

# Board of County Commissioners

H-22-66 Trimcor Construction of Florida

November 8, 2022

Brian R. Kiraly, AICP



SUBMITTED 11/8/22 BOCC 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



# Architectural Design



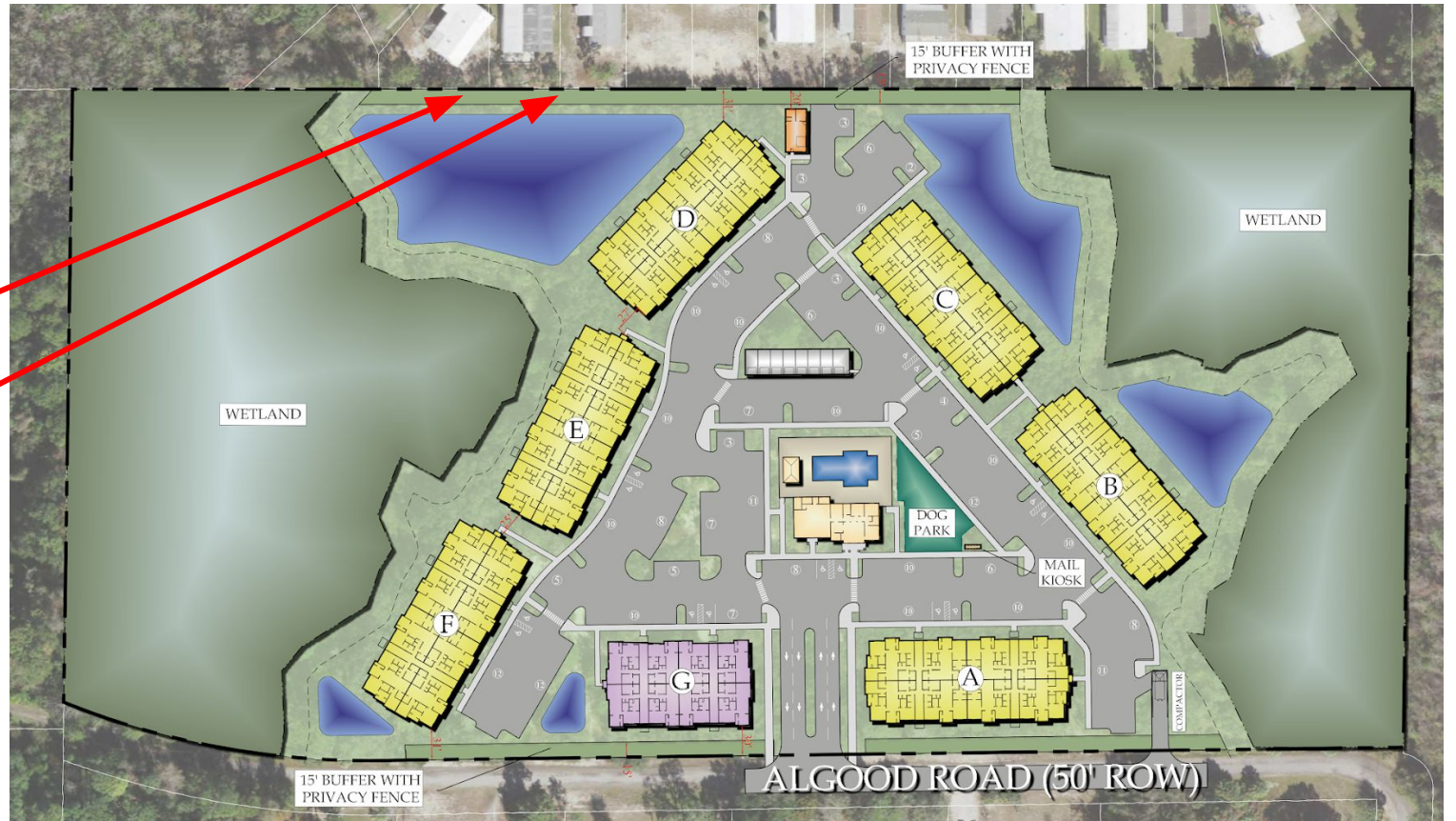
- Modern Interpretation Of Traditional Garden-Style Walk Up Apartments
- 24 Units/Building
- Attractive Use Of Varying Materials
- Photo Is Similar Project TrimCor Has Built



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# Voluntary Conditions

- Will Provide 8' Tall PVC Privacy Fence Along The Northern Boundary
- Will Preserve Non-Invasive Mature Trees Along Northern Boundary Subject To Final Engineering Design and Grading



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# Thank

**You**

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PROJECT NAME

# THE RETREAT AT SPRING HILL

PLANNED DEVELOPMENT  
PROJECT MULTI-FAMILY  
PDP (MF)

HERNANDO COUNTY, FL

DRAWN BY

TRIMCOR CONSTRUCTION OF  
FLORIDA, LLC.

