

Planning and Zoning Commission

H-22-66 Trimcor Construction of Florida
October 31, 2022
Brian R. Kiraly, AICP



SUBMITTED P&Z 10/31/22 H2266



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Project Summary

- Rezoning Request From Agricultural (AG) to Planned Development Project Multifamily (PDP-MF)
- PDP(MF) is an Allowed Zoning District in Residential Future Land Use Category
- Allows a Density of Up to 22 Dwelling Units/Acre (DU/Ac.) and Project Proposes 8.6 DU/Ac.
- No Comprehensive Plan Amendment Required
- 170 Dwelling Units
- Relatively Small Multi-Family Project
- Garden-Style Walk-Up Apartments



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Site Plan Progression

- Initial Site Plan Shown To County Planning Staff On June 15th
- Traditional Layout, Northern Buildings Close to Northern Property Line
- Staff Asked to Re-Work With Better Buffering



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Revised Site Plan

- Used Ponds Along the Northern Boundary To Help With Buffering
- Angled the Buildings With Only One Building Close to the Northern Boundary
- Added Landscape Buffers With Privacy Fences Along Northern and Southern Boundaries
- Showing This Level Of Detail In the PDP Master Plan to Show Improved Building Orientation Along the North and Buildings In Front of Parking Along The South



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Land Use Compatibility

- The Project Site Is Directly Adjacent To A Large Shopping Center
- Multi-Family Is A Suitable and Appropriate Transition From Commercial To Single Family Residential
- Will Be Improving Algood Road To The Shopping Center
- Will Provide A Sidewalk Connection To Provide For Pedestrian Connectivity and Walkability From the Apartments To the Shopping Center



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Architectural Design



- Modern Interpretation Of Traditional Garden-Style Walk Up Apartments
- 24 Units/Building
- Attractive Use Of Varying Materials
- Photo Is Similar Project TrimCor Has Built



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Thank You

Brian R. Kiraly, AICP

Senior Planner

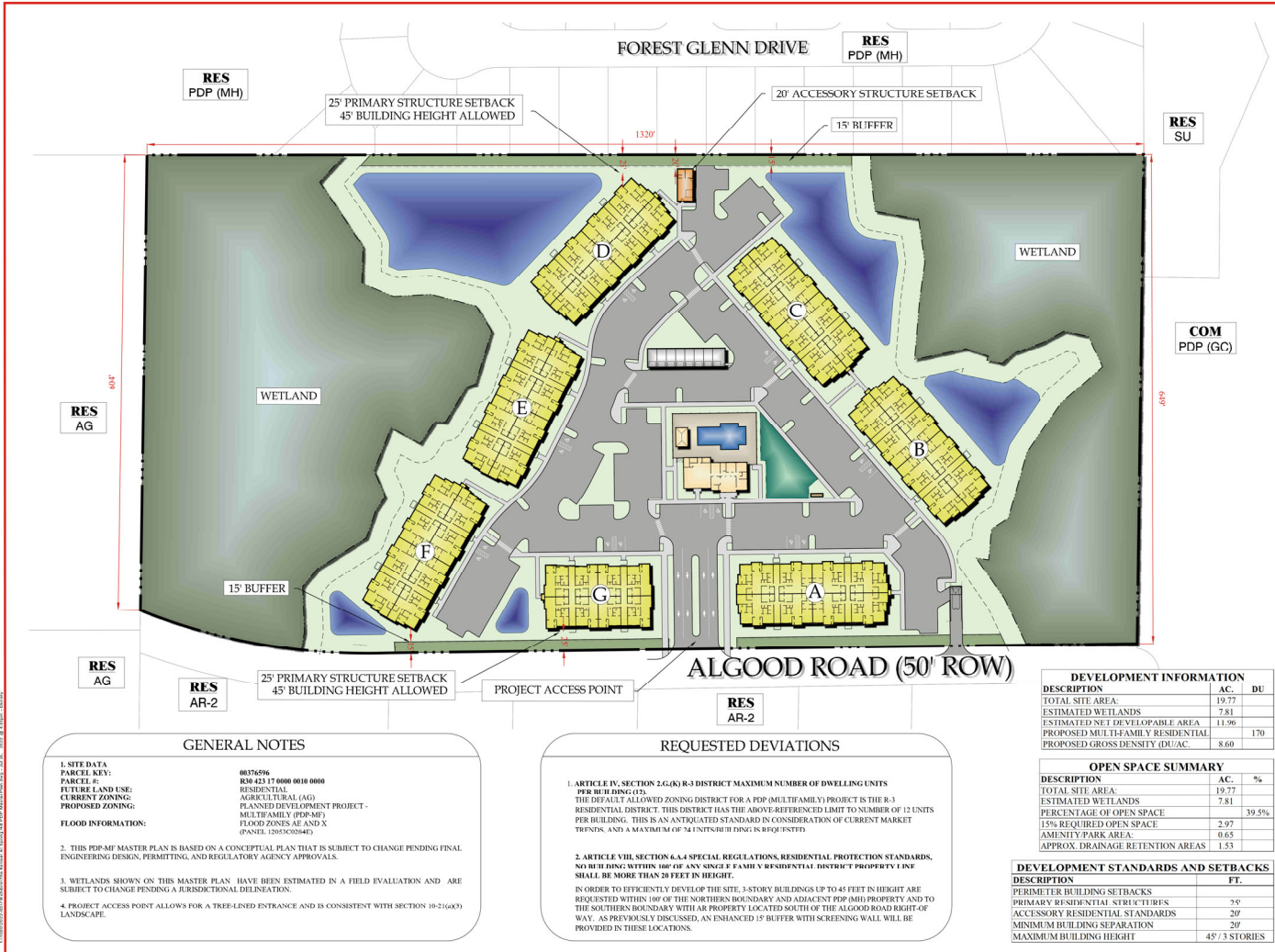
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**THE RETREAT
AT SPRING HILL
PLANNED DEVELOPMENT
PROJECT MULTI-FAMILY
PDP (MF)**

