the bearings for bearings is depicted by "next to the bearing".
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown herein.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are such to indicate the distance shown as ties to said fences are correct.
- The distances shown herein are that to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown herein.
- The property shown herein may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The representations of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown herein, unless stated otherwise.
- Prior to construction and/or reliance on Flood Zone Maps, the County Building Department should be contacted for verification of Flood Zones.
- All easements shown herein are for drainage and/or utilities unless shown otherwise.
- The property shown herein is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- THE TIES TO PROPERTY LINES ARE CALCULATED FROM FIELD MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

ABBREVIATIONS LEGEND	
AC - Air Conditioner	FF - Fuel Piping & Fittings
AD - Adjoining Owners System	FM - Foundation
ADP - Above Ground Pool	FP - Foundation Footing
ADSS - Adjoining Owners System	FR - Foundation Restraint
ADSS - Adjoining Owners System	FS - Foundation Support
ADSS - Adjoining Owners System	FT - Foundation Ties
ADSS - Adjoining Owners System	FW - Foundation Wall
ADSS - Adjoining Owners System	FX - Foundation Extension
ADSS - Adjoining Owners System	FY - Foundation Yield
ADSS - Adjoining Owners System	FZ - Foundation Zone
ADSS - Adjoining Owners System	GA - Gas Appliance
ADSS - Adjoining Owners System	GB - Gas Bypass
ADSS - Adjoining Owners System	GC - Gas Control
ADSS - Adjoining Owners System	GD - Gas Distribution
ADSS - Adjoining Owners System	GE - Gas Entry
ADSS - Adjoining Owners System	GF - Gas Fitting
ADSS - Adjoining Owners System	GG - Gas Gas
ADSS - Adjoining Owners System	GH - Gas Hose
ADSS - Adjoining Owners System	GI - Gas Inlet
ADSS - Adjoining Owners System	GJ - Gas Joint
ADSS - Adjoining Owners System	GK - Gas Kiosk
ADSS - Adjoining Owners System	GL - Gas Line
ADSS - Adjoining Owners System	GM - Gas Meter
ADSS - Adjoining Owners System	GN - Gas Nipple
ADSS - Adjoining Owners System	GO - Gas Outlet
ADSS - Adjoining Owners System	GP - Gas Pipe
ADSS - Adjoining Owners System	GQ - Gas Plug
ADSS - Adjoining Owners System	GR - Gas Regulator
ADSS - Adjoining Owners System	GS - Gas Service
ADSS - Adjoining Owners System	GT - Gas Tee
ADSS - Adjoining Owners System	GU - Gas Union
ADSS - Adjoining Owners System	GV - Gas Valve
ADSS - Adjoining Owners System	GW - Gas Weld
ADSS - Adjoining Owners System	GX - Gas X
ADSS - Adjoining Owners System	GY - Gas Y
ADSS - Adjoining Owners System	GA - Gas Appliance
ADSS - Adjoining Owners System	GB - Gas Bypass
ADSS - Adjoining Owners System	GC - Gas Control
ADSS - Adjoining Owners System	GD - Gas Distribution
ADSS - Adjoining Owners System	GE - Gas Entry
ADSS - Adjoining Owners System	GF - Gas Fitting
ADSS - Adjoining Owners System	GG - Gas Gas
ADSS - Adjoining Owners System	GH - Gas Hose
ADSS - Adjoining Owners System	GI - Gas Inlet
ADSS - Adjoining Owners System	GJ - Gas Joint
ADSS - Adjoining Owners System	GK - Gas Kiosk
ADSS - Adjoining Owners System	GL - Gas Line
ADSS - Adjoining Owners System	GM - Gas Meter
ADSS - Adjoining Owners System	GN - Gas Nipple
ADSS - Adjoining Owners System	GO - Gas Outlet
ADSS - Adjoining Owners System	GP - Gas Pipe
ADSS - Adjoining Owners System	GQ - Gas Plug
ADSS - Adjoining Owners System	GR - Gas Regulator
ADSS - Adjoining Owners System	GS - Gas Service
ADSS - Adjoining Owners System	GT - Gas Tee
ADSS - Adjoining Owners System	GU - Gas Union
ADSS - Adjoining Owners System	GV - Gas Valve
ADSS - Adjoining Owners System	GW - Gas Weld
ADSS - Adjoining Owners System	GX - Gas X
ADSS - Adjoining Owners System	GY - Gas Y

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17 (formerly 61617-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*James W. Coffin*  
**JAMES W. COFFIN**  
 Professional Surveyor & Mapper  
 Florida Registration # 3882  
 Coffin & McLean Assoc., Inc. LB #5232

1-26-14  
 DATE OF LAST FIELD WORK

CONTROL & CORNER LEGEND	
<input type="checkbox"/> Set 5/8" Iron Rod L&N 5232	<input type="checkbox"/> Set 4" x 4" C.M. L&N 5232
Elevations Shown Refer to: <input type="checkbox"/> NAVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Assumed Datum.	
OFFICE USE ONLY: <input type="checkbox"/> 2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024	LAST PLOTTED: 02-04-14
Flood Plain Certifications According to the F.L.R.M. Map, Community Form: 2202C 012 b	REVISIONS
Dated: 02-04-14	DATE
This property appears to be in Flood Zone: "A"	
Contact City of Brookville for more information.	