

## APPLICANT RESPONSE TO P&Z RECOMMENDATION

For the Consideration of the Hernando County Board of County Commissioners  
Project: Ville Di Toscana – H-25-36  
November 26th, 2025

Dear County Commissioners,

On behalf of the applicant, we respectfully submit this memorandum to clarify our position in response to the Planning and Zoning Commission's Recommendation and feedback regarding for the Ville Di Toscana Planned Development rezoning request.

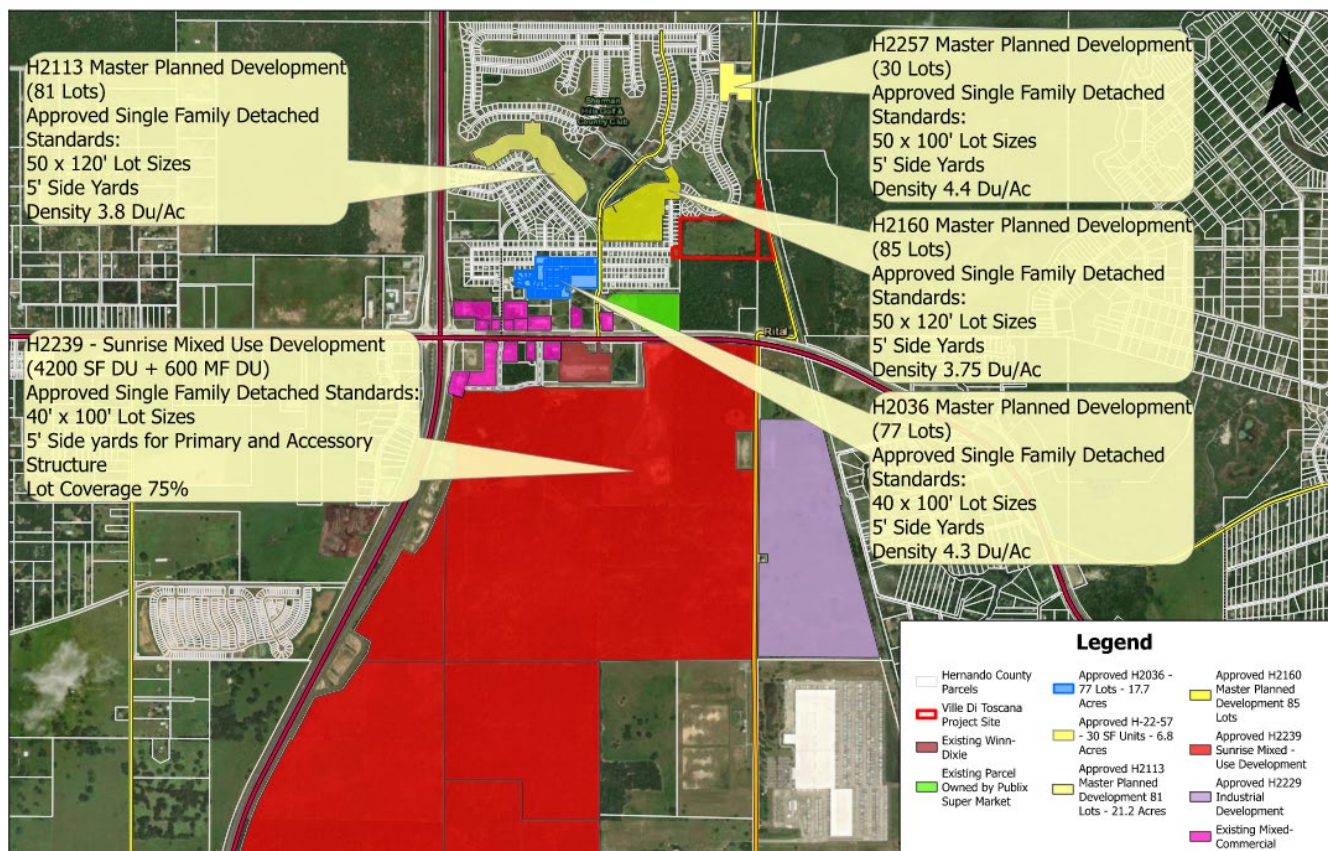
On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family). The original submittal included a mix of both 45-foot and 55-foot wide lots. The Commission's recommendation modified the request by supporting approval with only 55-foot wide lots.

The applicant concurs with all staff conditions except for the Commission's recommendation to require a 55-foot minimum lot width.

The applicant respectfully requests the board to consider the original request to allow **both 45-foot wide lots and 55-foot wide lots**. All lots will continue to provide 7.5-foot side yards, and HVAC units will be placed in the rear yards. The proposed project is consistent with previously approved developments that utilize comparable lot and yards standards.

- H2257 was approved for:
  - 30 Single Family Detached Lots
  - 50 x 100 lot sizes (5,000 square foot lots)
  - 5' Side yards
  - 4.4 Du/Ac
- H2160 was approved for:
  - 85 Single Family Detached Lots
  - 50 x 120 Lot Sizes (6,000 square foot lots)
  - 5' Side Yards
  - 3.75 Du/Ac
- H2036 was approved for:
  - 77 Single Family Detached Lots

- 40 x 100 Lot Sizes (4,000 square foot lots)
- 5' Side Yards
- 4.3 Du/Ac
- H2239 was approved for:
  - 4200 Single Family Detached Lots and 600 Multifamily Units
  - 40 x 100 Lot Sizes (4,000 square foot lots)
  - 5' Side Yards
  - 75% Lot Coverage
- H2113 was approved for:
  - 81 Single Family Detached Lots
  - 50 x 120 Lot Sizes (6,000 square foot lots)
  - 5' Side Yards
  - 3.8 Du/Ac



*Exhibit to show locations of previously approved developments*

The average lot size of the surrounding previously approved developments is approximately 5,000 square feet. The Ville Di Toscana development proposes a minimum lot size of 4,950 square feet for the 45-foot lots and 6,050 square feet for the 55-foot lots, resulting in an average lot size of approximately 5,500 square feet. This design is clearly compatible with surrounding developments and will maintain the established design pattern and character of the area. Our proposal for the inclusion of both 45' and 55' lots supports market diversity and housing options for future homeowners while still addressing the Commission's concerns.

The applicant agrees with the following conditions of approval and requests only an amendment to condition 16 for minimum lot width:

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: 45'**
- 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.

This request is supported by staff and we respectfully ask the board to approve the applicant's proposal as presented, notwithstanding the Planning and Zoning Commission's Recommendation regarding the 55-foot and 45-foot lots.

**Jeremy Couch, P.E.**

**Kayla Harrell B.S.**

PRESIDENT

LAND USE PLANNER