HERNANDO COUNTY, FL
 TRIMCOR CONSTRUCTION OF
 FLORIDA, LLC.

- LEGEND**
- PROJECT BOUNDARY
 - MULTIFAMILY PRIMARY STRUCTURE
 - MULTIFAMILY ACCESSORY STRUCTURE
 - FREE-STANDING GARAGE
 - NEIGHBORHOOD PARK
 - LANDSCAPE BUFFER
 - ESTIMATED WETLAND AND 25' WETLANDS SETBACK
 - DRAINAGE RETENTION AREA
 - RES-3 FUTURE LAND USE
 - RMH EXISTING ZONING

PROJECT TEAM

APPLICANT:
 TRIMCOR CONSTRUCTION OF FLORIDA, LLC
 517 RETAIL DRIVE
 PHOENIX CITY, AL 36867

PLANNER:
 FLORIDA DESIGN CONSULTANTS
 RUSTY W. GALE
 AND BRIAN KIRKLEY, AICP
 2052 AMBERFIELD DRIVE, STE 201
 LAND O LAKES, FL 34638
 774-488-7504

TRANSPORTATION ENGINEER:
 RAYSON TRANSPORTATION CONSULTING
 MICHAEL D. RAYSON, PE
 15004 BRUCE B. DOWNS BLVD., # 308
 TAMPA, FL 33607
 813-625-1699

GENERAL NOTES

1. SITE DATA
 PARCEL KEY: 00376596
 PARCEL ID: R30-12377-0000-0010-0000
 FUTURE LAND USE: RESIDENTIAL
 CURRENT ZONING: AGRICULTURAL (AG)
 PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT - MULTIFAMILY (PDP-MF)
 FLOOD INFORMATION: FLOOD ZONES AE AND X (PANEL 12053C0254E)

2. THIS PDP-MF MASTER PLAN IS BASED ON A CONCEPTUAL PLAN THAT IS SUBJECT TO CHANGE PENDING FINAL ENGINEERING DESIGN, PERMITTING, AND REGULATORY AGENCY APPROVALS.

3. WETLANDS SHOWN ON THIS MASTER PLAN HAVE BEEN ESTIMATED IN A FIELD EVALUATION AND ARE SUBJECT TO CHANGE PENDING A JURISDICTIONAL DELINEATION.

4. PROJECT ACCESS POINT ALLOWS FOR A TREE-LINED ENTRANCE AND IS CONSISTENT WITH SECTION 10-216(G) LANDSCAPE.

REQUESTED DEVIATIONS

1. ARTICLE IV, SECTION 2-G.(6) R-3 DISTRICT MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING (DU).
 THE DEFAULT ALLOWED ZONING DISTRICT FOR A PDP (MULTIFAMILY) PROJECT IS THE R-3 RESIDENTIAL DISTRICT. THIS DISTRICT HAS THE ABOVE-REFERENCED LIMIT TO NUMBER OF 12 UNITS PER BUILDING. THIS IS AN ANTIQUATED STANDARD IN CONSIDERATION OF CURRENT MARKET TRENDS, AND A MAXIMUM OF 74 UNITS PER BUILDING IS REQUESTED.

2. ARTICLE VIII, SECTION 6.4 SPECIAL REGULATIONS, RESIDENTIAL PROTECTION STANDARDS, NO BUILDING WITHIN 100' OF ANY SINGLE-FAMILY RESIDENTIAL DISTRICT PROPERTY LINE SHALL BE MORE THAN 20 FEET IN HEIGHT.
 IN ORDER TO EFFICIENTLY DEVELOP THE SITE, 3-STORY BUILDINGS UP TO 45 FEET IN HEIGHT ARE REQUESTED WITHIN 100' OF THE NORTHERN BOUNDARY AND ADJACENT PDP (MH) PROPERTY AND TO THE SOUTHERN BOUNDARY WITH AN PROPERTY LOCATED SOUTH OF THE ALGOOD ROAD RIGHT-OF-WAY. AS PREVIOUSLY DISCUSSED, AN ENHANCED 15' BUFFER WITH SCREENING WALL WILL BE PROVIDED IN THESE LOCATIONS.

