

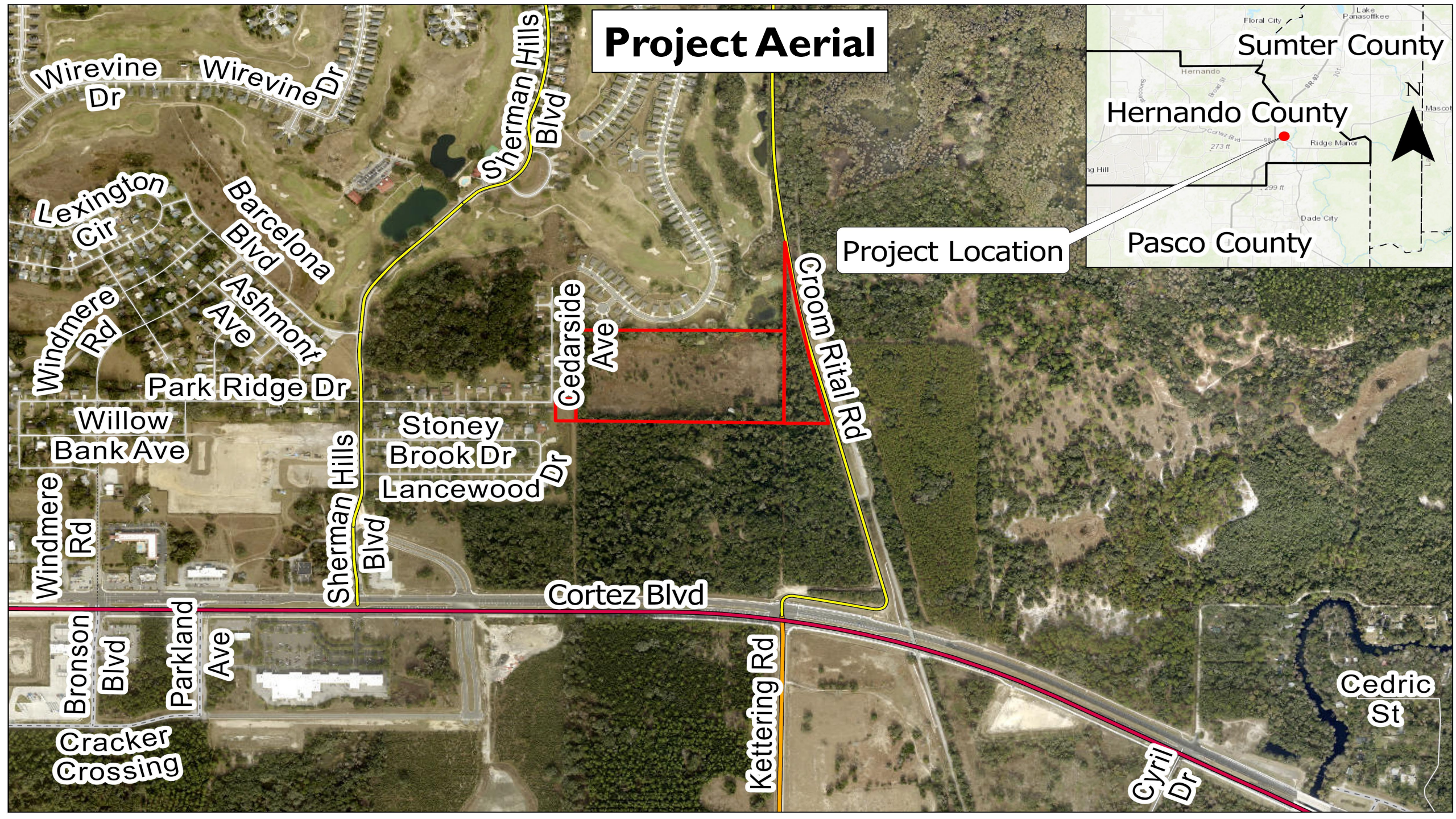
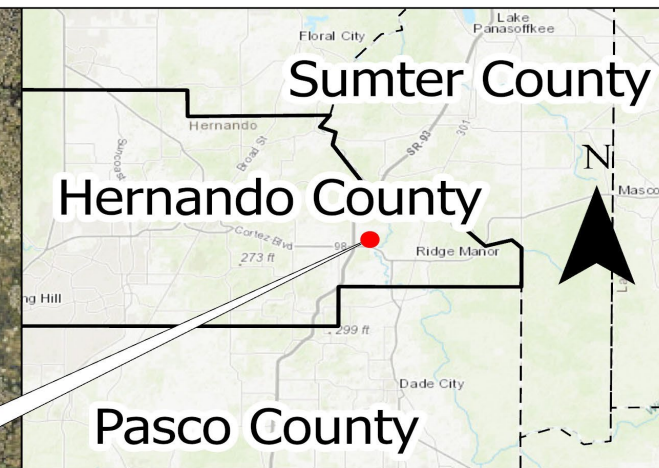


