

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

File No. _____ Official Date Stamp: _____

Date: _____

APPLICANT NAME: Ville Di Toscana, LLC / Robert Bozzi

Address: 4512 Flounder Drive
City: Hernando Beach, FL 3 State: FL Zip: 34607
Phone: _____ Email: _____
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Tampa Civil Design
Address: 17937 Hunting Bow Cir Unit 102
City: Lutz State: FL Zip: 33558
Phone: (813) 920-2005 Email: Jennifer@tampacivil.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 373090 & 373660 # 862604
2. SECTION 32 & 33, TOWNSHIP 22, RANGE 21
3. Current zoning classification: PDP(RR)
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 24.50 +/- Acres
6. Highway and street boundaries: _____
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, Robert Bozzi, 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):

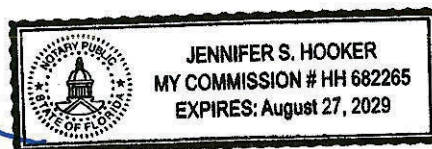
- ☐ I am the owner of the property and am making this application OR
☒ I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): Tampa Civil Design
to submit an application for the described property.

Robert Bozzi
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 14th day of July, 2025, by Robert Bozzi who is personally known to me or produced Drivers License as identification.

Jennifer S. Hooker
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

To: Planning and Zoning Division, Development Services Department
From: Kayla Harrell, Tampa Civil Design
Date: Revised September 30, 2025
RE: Ville Di Toscana

Executive Summary

<u>Jurisdiction:</u> Unincorporated Hernando County	<u>Address:</u> Croom Rital Road, Brooksville FL
<u>Parcel Number:</u> R32 422 21 0000 0030 0000 ± 20.4 Acres - Key#: 373090 R33 422 21 0000 0050 0000 ± 3.9 Acres - Key#: 373660 R32 122 21 1000 0000 00B0 ± 0.5 Acres - Key#: 862604	<u>Acres:</u> ± 24.8 Total Acres
<u>Overlay District</u> Overlay District 3	
<u>Existing Future Land Use (FLU):</u> RES (Residential)	
<u>Existing Zoning:</u> PDP (RR)	
<u>Proposed Zoning:</u> PDP(SF) (Planned Development Project/Single-Family)	
<u>Flood Zone</u> Portions of project site are within FEMA Flood Zone AE	

Project Description

The subject property is comprised of three contiguous parcels and is located within Unincorporated Hernando County, just west of Croom Rital Rd and approximately a third of a mile north of Cortez Blvd. Interstate 75 is approximately one mile to the west of the project's location. The site is surrounded on the North and West side by medium single-family residential consisting of density between 5-6 units per acre. North of the site is also the Sherman Hills Golf Club and south of the project site is currently vacant commercial land. Not only does the site directly abut established single-family neighborhoods, but the project site is in close proximity to existing commercial parcels, recently approved industrial parcels, and recently approved mixed-use development as seen in Exhibit 1. The surrounding developments that have been approved but are not yet developed reflect the current growth pattern of the corridor along Cortez Blvd and Croom Rital Road. The existing commercial establishments that make up a combination of mixed uses provide current and future residents with access to goods, services, and employment opportunities. The unique location of this project site enhances the livability of the area by providing opportunities for shopping, dining, and other daily needs within a short distance. The surrounding neighborhoods share similar development characteristics making the proposed single-family development compatible with existing communities. The proposed development will ensure the current neighborhood pattern continues the overall urban fabric of the area. The proposed development proposes 108 single-family homes with primary project access from Croom Rital Road. Additional vehicular access is proposed to Park Ridge Dr along the south-western boundary. Overall, the subject site is located within a rapidly developing area of Hernando County characterized by ongoing residential, commercial, and mixed-use development. This proposed development is consistent with current development trends and aligns with the county's policy objectives of accommodating population growth through planned, context-sensitive residential development.

The property was originally rezoned in 2007 under file number H-06-9 8 from PDP (SF) and Agricultural to PDP (MF) with an approved density of 9.84 units to the acre. The originally approved plan at 9.84 units per acre would have resulted in a more intensive development making this proposed development more compatible with the surrounding subdivisions and development patterns. The lower density allows for more green space, larger lot sizes, and preservation of natural features. The proposed density aligns with current market demands for larger, more livable homes with increased outdoor spaces. This proposed development also will reduce overall impact to the surrounding area and is more compatible with current housing needs while remaining consistent with the goals, objectives, and policies of the Hernando County Comprehensive Plan for orderly growth, compatibility, and community character.