DEVELOPMENT INFORMATION

DESCRIPTION	AC.	DU
TOTAL SITE AREA:	19.77	
ESTIMATED WETLANDS:	7.81	
ESTIMATED NET DEVELOPABLE AREA:	11.96	170
PROPOSED MULTIFAMILY RESIDENTIAL PROPOSED GROSS DENSITY (DU/AC):	8.60	

OPEN SPACE SUMMARY

DESCRIPTION	AC.	%
TOTAL SITE AREA:	19.77	
ESTIMATED WETLANDS:	7.81	
PERCENTAGE OF OPEN SPACE:		39.5%
15% REQUIRED OPEN SPACE:	2.97	
AMENITY PARK AREA:	0.65	
APPROX. DRAINAGE RETENTION AREAS:	1.53	

DEVELOPMENT STANDARDS AND SETBACKS

DESCRIPTION	FT.
PERIMETER BUILDING SETBACKS	
PRIMARY RESIDENTIAL STREET TREES:	25'
ACCESSORY RESIDENTIAL STANDARDS:	20'
MINIMUM BUILDING SEPARATION:	20'
MAXIMUM BUILDING HEIGHT:	45' / 3 STORIES

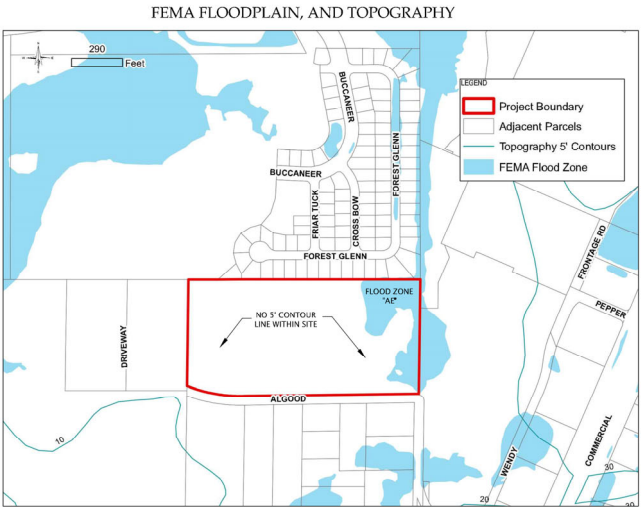
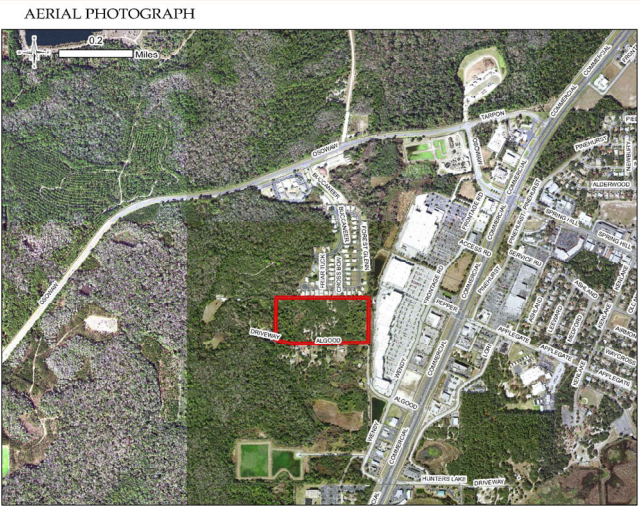
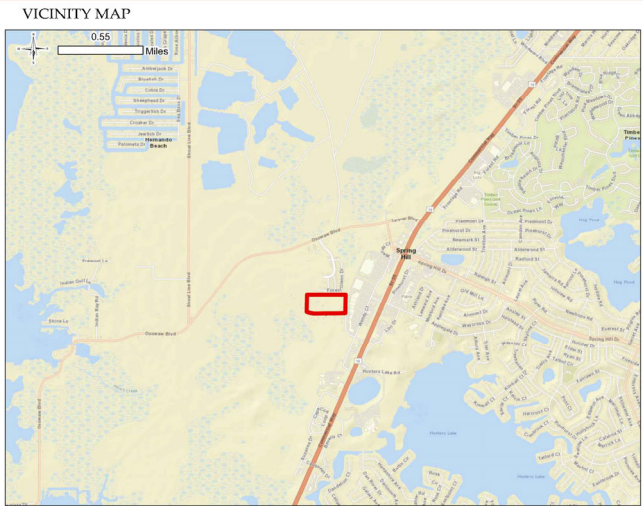


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PROJECT NAME
**THE RETREAT
 AT SPRING HILL**
 PLANNED DEVELOPMENT
 PROJECT MULTI-FAMILY
 PDP (MF)

HERNANDO COUNTY, FL

SHEET NAME
 VICINITY MAP, AERIAL,
 AND TOPO AND FEMA

PREPARED FOR
 TRIMCOR CONSTRUCTION OF
 FLORIDA, LLC.



CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
08/27/2022		BNK	P-2

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