# **H-25-36 VILLE DI TOSCANA REZONING**

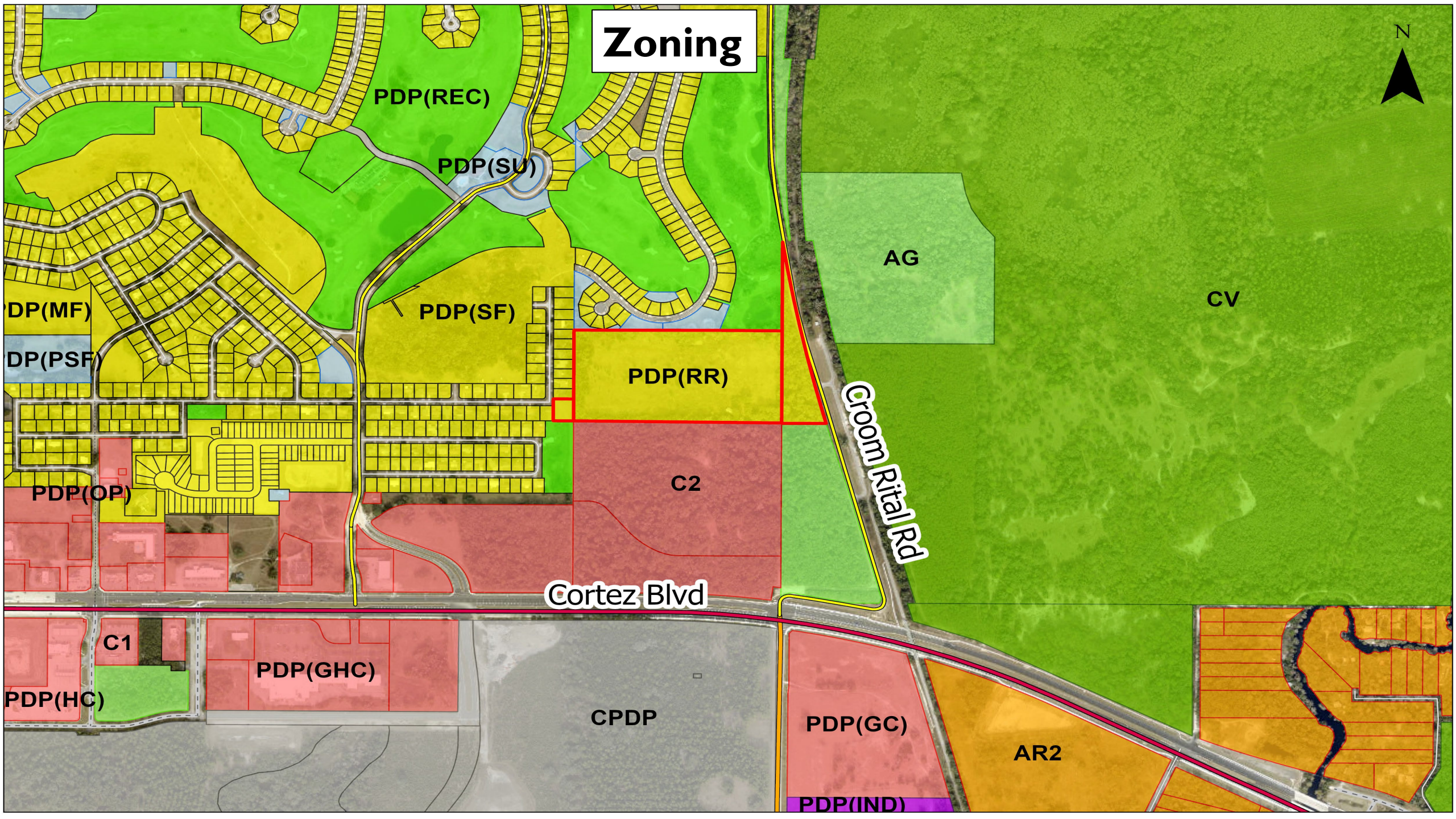
**TAMPA  
CIVIL**

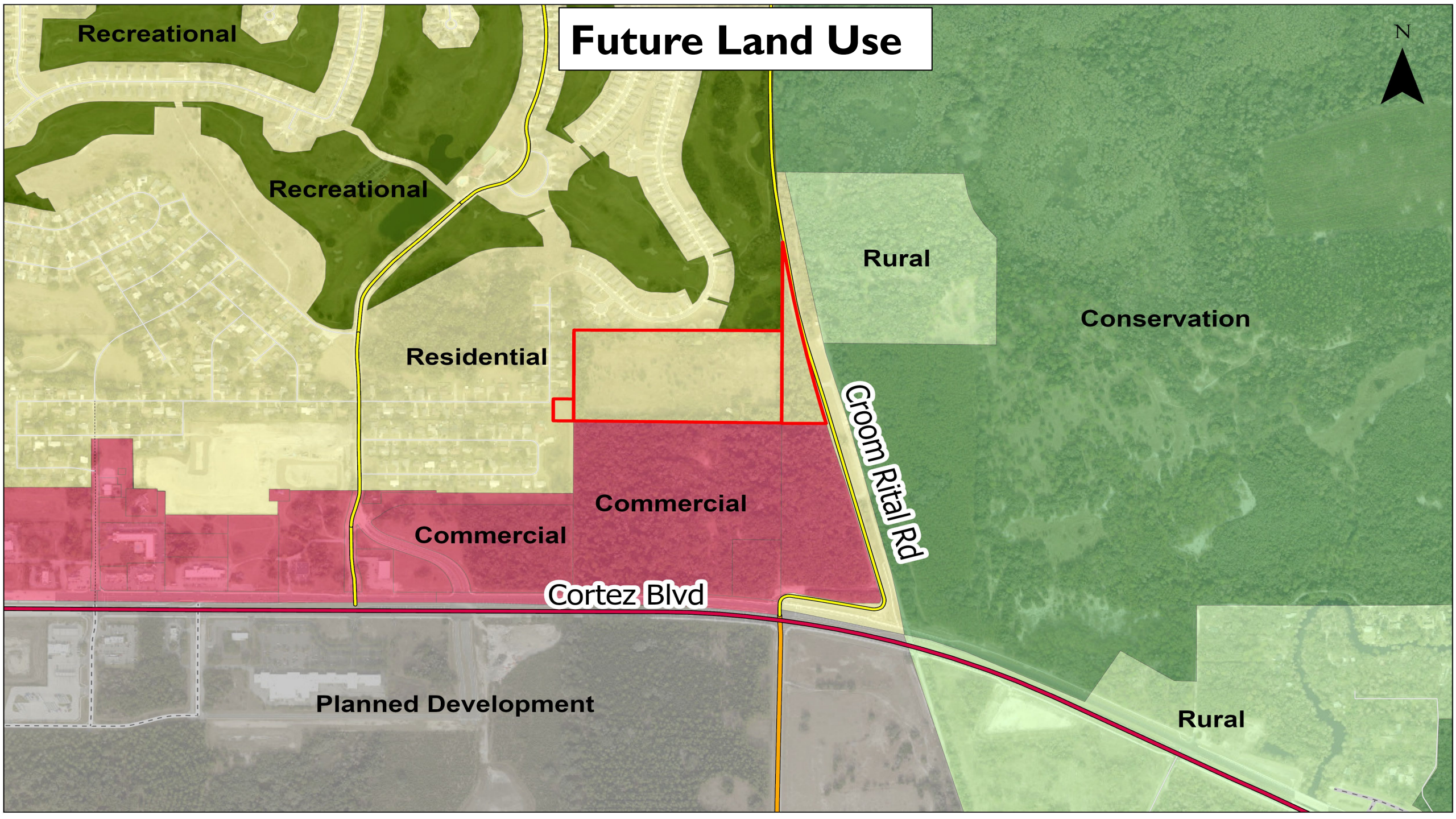
# Project Aerial

Project Location



# Zoning





# Future Land Use



**Recreational**

**Recreational**

**Rural**

**Conservation**

**Residential**

**Croom Rital Rd**

**Commercial**

**Commercial**

