

# HERNANDO COUNTY ZONING AMENDMENT PETITION



## Application to Change a Zoning Classification

### Application request (check one):

- Rezoning  Standard  PDP
  - Master Plan  New  Revised
  - PSFOD  Communication Tower  Other
- PRINT OR TYPE ALL INFORMATION**

Date: 7/22/2022

File No. H2266 Official Date Stamp:

**Received**

**AUG 01 2022**

Planning Department  
Hernando County, Florida

**APPLICANT NAME:** Trimcor Construction of Florida, LLC

Address: PO Box 518  
 City: Phenix City State: AL Zip: 36868  
 Phone: 334-480-4001 Email: dnibblett@trimcor.com  
**Property owner's name:** (if not the applicant) Grand Reserve at Pelham LLC

**REPRESENTATIVE/CONTACT NAME:** Justyna Gale, Vice President of Planning

Company Name: Florida Design Consultants, Inc.  
 Address: 20525 Amberfield Drive, Suite 201  
 City: Land 'O Lakes State: FL Zip: 34638  
 Phone: 727-849-7588 Email: igale@fldesign.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00376596
2. SECTION 30, TOWNSHIP 23S, RANGE 17E
3. Current zoning classification: Agricultural (AG)
4. Desired zoning classification: Planned Development Project Multi-Family [PDP (MF)]
5. Size of area covered by application: 19.80 Ac.
6. Highway and street boundaries: Algood Road
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

### PROPERTY OWNER AFFIDIVAT

I, Justin Trimback, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

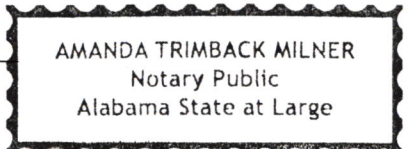
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Trimcor Construction of Florida, LLC and (representative, if applicable): Justyna Gale c/o Florida Design Consultants, Inc. to submit an application for the described property.

Justin Trimback  
 Signature of Property Owner

~~STATE OF FLORIDA~~ Alabama  
~~COUNTY OF HERNANDO~~ Russell

The foregoing instrument was acknowledged before me this 22 day of July, 2022, by Justin Trimback who is personally known to me or produced \_\_\_\_\_ as identification.

A Milner  
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

Received  
AUG 01 2022  
Planning Department  
Hernando County, Florida

# THE RETREAT AT SPRING HILL

PDP (Multi-Family) Narrative

Parcel Key: 00376596

Parcel#: R30 423 17 0000 0010 0000

July 27, 2022

Prepared By:  
Florida Design Consultants, Inc.  
20525 Amberfield Drive, Suite 201  
Land 'O Lakes, FL 34638  
(727) 849-7588



FLORIDA DESIGN  
CONSULTANTS, INC.  
— THINK IT. ACHIEVE IT. —

## 1.0 Introduction

The Applicant, Trimcor Construction of Florida, LLC, is requesting a rezoning amendment from Agricultural (AG) to Multi-Family Planned Development District [PDP (MF)] on approximately 19.80 acres of land located adjacent to and north of Algood Road and slightly west of Commercial Way (US Hwy. 19). This application requests approval of a Multi-Family Planned Development District [PDP (MF)] for a multi-family residential development with a maximum of 170 Dwelling Units (DU). A Rezoning amendment to PDP(MF) is consistent with the underlying Future Land Use (FLU) Residential category. The Residential FLU category allows a maximized density up to 22 Dwelling Units per Acre (DU/Ac.), and the proposed density is 8.60 DU/Ac..

An informal Pre-Application conference was held with Omar DePablo on June 15<sup>th</sup>,2022.

## 2.0 Existing Conditions

**Table 1: Existing Site Information**

<b>Parcel Key:</b>	00376596
<b>Parcel #:</b>	# R30 423 17 0000 0010 0000
<b>Gross Acreage:</b>	19.80
<b>Estimated Wetlands:</b>	7.81
<b>Net Developable Area:</b>	11.96
<b>Future Land Use Category:</b>	Residential
<b>Existing Zoning:</b>	Agricultural (AG)
<b>Special Overlay District:</b>	None

### 2.1 Existing Future Land Use

The current Future Land Use Designation is Residential. The Residential Category allows primarily single-family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. The Gross Residential Density shall not exceed 22 DU/Ac.

