

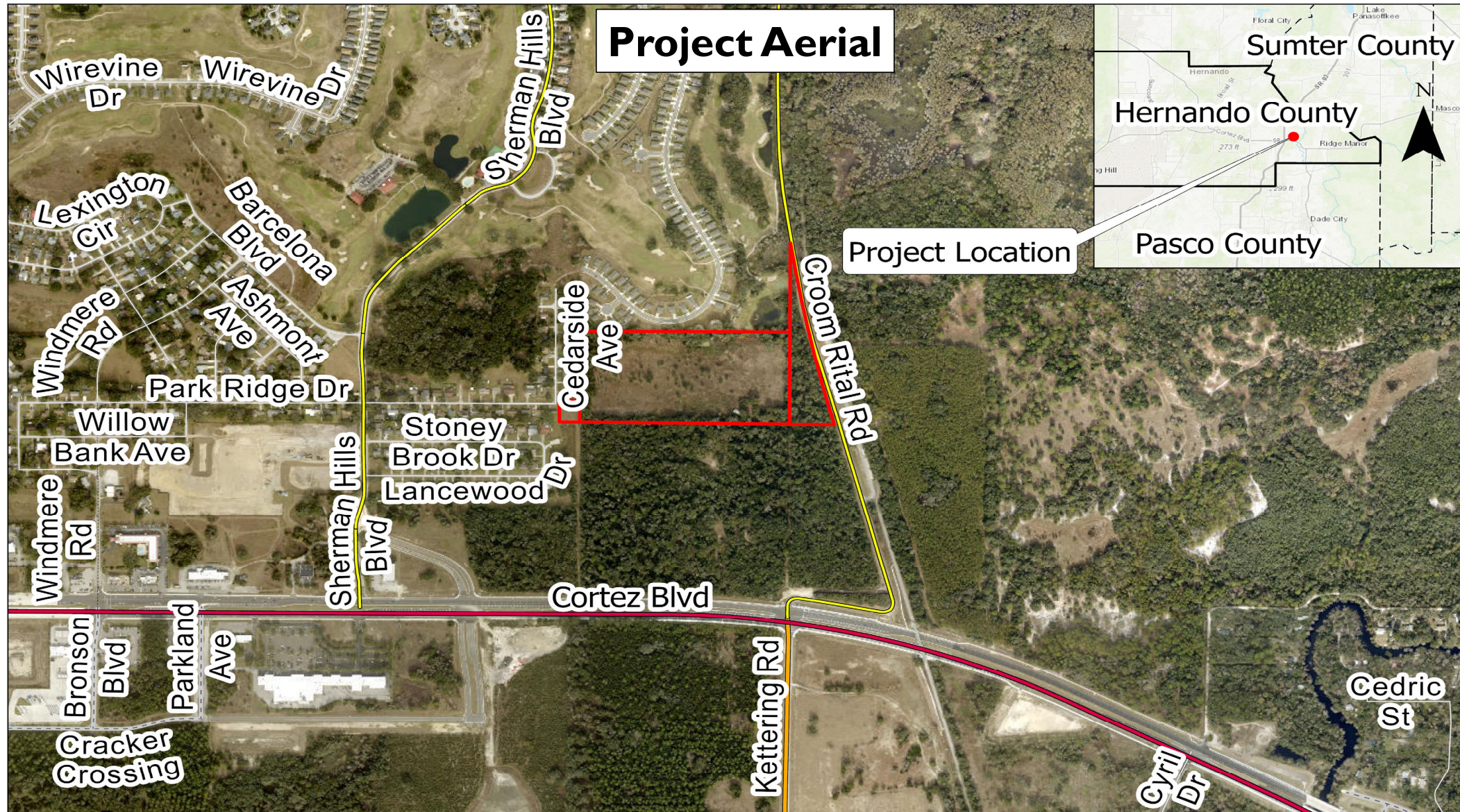
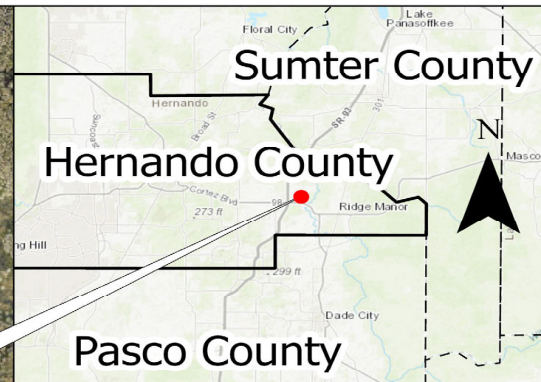


