

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

HERNANDO COUNTY, FL

PREPARED FOR  
 TRIMCOR CONSTRUCTION OF  
 FLORIDA, L.L.C.

LEGEND

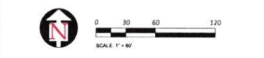
- PROJECT BOUNDARY
- MULTI-FAMILY PRIMARY STRUCTURE
- MULTI-FAMILY ACCESSORY STRUCTURE
- FREE-STANDING GARAGE
- NEIGHBORHOOD PARK
- LANDSCAPE BUFFER
- ESTIMATED WETLAND AND 25' WETLAND SETBACK
- DRAINAGE RETENTION AREA
- FUTURE LAND USE
- EXISTING ZONING

Received  
 AUG 01 2022  
 Planning Department  
 Hernando County, Florida  
 PROJECT TEAM

APPLICANT:  
 TRIMCOR CONSTRUCTION OF FLORIDA, L.L.C.  
 3517 RETAIL DRIVE  
 PHOENIX CITY, AL 36067

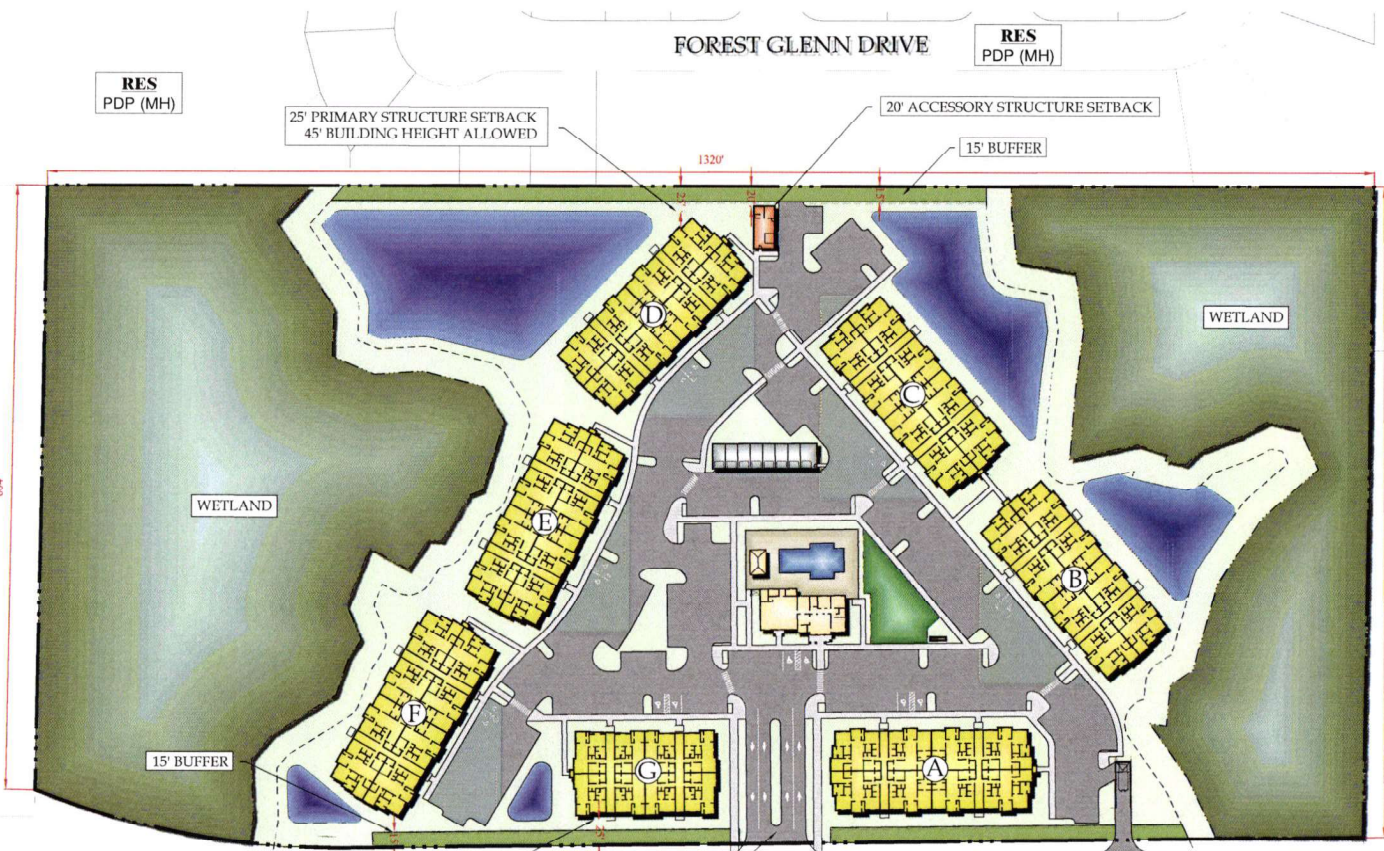
PLANNER:  
 FLORIDA DESIGN CONSULTANTS  
 JUSTYNA GALE  
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 3055 S. AMBERFIELD DRIVE, CTE 201  
 LAND O' LAKES, FL 34618  
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TRANSPORTATION ENGINEER:  
 RAYSON TRANSPORTATION CONSULTING  
 MICHAEL D. RAYSON, PE  
 1946 BRUCE B. DOWNS BLVD, # 308  
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 813-625-1699



3535 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34618  
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CREATION DATE: 7/29/2022 REVISION DATE: DRAWN BY: B. KIRALY SHEET NUMBER: P-1



**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 - MULTI-FAMILY PDP (MF)  
 FLOOD INFORMATION: FLOOD ZONES AE AND X (PANEL 12053C024E)
- 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(a)(3) LANDSCAPE.

**REQUESTED DEVIATIONS**

- ARTICLE IV, SECTION 2.G.(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.A.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 AL GOOD 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		170
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 STRUCTURES	25'
ACCESSORY RESIDENTIAL STANDARDS	20'
MINIMUM BUILDING SEPARATION	20'
MAXIMUM BUILDING HEIGHT	45' / 3 STORIES

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