### LEGEND

- PROJECT BOUNDARY
- MULTI-FAMILY PRIMARY STRUCTURE
- MULTI-FAMILY ACCESSORY STRUCTURE
- FREE-STANDING GARAGE
- NEIGHBORHOOD PARK
- LANDSCAPE BUFFER
- ESTIMATED WETLAND AND 25' WETLAND SETBACK
- DRAINAGE RETENTION AREA
- FUTURE LAND USE
- EXISTING ZONING

### PROJECT TEAM

APPLICANT:  
TRIMCOR CONSTRUCTION OF FLORIDA, LLC  
3517 RETAIL DRIVE  
PENSACOLA, AL 36867

PLANNER:  
FLORIDA DESIGN CONSULTANTS  
JUSTYNA GALE  
AND IRISAN KIRALY, AICP  
20225 AMBERFIELD DRIVE, STE 201  
LAND O LAKES, FL 34638  
727-849-7588

TRANSPORTATION ENGINEER:  
RAYSOR TRANSPORTATION CONSULTING  
MICHAEL D. RAYSOR, PE  
19046 BRUCE B. DOWNS BLVD # 308  
TAMPA, FL 33647  
813-625-1696



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20250 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FL 34638  
PHONE: (727) 849-7588 FAX: (727) 849-7588 WWW.FDCON.COM

CREATED/DATE: 7/26/2022 REVISION/DATE: 8/18/22 DRAWN BY: B. BRADY CHECKED BY: P-1

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FOREST GLENN DRIVE

RES  
PDP (MH)

RES  
PDP (MH)

25' PRIMARY STRUCTURE SETBACK  
45' BUILDING HEIGHT ALLOWED

20' ACCESSORY STRUCTURE SETBACK

1320'

15' BUFFER

RES  
SU

WETLAND

COM  
PDP (GC)

WETLAND

RES  
AG

15' BUFFER

ALGOOD ROAD (50' ROW)

25' PRIMARY STRUCTURE SETBACK  
45' BUILDING HEIGHT ALLOWED

PROJECT ACCESS POINT

RES  
AR-2

RES  
AR-2

### GENERAL NOTES

- SITE DATA  
PARCEL KEY: 00376596  
PARCEL #: R30 423 17 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 12053C0284E)
- 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.
- WETLANDS SHOWN ON THIS MASTER PLAN HAVE BEEN ESTIMATED IN A FIELD EVALUATION AND ARE SUBJECT TO CHANGE PENDING A JURISDICTIONAL DELINEATION.
- PROJECT ACCESS POINT ALLOWS FOR A TREE-LINED ENTRANCE AND IS CONSISTENT WITH SECTION 10-21(6)(3) LANDSCAPE.

### REQUESTED DEVIATIONS

- ARTICLE IV, SECTION 2.6.(K)-R-3 DISTRICT MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING (12).  
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 24 UNITS/BUILDING IS REQUESTED.
- ARTICLE VIII, SECTION 6.4.4 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 AR 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	
PROPOSED MULTI-FAMILY RESIDENTIAL PROPOSED GROSS DENSITY (DU/AC)		170
	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