In 2010 the property was rezoned again from PDP (MF) to PDP (RR) under file number H-10-12. This rezoning brought the site to its current zoning designation of PDP (Resort Residential) for the development of 241 townhomes. The rezoning at that time would have previously allowed for the leasing of townhomes for tourist and resort usage which

no longer fits with the need and growing demand for this area. The density of the 2010 rezoning remained the same as the 2007 rezoning and was approved for a maximum density of 9.84 units per acre reflecting a much higher density than what is currently proposed with this application. Overall, the development of 108 Single-Family homes is more compatible with the current development pattern of the area and is better aligned with the growing demand for medium-density single-family subdivisions.

Table 1: Adjacent Property Information

	Parcel ID	FLU	Zoning	Existing Use
West	R32 122 21 1004 0000 0040	Residential	PDP(SF)	Single-Family Residential
	R32 122 21 1004 0000 0050			
	R32 122 21 1004 0000 0030			
	R32 122 21 1004 0000 0020			
	R32 122 21 1004 0000 0010			
	R32 122 21 1003 00K0 0020			
	R32 122 21 1003 00K0 0010			
	R32 122 21 1000 00A0 0320			
	Park Ridge Dr	-	-	Right-Of-Way (ROW)
North	R32 122 21 1214 0000 00D0	Residential	PDP (SU) DRA	Vacant/Buffer
	R32 122 21 1214 0000 00F2			
	R32 122 21 1214 0000 00E0			
	R32 422 21 0000 0010 0010	Conservation	Recreation	Recreation
East	Croom Rital Road	-	-	Right-of-Way (ROW)
South	R32 422 21 0000 0060 0000	Commercial	C2	Vacant
	R33 422 21 0000 0020 0000			