The Residential Category includes zoning for multi-family housing generally averaging between 7.5 to 22 DU/Ac. in order to provide for a diversity of housing choices. According to the Comprehensive Plan Strategy 1.04B(5)(a), Multi-family housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

### 2.2 Existing Zoning

Currently, the Zoning designation for the subject site is AG Agricultural District. The AG District is designed to promote and encourage the conservation and utilization of agricultural land, as well as the preservation of the open character land. The AG District only allows for low density single-family residential and does not permit multi-family development.

This application requests a rezoning amendment from AG District to Multi-family Planned Development District [PDP (MF)] for a multi-family residential development of 170 dwelling units (DU).

**2.3 Existing Site Conditions**

The project parcel is vacant, and has a pole barn on-site. It is located on Algood Road, which is a 50’ Right-of-Way (ROW) roadway that is paved and without sidewalks or other improvements. The site is relatively flat with less than 5 feet of change in elevation. Wetlands are located the western and eastern portions of the site with associated Floodplain Zone “AE” to the east. There is no reported sinkhole activity on-site according to Hernando County Central GIS.

**2.4 Adjacent Uses**

The site is adjacent to the west of a shopping center located along Commercial Way which is anchored by several tenants including Wal-Mart, JC Penny, Best Buy, Pet Smart, Aldi, and several other retailers. The Forest Glen Retirement Village manufactured home community is located adjacent to the north, and Algood Road ROW is adjacent to the south with a few manufactured homes and one single family residence located south of Algood Road. A residential lot is located adjacent to the west.

**2.5 Adjacent Future Land Use and Zoning**

**Table 2: Adjacent Future Land Use, Zoning, and Existing Uses**

<b>Direction</b>	<b>FLU Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>East</b>	Commercial	(PDP GC) General Commercial and (PDP SU) Special Use	Commercial Shopping Centers
<b>North</b>	Residential	PDP (MH)	Retirement Community
<b>West</b>	Residential	Agricultural (AG)	Residential
<b>South</b>	Residential	Agricultural Residential 2 (AR-2)	ROW, Residential

**2.6 Environmental Considerations**

Birkitt Environmental Services, Inc. (Birkitt) performed a jurisdictional wetland delineation and threatened and endangered species assessment for the approximate 19.8 acre subject site. The presence of and potential occurrence of listed species and their habitat were evaluated based on a desktop assessment followed by a general protected species survey of the site. Please see the Algood Road Parcel Environmental Report provided as part of this submittal.

### 3.0 Proposed Development

#### 3.1 Overview

The Retreat at Spring Hill requests the development of 170 multi-family DU and associated amenities at a gross density of 8.60 Dwelling (DU/Ac.) with an allowed gross density of 22 DU/Ac. This application requests a rezoning amendment from the AG District to Multi-Family Planned Development District [PDP (MF)] to allow for this multi-family development.

The buildings will be 3-story walk-up style with surface parking. Existing wetlands will be preserved to provide open space and natural vegetation within the wetland setbacks will also be preserved to satisfy the requirement for preservation of 5% of natural vegetation per section 10-28 (2) (b), and the required 15% open space per Section 2, H (1) (e).

The Retreat at Spring Hill's requested change to PDP(MF) is consistent with the Comprehensive Plan's Strategy 1.04B(5)(a) as the project is located in close proximity to the commercial shopping center to the east along Commercial Way/US 19.

The summary of the proposed land uses as part of this PDP (Multifamily) application are shown below in Table 3.

**Table 3: Proposed Land Uses**

Description	±Ac.	Dwelling Units (DU)	Gross Density (DU/Ac.)
<b>Gross Site Area</b>	19.80		
<b>Estimated Wetlands</b>	7.81		
<b>Net Developable Area</b>	11.96		
<b>Multi-family Residential</b>		170	8.60
<b>Allowed Density</b>			22.0

#### 3.2 Proposed Development Standards

The proposed development standards will comply with PDP (Residential) standards and are summarized below in Table 4.

**Table 4: Development Standards**

Front Yard Setback/Perimeter Front Building Setback	25'
Side Yard Setback/Perimeter Side Building Setback	10'
Rear Yard Setback/ Perimeter Rear Building Setback	20'
South Perimeter Buffers	15'
North Perimeter Buffers	15'
Maximum Building Height	45'
Maximum Building Coverage	45%

The primary, 4-lane entrance will be located off of Algood Road, and will be centrally located and will be a tree lined boulevard consistent with Code of Ordinances Landscaping Section 10-21.(a) (3). The interior roads will be private parking drive aisles and will not be ROW. Parking stall sizes and drive aisle widths will comply with Hernando County Standards.