**Cortez Blvd**

**Planned Development**

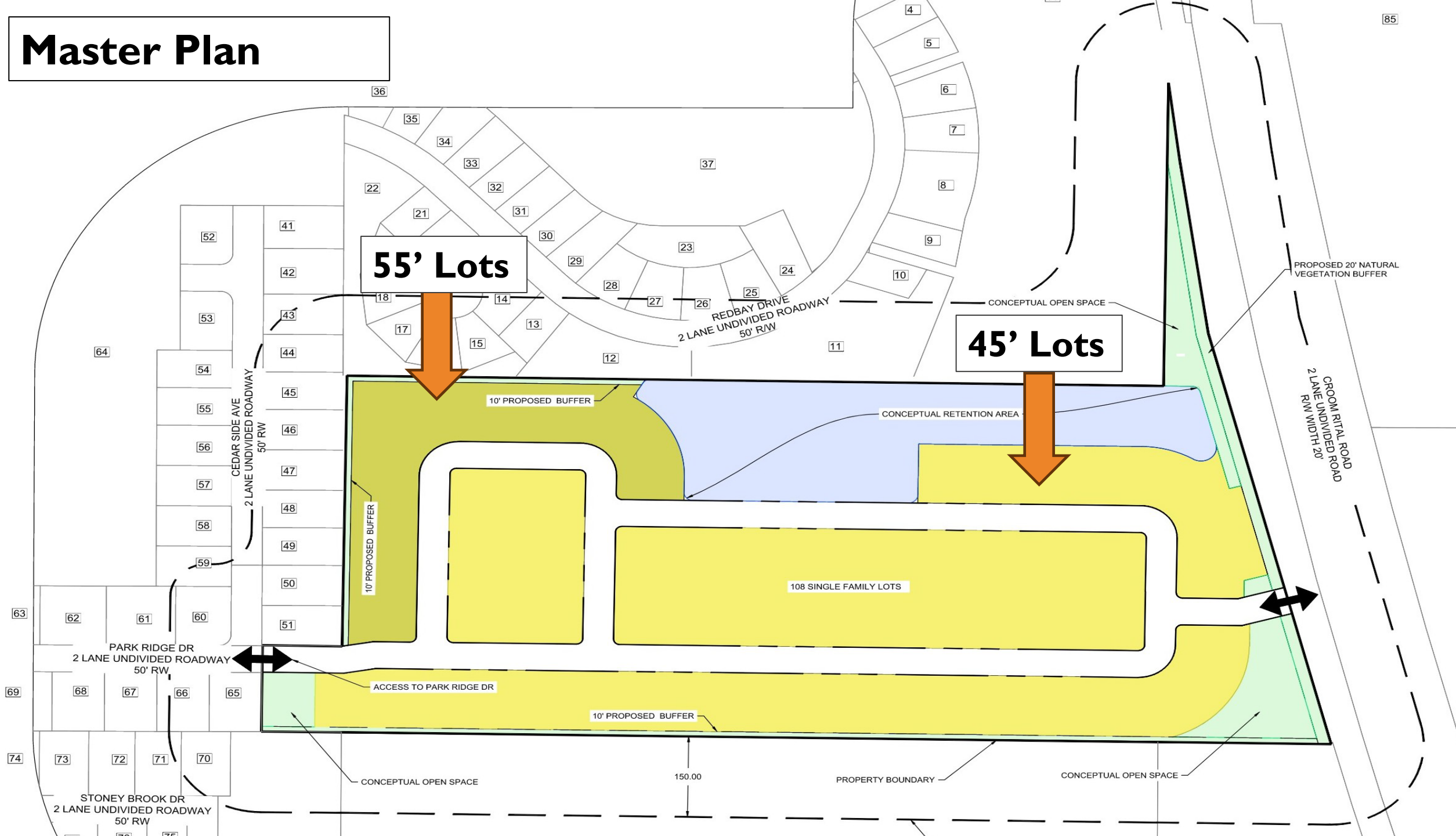
**Rural**

## SITE HISTORY

- 2007: Property was originally rezoned from PDP (SF) to PDP (MF) for the development of a high-density apartment complex.
  - Original approved density of 9.8 DU/A
- 2010: Rezoned from PDP(MF) to PDP(RR) for the development of a high-density townhome subdivision consisting of 241 units.
  - Development was designed for townhome leasing for tourist and resort usage.
  - Remained at the 9.8 DU/A
- ✓ Current Proposed development is more compatible with the growth pattern reflecting only 4.3 DU/AC (56% Reduction from original rezoning).
  - ✓ 108 units
  - ✓ 45' and 55' lots