H-25-36 VILLE DI TOSCANA REZONING

**TAMPA
CIVIL**

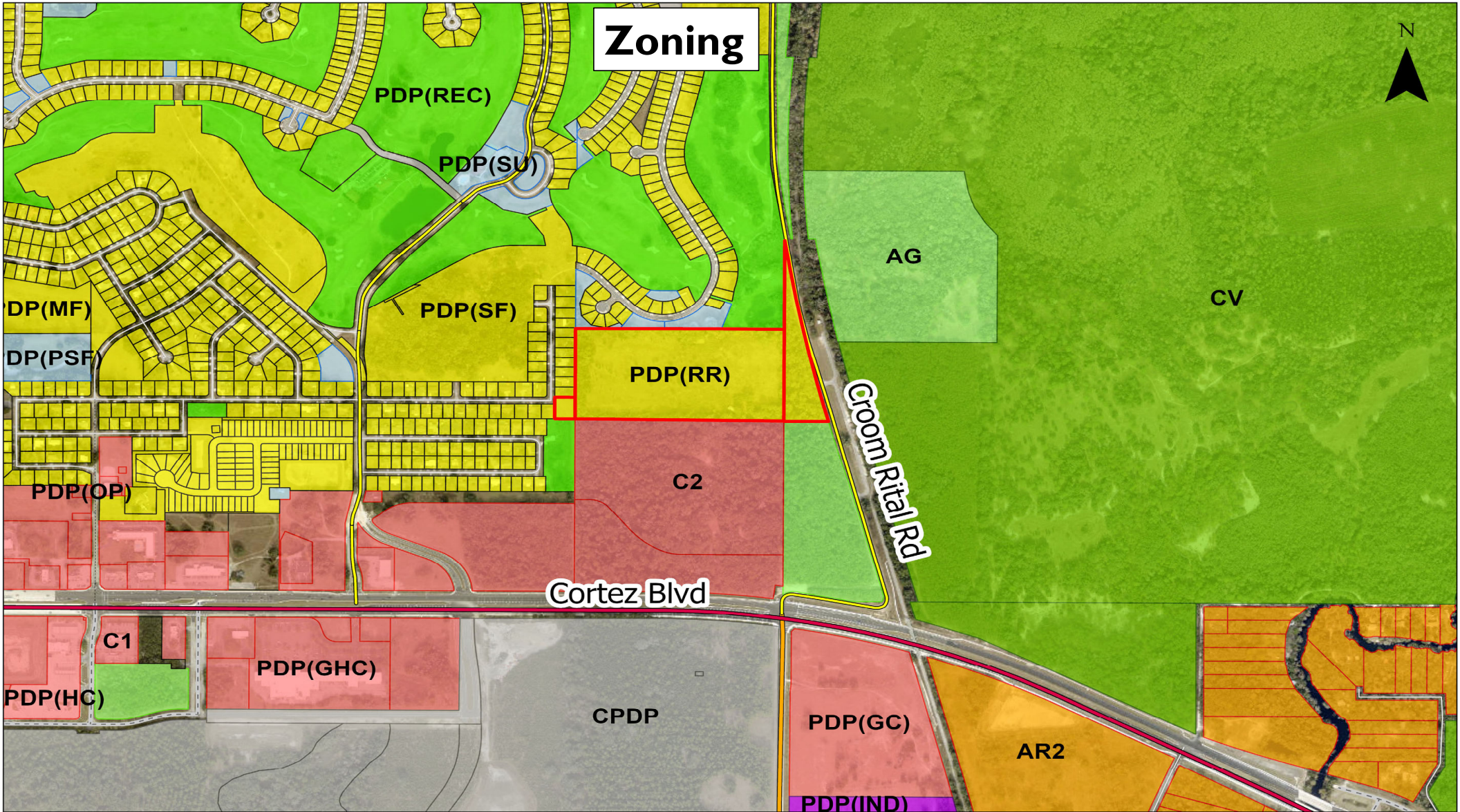
Project Aerial

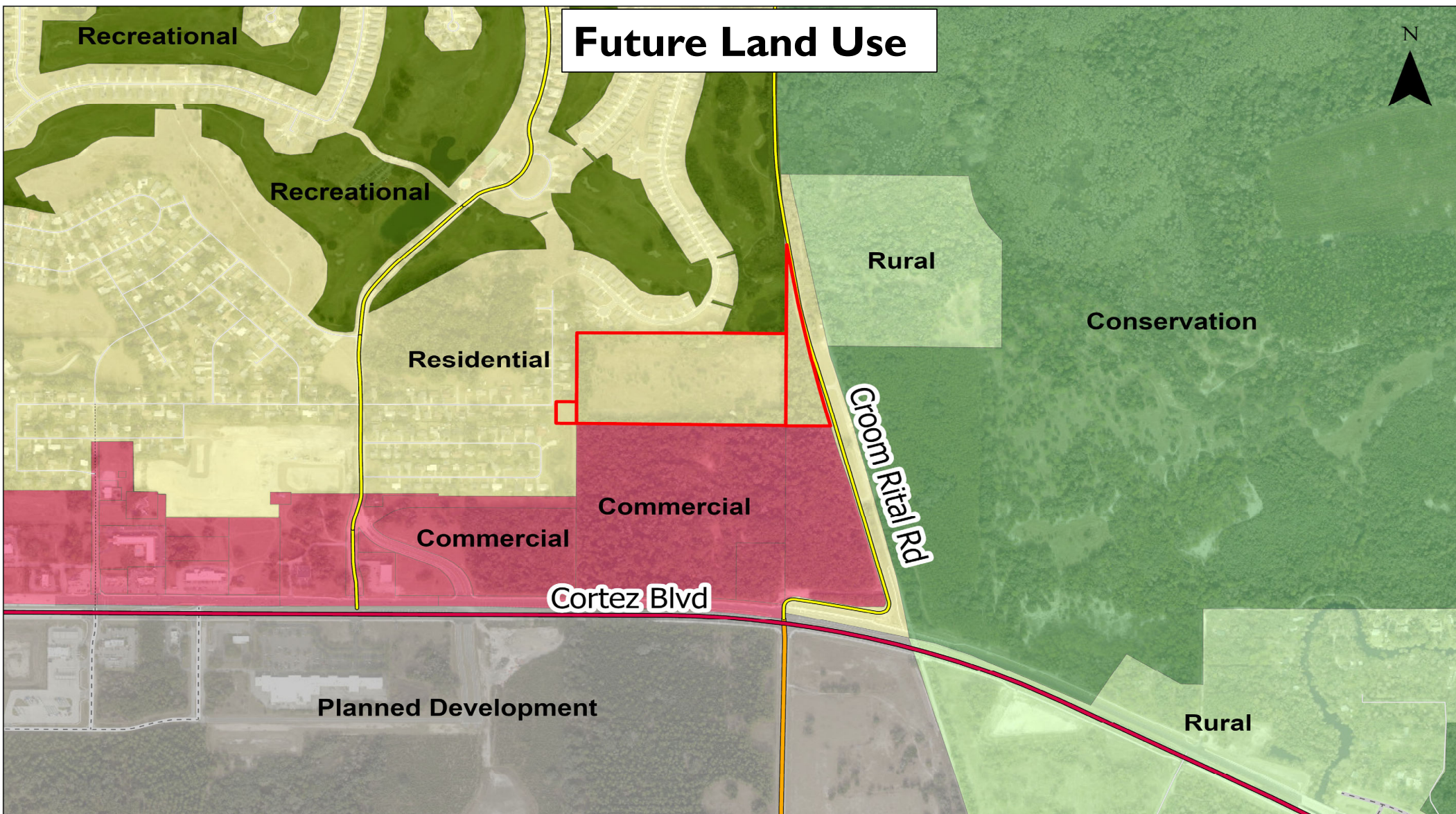
Project Location



Zoning

N





Future Land Use



Recreational

Recreational

Rural

Conservation

Residential

Croom Rital Rd

Commercial

Commercial

Cortez Blvd

Planned Development

Rural

SITE HISTORY

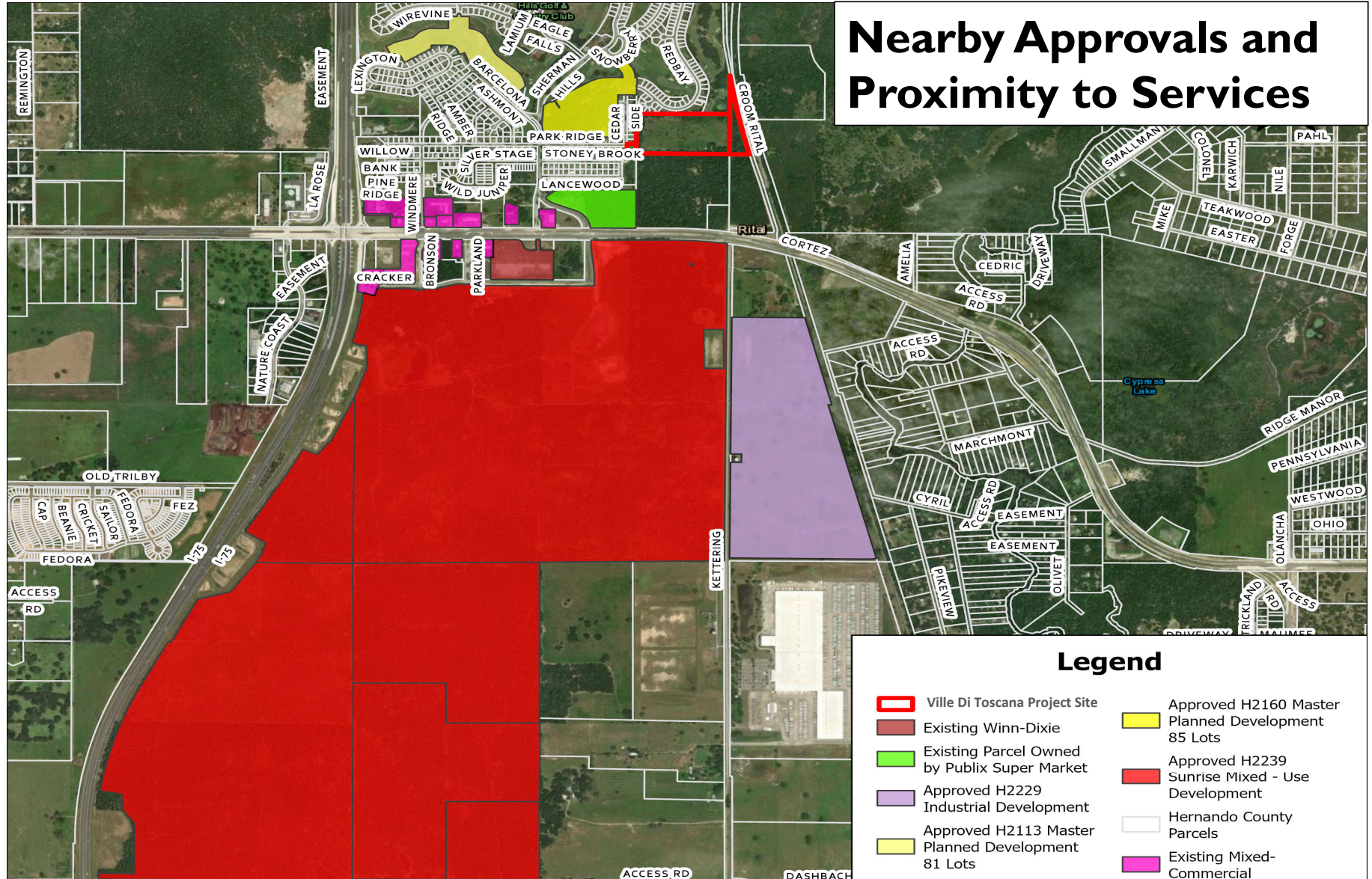
- 2007: Property was originally rezoned from PDP (SF) to PDP (MF) for the development of a high-density apartment complex.
 - Original approved density of 9.8 DU/A
- 2010: Rezoned from PDP(MF) to PDP(RR) for the development of a high-density townhome subdivision consisting of 241 units.
 - Development 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 |

PROJECT ATTRIBUTES

- Site is 24.8 Acres
- 108 Single Family Lots proposed
- Minimum lot size is 4,950
- Primary access to the site will be gained from Croom Rital Road
 - A stub out is proposed to Park Ridge Drive
- Site is located in an area experiencing growth and is located near access to services and commercial uses.
- A 0.2 acre wetland exists along the northern property where the retention area is proposed.
- 10% Holiday Parking is proposed for overflow.
- Site is located near Withlacoochee State Trail and the Florida Trail