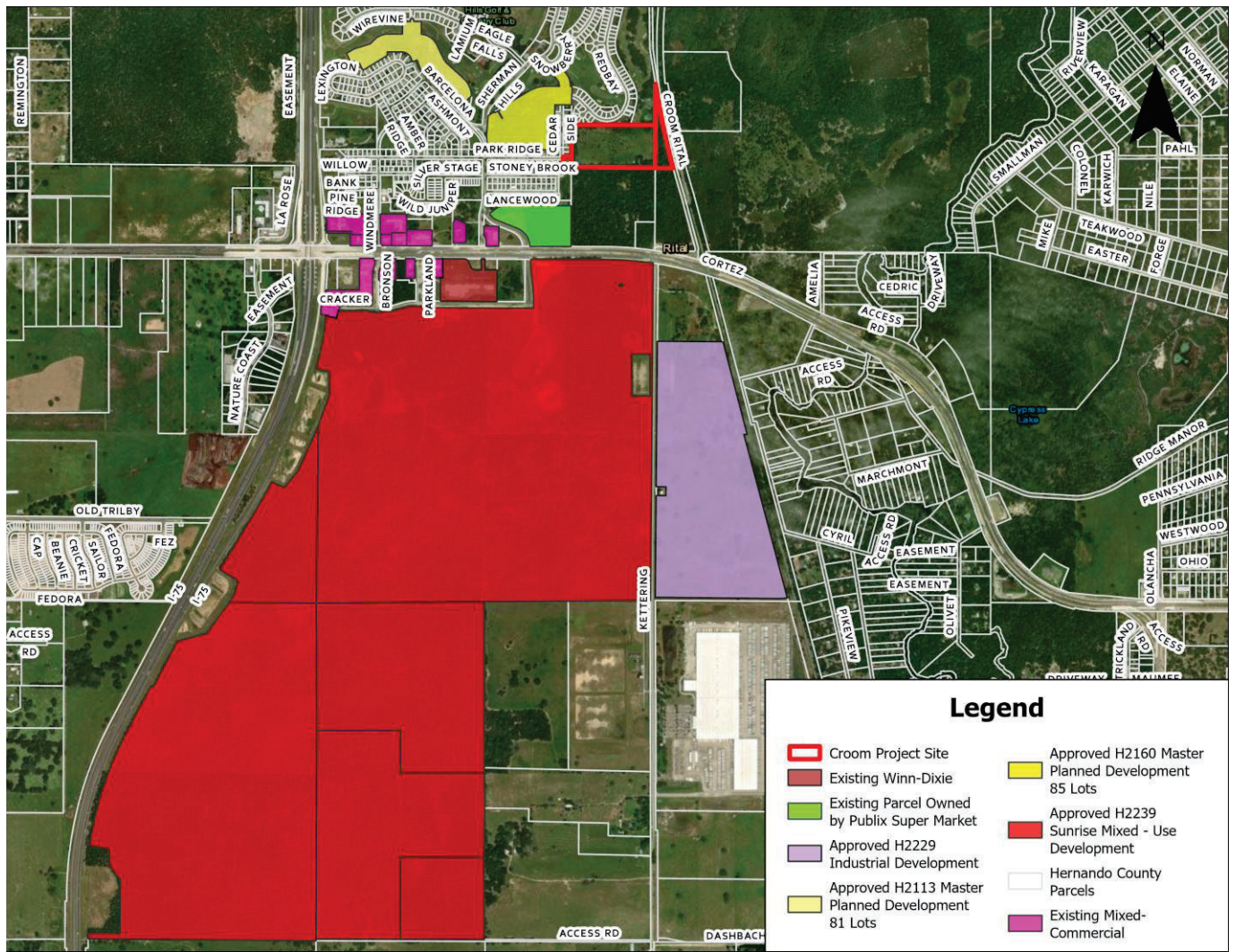


Exhibit 1:

Application Request

This application is being submitted for the development of 108 Single Family homes. The current Residential FLU has a maximum density of 22 units per gross acre with single-family housing having an average density of 2.5 dwelling units per gross acre to 6 dwelling units per gross acre pursuant to Strategy 1.04B(3) of the Future Land Use Element. The proposed development has a density of 4.3 units per gross acre well under the maximum of 22 dwelling units per gross acre and within the average density for single-family housing.

	Allowable	Proposed
Density	22 U/GA	4.3 U/GA
Dwelling Units	545 DU	108 DU

Consistency with Land Development Regulations

1. Proposed land uses and approximate acreage of land uses

- a. This application is being submitted to allow for the development of 108 Single-Family homes on approximately 24.8 Acres of land.

2. Proposed density levels for the residential development (if applicable)/intensity of commercial (in square footage);

- a. The proposed development of 108 Single-family homes will have a proposed density of 4.3 du/ac.

3. Separation distances for the differing land uses within, and external to, the proposed PDP;

- a. The only proposed use for this site is single-family residential.

4. Proposed setbacks, minimum sizes for individual lots, and building heights;

a. Development Standards are as follows:

b. Setbacks:

- i. 20' Front
- ii. 20' Rear
- iii. 7.5' Side

c. Minimum Lot Size: 45'x 110' (4950 square feet)

d. Minimum living space per unit: 1400 square feet.

e. Buffers:

- i. 10' along North, South, and Western property lines
- ii. 20' Along Croom Rital Rd

5. Condition of and impact on natural features;

- a. The 0.4 acre existing wetland along the northern property line will be utilized for stormwater retention and will be designed in accordance with SWFWMD regulations.
- b. The site sits primarily within FEMA flood zone X within portions of the site along the north-eastern and south-western side within FEMA flood zone AE.

6. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and

analysis required to demonstrate that adequate public facilities will be available;

- a. Transportation: The site will gain access from Croom Rital Road, a 2 lane undivided roadway.
- b. Water Drainage: The proposed development will have on-site retention ponds to ensure that no adverse impacts to the off-site drainage will occur. The project will be required to obtain permits with SWFWMD and Hernando County and will comply with all relevant codes for treatment, retention and floodplain mitigation.
- c. Sanitary Sewer: The site will be connected to the Hernando County public wastewater system. A capacity analysis will be required at the time of conditional plat submittal.
- d. Parks and Recreation: The proposed development will comply with all open space and neighborhood park requirements pursuant to Hernando County Development Regulation Section 26-75 for Neighborhood Parks.
- e. Solid Waste: The Sherman Hills Area is serviced by Hernando County Solid Waste and Recycling.
- f. Public School: A school concurrency shall be performed after the rezoning application process. Impacts to the public school system will be reviewed during that time. Any impact to public schools shall be mitigated.

