



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025
Board of County Commissioners: January 6, 2026

APPLICANT: Ville Di Toscana (Robert Bozzi)

FILE NUMBER: H-25-36

REQUEST: Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)

GENERAL LOCATION: Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)

PARCEL KEY NUMBER(S): 373090, 373660, 862604

BACKGROUND

The property was originally rezoned in 2007 (File No. H-06-98) from PDP(SF) Planned Development Project (Single Family) and AG (Agricultural) to PDP (MF) Planned Development Project (Multifamily) with an approved density of 9.84 units to the acre.

In 2010 the property was rezoned again from PDP(MF) Planned Development Project (Multifamily) to PDP(RR) Planned Development Project (Resort Residential) (File No. H-10-12). This rezoning allowed for the development of 241 townhomes for tourist and resort usage, which are no longer marketable uses in this community.

APPLICANT'S REQUEST

The proposed development proposes a Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) to develop a 108 single-family home subdivision, reducing the overall project density by 55%. The units proposed are for permanent single-family residents. This will assist in creating a sustainable neighborhood and provide more stability within the Ridge Manor neighborhood.

Deviations Requested

The petitioner has requested the following deviations:

- Increase lot coverage from 35% to 51%
- Reduction in lot size from 6,000 square feet to 4,950 square feet
- Reduction of side setbacks from 10' to 7.5'

Site Size	24.50 acres
Surrounding Zoning; Land Uses	North: PDP(SU) DRA; Vacant/Buffer South: C2; Vacant East: ROW; Croom Rital Road West: PDP(SF) Planned Development Project (Single Family)
Current Zoning:	PDP(RR) Planned Development Project (Resort Residential)
Future Land Use Map Designation:	Residential; within the I-75/SR 50 PDD Overlay District 3

ENVIRONMENTAL REVIEW

According to the petitioner, 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 emergent mosses or lichens. The wetland is not proposed to be impacted with this development.

Comments: The petitioners shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements for the subject site.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's request and has the following comments:

- HCUD does not currently supply water or wastewater service to these parcels.
- Water and wastewater service are located West of these parcels.
- HCUD has no objection to the zoning change from PDP (MF) to PDF (SF) to allow 108 single family homes, subject to the following:
 - HCUD is unable to immediately provide the necessary sewer service to the site from existing infrastructure and the necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur.
 - However, options to facilitate service can be explored. If a water and sewer (W&S) agreement is accepted, the utility would be able to extend services to your development. This agreement would outline the specific terms and conditions under which water and sewer services would be provided.

ENGINEERING REVIEW

The subject site is located at the Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50). The County Engineer has reviewed the petitioner's request and has the following comments:

- The petitioner shall explain and/or demonstrate how the access to Parkridge Drive impacts the Hernando County Water Retention area at neighboring Parcel key number 373580
- Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- The petitioner must work with the property owner of parcels located to the South (Key numbers 373205 and 373642) to determine Traffic Access Impacts

Comments: The developer is proposing its 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 site's 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 and will reflect those interconnections on the conditional plat.

LAND USE REVIEW

The petitioner is proposing a single-family residential development with a maximum of 108 homes.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Comments: The petitioner has shown two access points to the development – one from Croom Rital Road and the second from Park Ridge Drive. If the master plan is approved, the petitioner shall develop the main entryway from Croom Rital Road as the treed entryway from development entrance to the first internal road intersection in accordance with the Land Development Regulations.

Single-Family Lot Requirements:

- Front: 20'
- Side: 7.5' (Deviation from 10')
- Rear: 20'
- Maximum Building Coverage: 51% (Deviation from 35%)

- Minimum Lot Width: 40'
- Minimum Lot Size: 4,950 square feet (Deviation from 6000)

Comments: The petitioner is proposing side setbacks consistent with the Board of County Commissioners' direction of 7.5'.

Perimeter Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

- North: 10'
- South: 10'
- East (Croom Rital Road): 20'
- West: 10'

Comments: All buffers shall be preserved and/or enhanced to meet a minimum of 80% opacity within 18 months of planting.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area.

Comments: The petitioner shall be required to comply with all natural vegetation preservation requirements.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has indicated that 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.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If the master plan is approved, the applicant shall be required to provide a fire protection plan as part of the Conditional Plat submittal package.

COMPREHENSIVE PLAN REVIEW

This proposed Single-Family Development is consistent with the following goals, objectives, and policies of the Comprehensive Plan:

Future Land Use Map

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.

Comments: The subject site is within the Residential land use classification; the proposed uses are consistent with the goals, objectives and strategies of this classification.

Urban Sprawl

GOAL 1.11: In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County.

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(1): The County's long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.

Strategy 1.11A(2): The County shall manage infrastructure availability to influence the timing and location of development.

Strategy 1.11A(3): Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

Comments: The subject site is located within an urbanizing area of the County, with available public facilities. The Hernando County Utilities Department has identified potential wastewater capacity concerns. At the time of site development, the petitioner shall coordinate with the Hernando County

Utilities Department to enter into a water/sewer agreement to memorialize the construction schedule in accordance with utilities availability.

FINDINGS OF FACT

The requested Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) is appropriate based on the following findings of fact:

- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.
5. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's

- written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
6. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
 7. The applicant shall preserve the minimum 7% natural vegetation on the subject site in accordance with the Hernando County Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.
 8. The applicant shall provide a fire protection plan at the time of conditional plat.
 9. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.
 10. The petitioners shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements for the subject site.
 11. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.
 12. The petitioner shall explain and/or demonstrate how the access to Parkridge Drive impacts the Hernando County Water Retention area at neighboring Parcel key number 373580
 13. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
 14. The petitioner must work with the property owner of parcels located to the South (Key numbers 373205 and 373642) to determine Traffic Access Impacts
 15. The petitioner shall develop the main entryway from Croom Rital Road as the treed entryway from development entrance to the first internal road intersection in accordance with the Land Development Regulations.
 16. Minimum Lot Requirements
 - Front: 20'
 - Side: 7.5' (Deviation from 10')
 - Rear: 20'
 - Maximum Building Coverage: 51% (Deviation from 35%)

- Minimum Lot Width: 40'
- Minimum Lot Size: 4,950 square feet (Deviation from 6000)

17. Perimeter Buffers:

- North: 10'
- South: 10'
- East (Croom Rital Road): 20'
- West: 10'

All buffers shall be preserved and/or enhanced to meet a minimum of 80% opacity within 18 months of planting.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
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