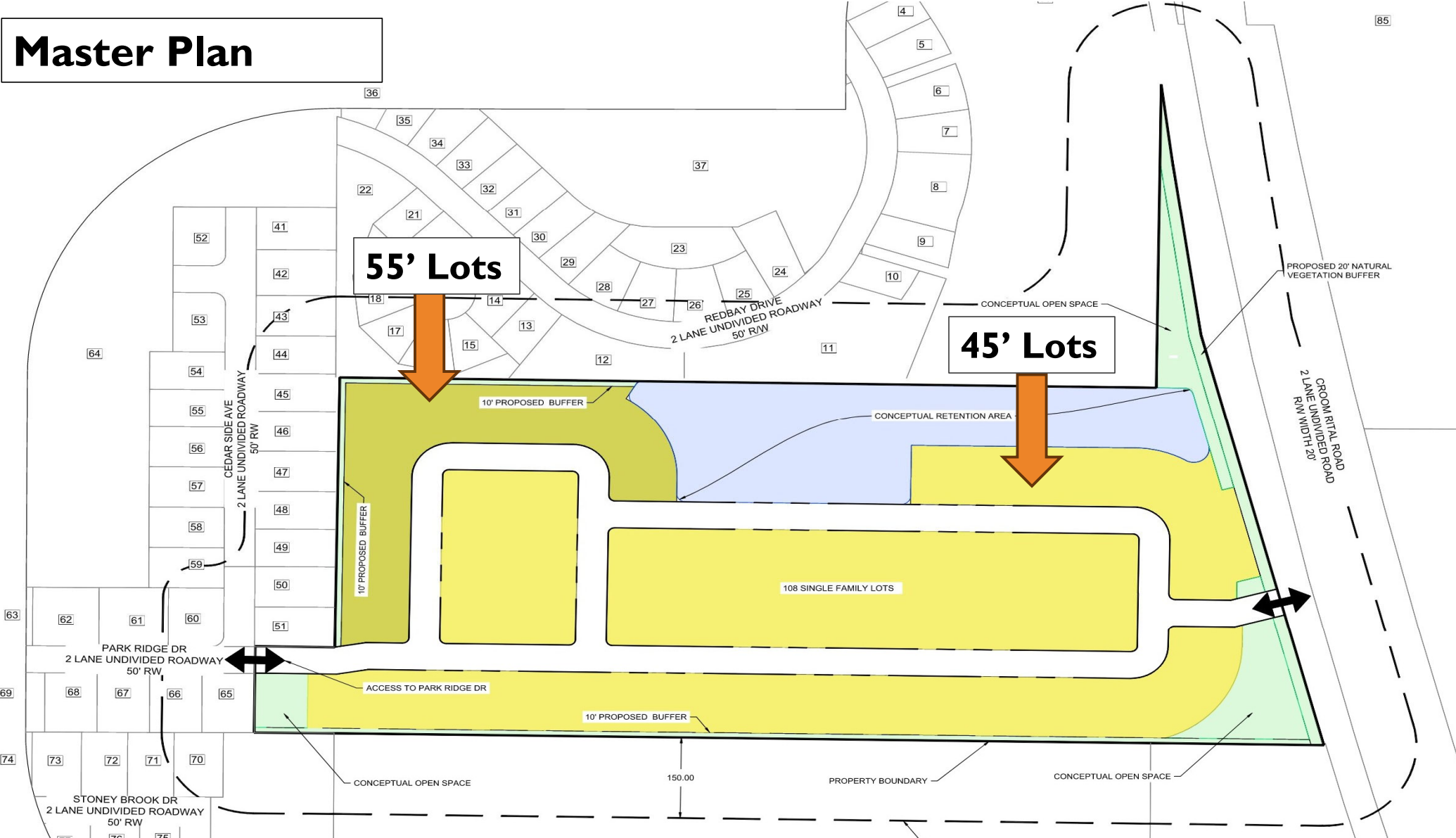
Nearby Approvals and Proximity to Services



DEVIATIONS

- 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 land use and allows for more space to be allocated to the neighborhood park.
 - Smaller lots reduce urban sprawl allow for more affordable single-family homes
- Reduction of side setbacks from 10' to 7.5'
 - Consistency with surrounding area
 - Sherman Hills H2113 -approved with 5' Side yards
 - H2160 – approved with 5' side yards
 - Recent BOCC direction supports 7.5' side yards

Master Plan





BUFFERS

North: 10' Natural Vegetated Buffer

South: 10' Natural Vegetated Buffer

East: 20' Landscaped buffer along Croom Rital Road

West: 10' Natural Vegetated Buffer



SETBACKS

Minimum Building Setbacks:

Front: 20'

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

Rear: 20'

Corner: 10'

Minimum Perimeter Setbacks:

North: 20'

South: 20'

East: 20'

West: 20'



VILLE DI TOSCANA OVERVIEW

| | Current | Proposed |
|----------------|-------------|-----------------------|
| FLU | RESIDENTIAL | RESIDENTIAL |
| ZONING | PDP(RR) | PDP(SF) |
| DENSITY | 22 DUA | <u>4.3 DUA</u> |
| DWELLING UNITS | 545 | <u>108</u> |

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
- ✓ 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
- ✓ Minimum Lot Size: 4,950 (45 x 110)
- ✓ 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