Any impacts to infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities shall be mitigated.

7. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;

- a. Any infrastructure improvements required shall be determined during the site plan review.

8. Proposed uses within all the pods;

- a. Only one pod of development is proposed within the proposed residential single-family use.

9. Existing land uses on the site and the adjacent site;

- a. The site is currently vacant land and has a residential future land use. The adjacent uses to the west and north are primarily single-family homes, and to the south is currently undeveloped land. To the east is Croom Rital ROW. An additional access is proposed to Park Ridge Dr to support the current street pattern of the surrounding area and extend ongoing connectivity to the overall road network.

10. Concept of the development plan, including project phasing if applicable;

- a. The proposed development will consist of a single-family subdivision. The proposed concept consists of homes along an internal vehicular access where primary access will be gained from Croom Rital Road.

11. Identification, and justification of, any proposed deviations from the design standards;

- a. A deviation from the setbacks and buffers are requested with this application.
 - i. A deviation to reduce the side yards from 10' to 7.5' is requested.
 - 1. Justification:
 - a. Consistency with the surrounding area. The 21.2 Acre Master Development for 81 lots was approved under Sherman Hills Phase 4 (H2113) was approved with 5' side yards.
 - b. The 22.68 acre master development for 81 lots was approved under (H2160) with 5' side yards in 2021.
 - c. The recent action of the BOCC has found 7.5' side yards supportable.
 - ii. A deviation to reduce the minimum lot size from 6,000 to 4950 pursuant to Section 2 of the LDR for Residential Districts is requested with this application.
 - 1. Reducing the lot sizes 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 lot sizes reduce urban sprawl and allow for more affordable single-family homes.
 - iii. Increase lot coverage from 35% to 51%.
 - 1. Justification: Greater coverage is necessary to accommodate a wider array of product types. All drainage will be calculated based on greater coverage to ensure no adverse impacts to surrounding properties and off-site drainage.

12. If the project or any portion involves dedicated senior or age-restricted housing, or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section

420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time, then a description of such housing shall be included in the narrative. The county shall require a separate development agreement with the applicant and/or evidence of recordable deed restrictions or such other recordable instrument acceptable to the county which memorializes and enforces such commitment to provide senior or age-restricted housing, affordable housing, and/or work-force housing.

- a. This project is not proposing any senior/age-restricted housing or affordable housing.

13. Depending upon the location, complexity or size of the proposed project the planning staff may request additional information necessary to complete the review of the project.

- a. Acknowledged.

Zoning

The purpose and intent of the Hernando County Zoning ordinance is to promote, protect and improve the public health, safety, comfort, order, appearance, convenience, morals and general welfare by establishing land use regulations, policies, procedures and minimum standards to encourage and provide for the harmonious, orderly and planned development of the area in accordance with the community's comprehensive plan and existing and future social, economic and physical needs

Future Land Use

The Hernando County Residential Future Land Use category is meant to accommodate residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facility plans of the county pursuant to Strategy 1.04A(3) of the Future Land Use Element. The residential category allows primarily single family, duplex, resort, and multi-family housing pursuant to Objective 1.04B of the Future Land Use Element.

Environmental

The project site consists mainly of uplands and is primarily made up of Sparr Fine Sand and Candler Fine Sand. There is one wetland to the north of the site that is approximately 0.4 acres in size and is part of the Palustrine(P) System for nontidal wetlands dominated predominantly by trees, shrubs, persistent emergents, emergent mosses or lichens. The wetland is not proposed to be impacted with this development.

Transportation and Connectivity

The proposed development will gain primary access from Croom Rital Road, a 2-lane undivided highway. The proposed development will have additional vehicular access to Park Ridge Drive to the west of the sites property line. The developer will work with the property owners to the south of the site designated by Key numbers 373205 and 373642 to coordinate interconnections.

Parks and Recreation

The proposed development will comply with all open space and neighborhood park requirements pursuant to Hernando County Development Regulation Section 26-75 for Neighborhood Parks.

Additionally, the site is located near Withlacoochee State Trail, Ridge Manor Trailhead, and Croom River Trail Loop and this accessibility will support and increase the overall livability, walkability, and quality of life for future residents to this development.

Consistency with Comprehensive Plan

This proposed Single-Family Development is consistent with the following goals, objectives, and policies of the 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)]

Residential Category

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.