Algood Road will preserve a maximum Right-of-Way width of 50 feet, and will be improved to current Hernando County standards.

The stormwater ponds will be designed along the north project boundary to act as an additional buffer to the adjacent residential neighborhood to the north. The perimeter landscape buffers on the north and south will be widened to 15', which is well beyond the required 5' buffer per Hernando County standards. The northern multi-family buildings are also angled to reduce the massing along the northern boundary and to minimize visual impacts to the adjacent neighborhood. Buffers to the east and west are not required due to the existing wetlands which will provide screening with existing vegetation.

### **3.3 Utilities/Infrastructure**

Utility service will be connected to Hernando County facilities located on the Algood Road ROW, located approximately one-quarter mile to the south-southeast. The utility lines include a 6" sanitary sewer force main and 8" potable water main.

No significant impact to infrastructure are anticipated and will be fully evaluated at the Conditional Plat review stage. Existing potable water and sanitary sewer lines are stubbed out in Algood Road ROW approximately ¼ mile south of the project.

### **3.3 Open Space and Tree Preservation**

There are approximately ±7.81 acres of on-site wetlands that will be preserved, with no wetland impacts proposed. This equates to 39.4% open space and overall tree preservation. Additional tree preservation will be provided in the wetland setbacks.

The proposed development will include a centralized recreation area for the residents. The amenity center and adjacent neighborhood park will be accessible to all the multi-family units through an interconnected sidewalk system.

## **4.0 Proposed Deviations From Design Standards**

In order to efficiently develop the site, the following deviations are requested:

### **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 (Multi-family) 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 AR property located south of the Algood Road right-of way. As previously discussed, an enhanced 15' Buffer will be provided in these locations and there will be a 25' setback to the primary structures.



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

HERNANDO COUNTY, FL

PREPARED FOR:  
TRIMCOR CONSTRUCTION OF  
FLORIDA, LLC.

**LEGEND**

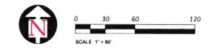
- PROJECT BOUNDARY
- MULTI-FAMILY PRIMARY STRUCTURE
- MULTI-FAMILY ACCESSORY STRUCTURE
- FREE-STANDING GARAGE
- NEIGHBORHOOD PARK
- LANDSCAPE BUFFER
- ESTIMATED WETLAND AND 25' WETLAND SETBACK
- RAINAGE RETENTION AREA
- FUTURE LAND USE
- EXISTING ZONING

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

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

PLANNER:  
FLORIDA DESIGN CONSULTANTS  
JESSYNA GALE  
AND BRIAN KIRALY, AICP  
20525 AMBERFIELD DRIVE, STE 201  
LAND O' LAKES, FL 34618  
727-849-7588

TRANSPORTATION ENGINEER:  
RAYSON TRANSPORTATION CONSULTING  
MICHAEL D. RAYSON, PE  
19046 BRUCE B. DOWNS BLVD, # 308  
TAMPA, FL 33647  
813-925-1699