	2007	2010	Proposed Today
Density	9.8 du/ac	9.8 du/ac	4.3 du/ac
Overall units	241	241	108

# Master Plan





# PROJECT ATTRIBUTES

- Site is 24.8 Acres
- 108 Single Family Lots proposed
- Minimum lot proposed is 4,950
- Primary access to the site will be gained from Croom Rital Road
  - A vehicular and pedestrian cross connection is proposed to Park Ridge Drive.
- Site is located in an area experiencing growth and is located near access to services and commercial uses.
- 10% per unit Holiday Parking is proposed for overflow.
- Site is directly across from the Withlacoochee State Trail and the Florida Trail
- The proposed standards are less intense than the surrounding approved developments.
- Zero opposition at Planning Commission

H2113 Master Planned Development  
(81 Lots)  
Approved Single Family Detached  
Standards:  
50 x 120' Lot Sizes  
5' Side Yards  
Density 3.8 Du/Ac

H2239 - Sunrise Mixed Use Development  
(4200 SF DU + 600 MF DU)  
Approved Single Family Detached Standards:  
40' x 100' Lot Sizes  
5' Side yards for Primary and Accessory  
Structure  
Lot Coverage 75%


H1717 Trilby Crossing (430 SF DU)  
Approved Single Family Detached Standards:  
40' x 120' (4800 sq ft) Lot Sizes  
5' Side yards


H2257 Master Planned Development  
(30 Lots)  
Approved Single Family Detached  
Standards:  
50 x 100' Lot Sizes  
5' Side Yards  
Density 4.4 Du/Ac


H2160 Master Planned Development  
(85 Lots)  
Approved Single Family Detached  
Standards:  
50 x 120' Lot Sizes  
5' Side Yards  
Density 3.75 Du/Ac


H2036 Master Planned Development  
(77 Lots)  
Approved Single Family Detached  
Standards:  
40 x 100' Lot Sizes  
5' Side Yards  
Density 4.3 Du/Ac