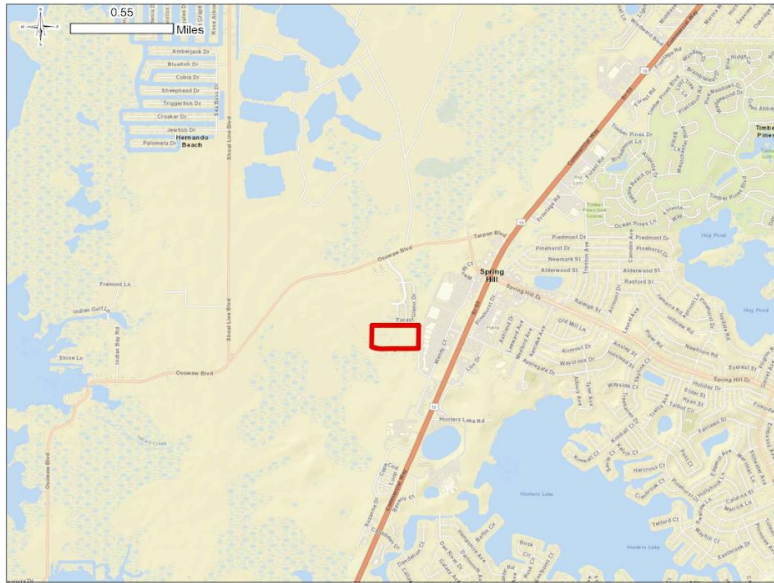
DESCRIPTION	FT.
PERIMETER BUILDING SETBACKS	
PRIMARY RESIDENTIAL STRUCTURES	25'
ACCESSORY RESIDENTIAL STANDARDS	20'
MINIMUM BUILDING SEPARATION	20'
MAXIMUM BUILDING HEIGHT	45' / 3 STORIES



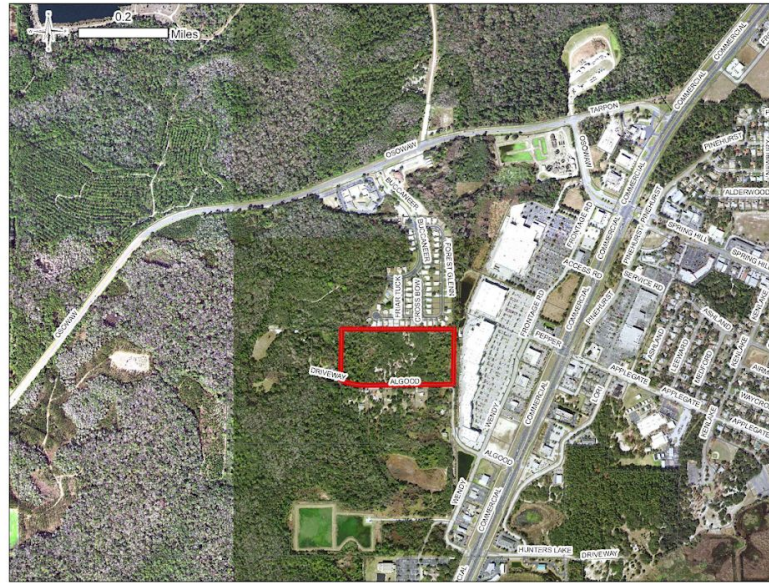
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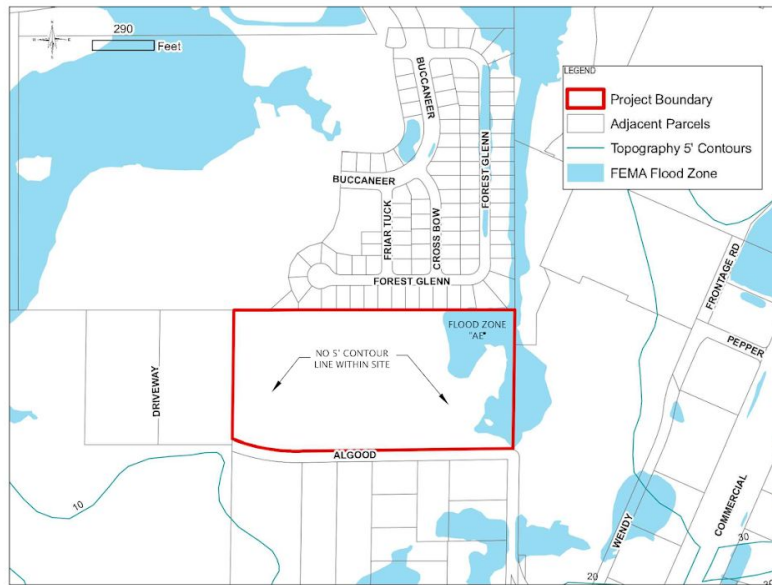
VICINITY MAP



AERIAL PHOTOGRAPH



FEMA FLOODPLAIN, AND TOPOGRAPHY



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.



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CREATION DATE:	REVISION DATE:	DRAWN BY:	SHEET NUMBER:
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