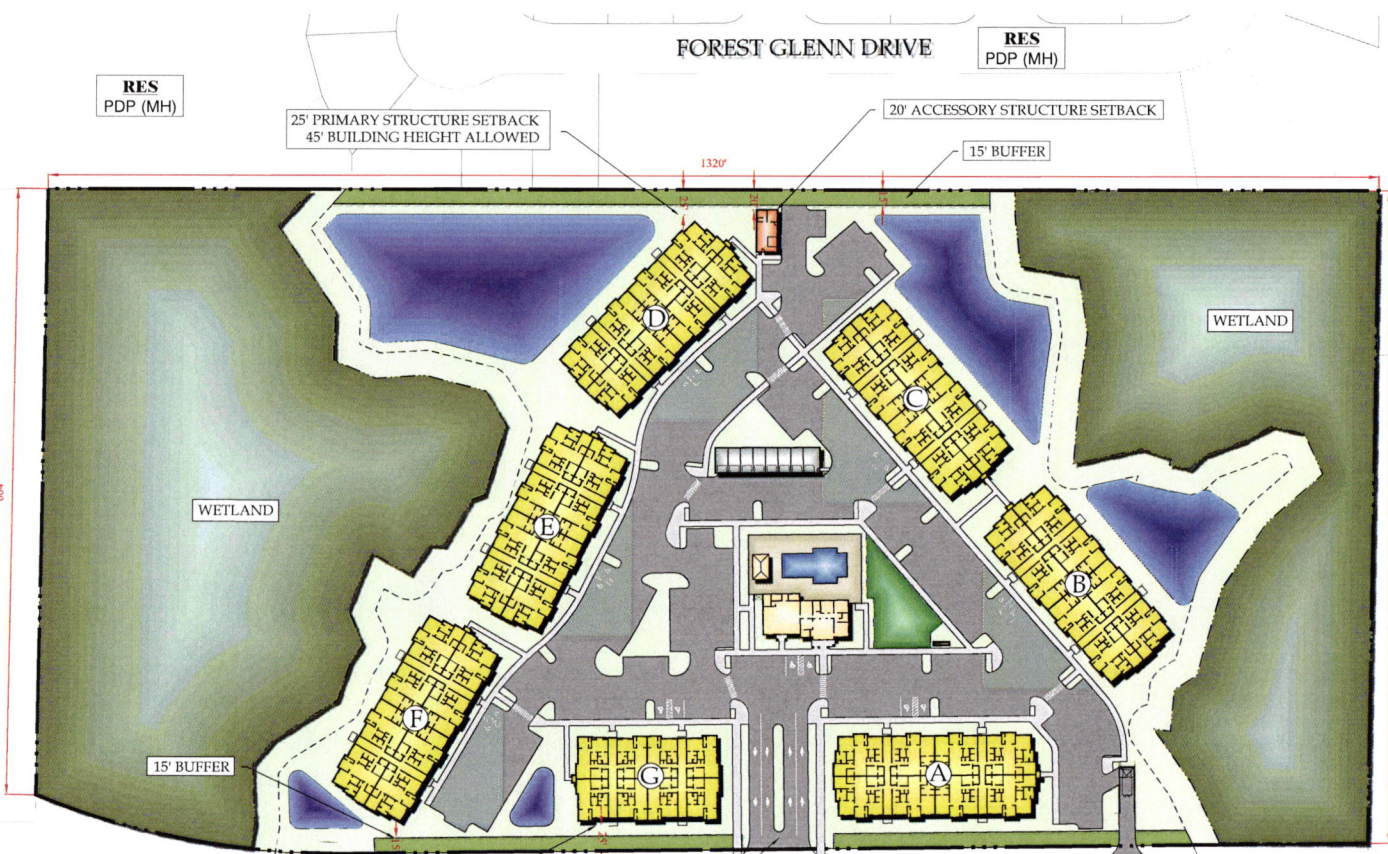


**FLORIDA DESIGN  
CONSULTANTS, INC**

2832 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34618  
PHONE: (772) 849-7588 FAX: (772) 849-7588 WWW.FLORIDACONSULTANTS.COM

CREATION DATE: 7/29/2022 REVISION DATE: 8/3/2022 DRAWN BY: B.KIRALY SHEET NUMBER: P-1

©Copyright 2022 Florida Design Consultants, Inc. Drawings and materials may not be used or reproduced without written permission.



RES AG

RES AR-2

RES AR-2

**GENERAL NOTES**

- SITE DATA  
PARCEL KEY: 00376596  
R30 423 17 0000 0010 0000  
FUTURE LAND USE: RESIDENTIAL AGRICULTURAL (AG)  
CURRENT ZONING: PLANNED DEVELOPMENT PROJECT - MULTI-FAMILY (PDP-MF)  
PROPOSED ZONING: 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(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 34 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 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:		170
PROPOSED GROSS DENSITY (DU/AC):	8.60	