# Nearby Approvals and Proximity to Services


 Hernando County  
Parcels


 Ville Di Toscana  
Project Site


 Existing Winn-  
Dixie


 Existing Parcel  
Owned by Publix  
Super Market


 Approved H2036 -  
77 Lots - 17.7  
Acres


 Approved H-22-57  
- 30 SF Units - 6.8  
Acres

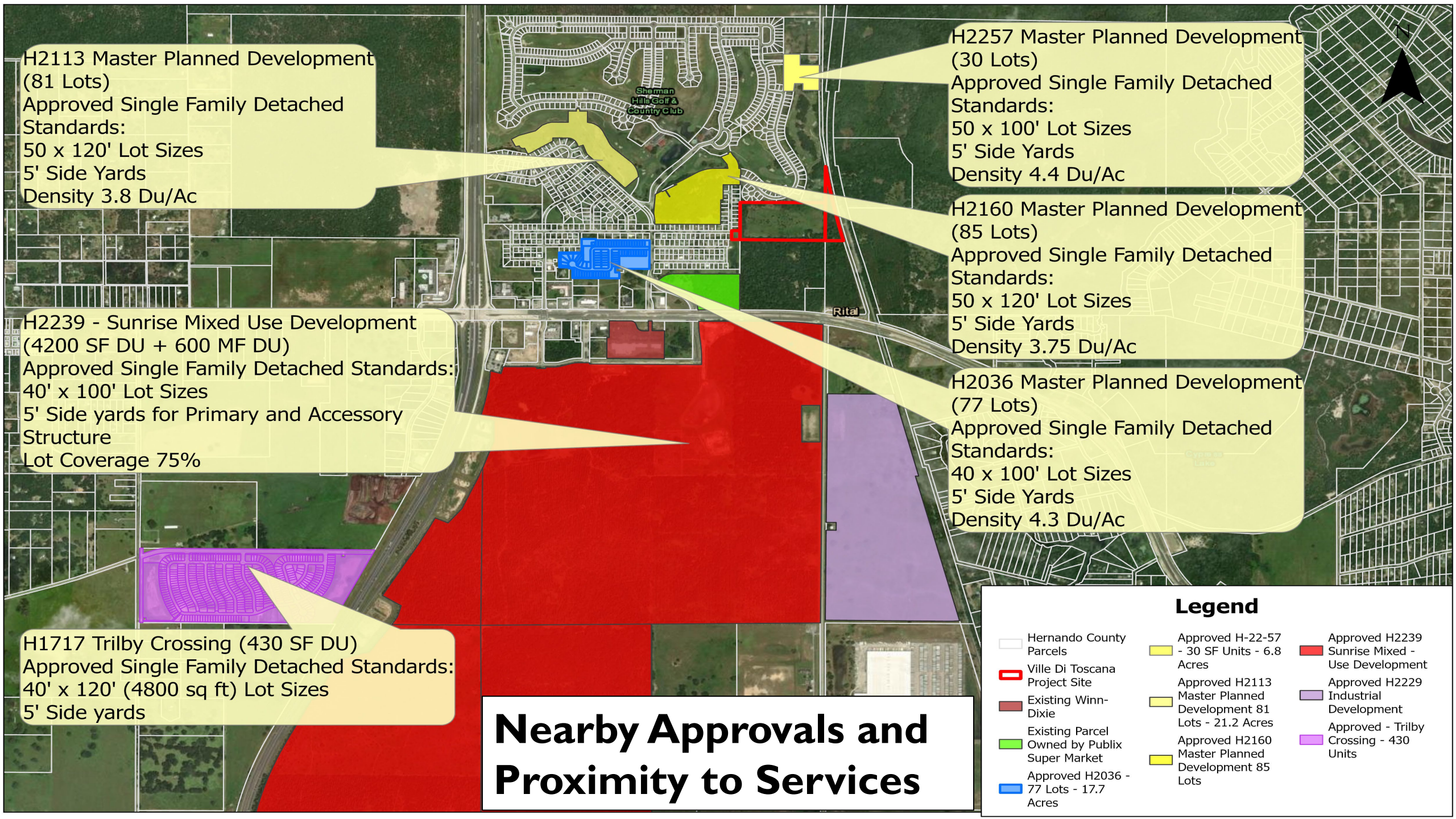
 Approved H2113  
Master Planned  
Development 81  
Lots - 21.2 Acres

 Approved H2160  
Master Planned  
Development 85  
Lots

 Approved H2239  
Sunrise Mixed -  
Use Development

 Approved H2229  
Industrial  
Development

 Approved - Trilby  
Crossing - 430  
Units



# PROPOSED LOT STANDARDS AND SETBACKS

## Minimum Building Setbacks:

Front: 20'

Side: 7.5' (All HVAC units to be placed in rear yards)

Rear: 20'

Corner: 10'

## Minimum Lot Sizes:

45' and 55' lots (4,950 Minimum)

51% Lot Coverage

## Minimum Perimeter Setbacks:

North: 20'

South: 20'

East: 20'

West: 20'



## BUFFERS

North: 10' Natural Vegetated Buffer

South: 10' Natural Vegetated Buffer

East: 20' Landscaped buffer along Croom Rital Road

West: 10' Natural Vegetated Buffer



# VILLE DI TOSCANA OVERVIEW

	Current	Proposed
FLU	RESIDENTIAL	RESIDENTIAL
ZONING	PDP(RR)	PDP(SF)
DENSITY	9.8	<b><u>4.3 DUA</u></b>
DWELLING UNITS	241	<b><u>108</u></b>



## CONSISTENCY WITH COMPREHENSIVE PLAN

GOAL 1.01 – Growth Strategy Hernando County’s 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

GOAL 1.04 – Future Land Use Map Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)].

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.



## SUMMARY

- ✓ Staff recommends approval.
- ✓ Project is consistent with nearby developments.
- ✓ The proposed development is consistent with the goals, objectives and strategies Comprehensive Plan and is compatible with the surrounding uses and development pattern.
- ✓ 56% Reduction in density from original approval.
- ✓ Site is located near multiple trails to foster pedestrian connectivity, and recreational opportunities.
- ✓ Nearby mix of uses to support access to commercial uses, employment opportunities, and services.



Thank You

## PROPOSED CONDITIONS

- Increase lot coverage from 35% to 51%
  - Greater coverage is necessary to accommodate a wider array of product types.
- Reduction in lot size from 6,000 square feet to 4,950 square feet
  - Promotes more efficient use of the land.
  - Smaller lots reduce urban sprawl allow for more affordable single-family homes
- Reduction of side setbacks from 10' to 7.5'