**OPEN SPACE SUMMARY**

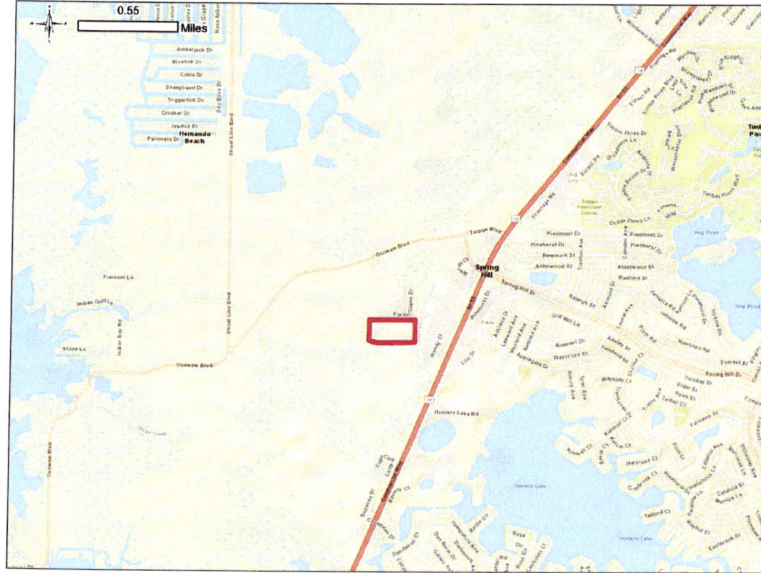
DESCRIPTION	AC.	%
TOTAL SITE AREA:	19.77	
ESTIMATED WETLANDS:	7.81	
PERCENTAGE OF OPEN SPACE:		39.5%
15% REQUIRED OPEN SPACE:	2.97	
AMENITY/PARK AREA:	0.65	
APPROX. DRAINAGE RETENTION AREAS:	1.53	

**DEVELOPMENT STANDARDS AND SETBACKS**

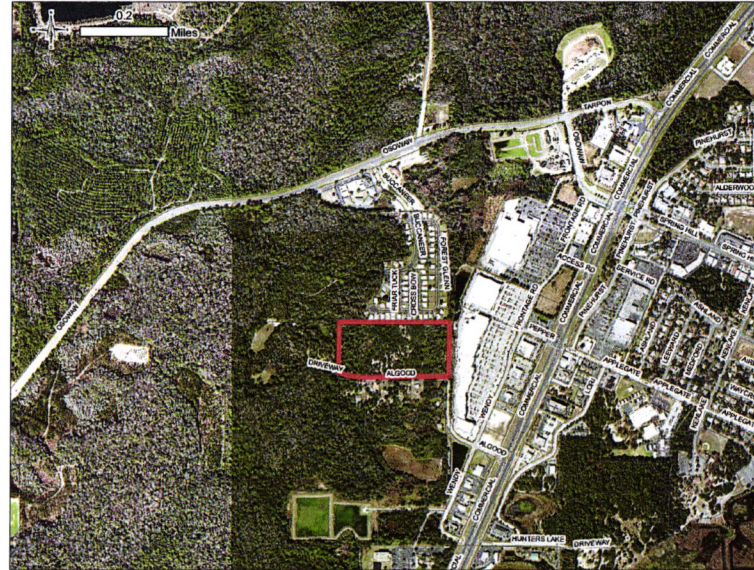
DESCRIPTION	FT.
PERIMETER BUILDING SETBACKS	
PRIMARY RESIDENTIAL STRUCTURES	25'
ACCESSORY RESIDENTIAL STANDARDS	20'
MINIMUM BUILDING SEPARATION	20'
MAXIMUM BUILDING HEIGHT	45' / 3 STORIES



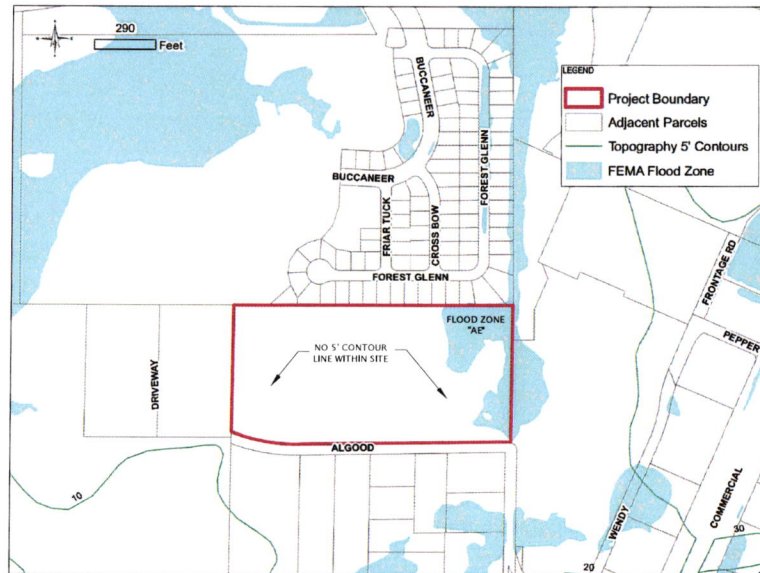
VICINITY MAP



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.