

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

Date: 11-30-2023

File No. _____ Official Date Stamp: _____

H-23-76

Received

DEC 6 2023

Planning Department
Hernando County, Florida

APPLICANT NAME: Lucky Lane Holdings, L.L.C.

Address: 1409 Tech Blvd Ste 1
City: Tampa State: FL Zip: 33619
Phone: 813-623-6777 Email: lkatzman@ripaconstruction.com
Property owner's name: (if not the applicant) Lucky Lane Holdings, L.L.C.

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Don Lacey
Address: 966 Candlelight Blvd.
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

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

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

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 130708, 130717, 1342434, 347146, 1100793
2. SECTION 34, TOWNSHIP 22 S, RANGE 18 E
3. Current zoning classification: PDP/SF
4. Desired zoning classification: Mater Plan Revision to Performance Condition
5. Size of area covered by application: 31.99
6. Highway and street boundaries: Grove Road, Lucky Lane
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, Joseph C. LaFace, Manager Lucky Lane Holdings, L.L.C., 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): Coastal Engineering to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 30 day of November, 2023, by Joseph C LaFace who is personally known to me or produced N/A as identification.

Signature of Notary Public



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

Notary Seal/Stamp

Application Narrative

Lucky Lane (AKA DR Horton, Inc. West Florida Division on Behalf of RJMG Fund, LLC H2137)

The site was approved for a Rezoning and Master Plan with deviations on September 14, 2021 (H2137) by Resolution 2021-155 subject to 16 performance conditions.

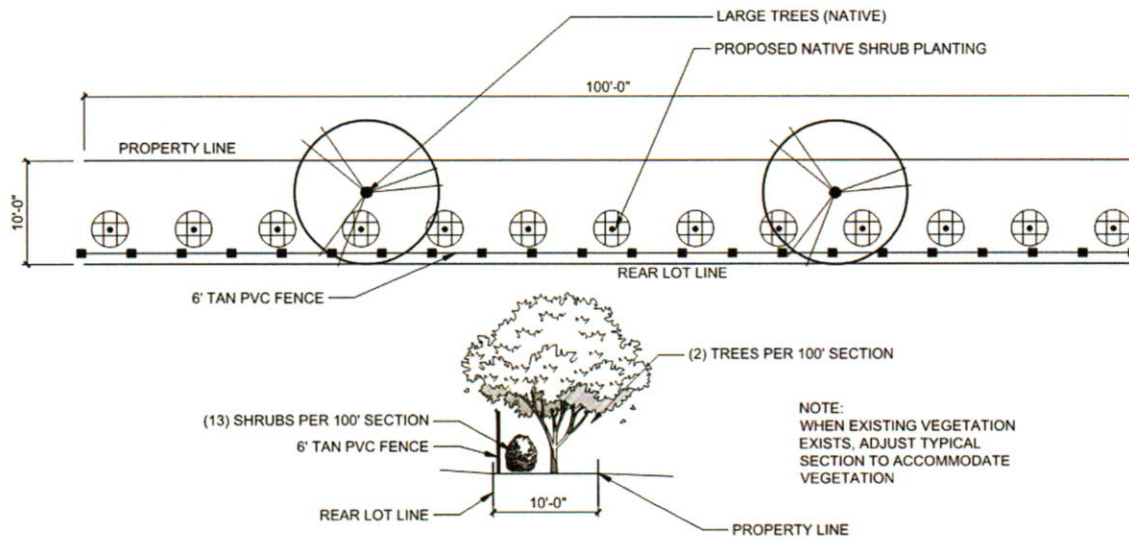
The project is currently actively initiating substantial performance in accordance with time frames required for Planned Developments under Article VIII, Section 1.0 of Appendix A, Hernando County Code of Ordinances and is undergoing subdivision construction. The developer is requesting a performance condition modification to condition 9 as identified below in strike through/underline format. All other required performance conditions will remain in full force and effect.

9. The petitioner shall maintain a minimum perimeter buffer of 20' ~~enhanced to an 80% opacity by landscaping~~ with the exception of the northern boundary adjacent to the hospital, where the petitioner shall maintain a minimum perimeter buffer of 10' ~~enhanced to 80% opacity by landscaping~~. The required buffers shall be enhanced by a minimum 6' high tan colored vinyl fence supplemented by landscaping between the fence and the property boundary.

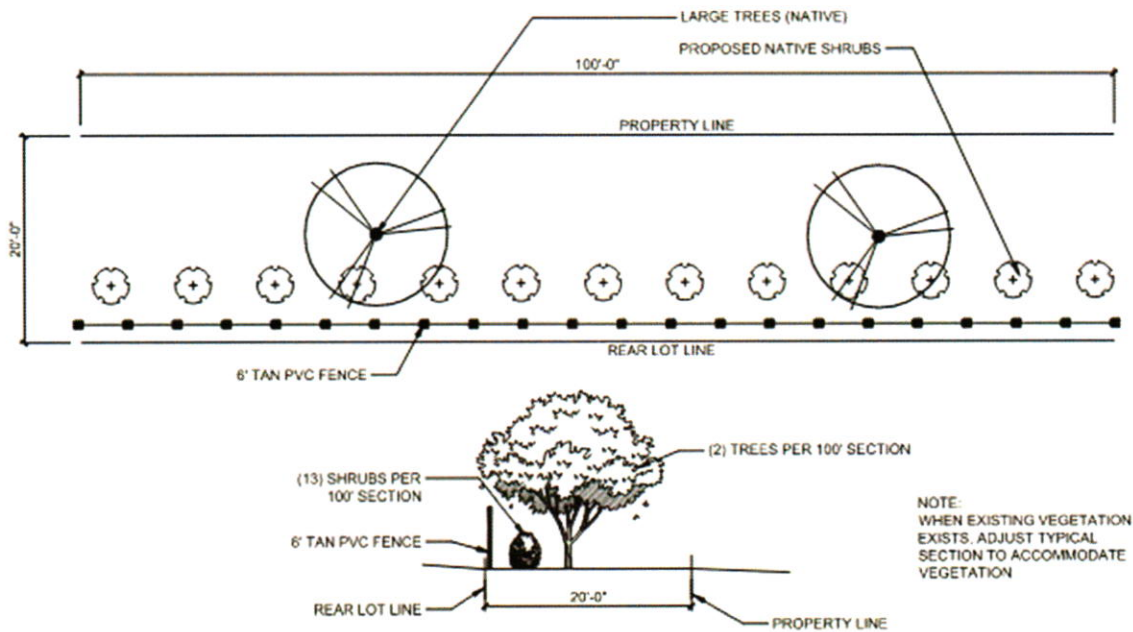
The justification for requesting the modification of performance condition 9 from the original approved Master Plan is as follows:

- As previously stated, all other required performance conditions will remain in full force and effect.
- The 6' vinyl fence will be tan in color which will allow it to more closely blend into the surroundings, and the buffer will be enhanced by landscaping which will soften the visual impact of the fence and enhance the buffer with vegetation.
- Buffer details have been provided in conjunction with the application for the performance condition modification are included with the narrative, and a final landscape plan will be provided to the County for review.
- Pictures of a buffer used by the developer in other similar projects are included in the narrative which demonstrate that the proposed modification is attractive and provides the necessary screening.





1 10' TYPICAL BUFFER SECTION

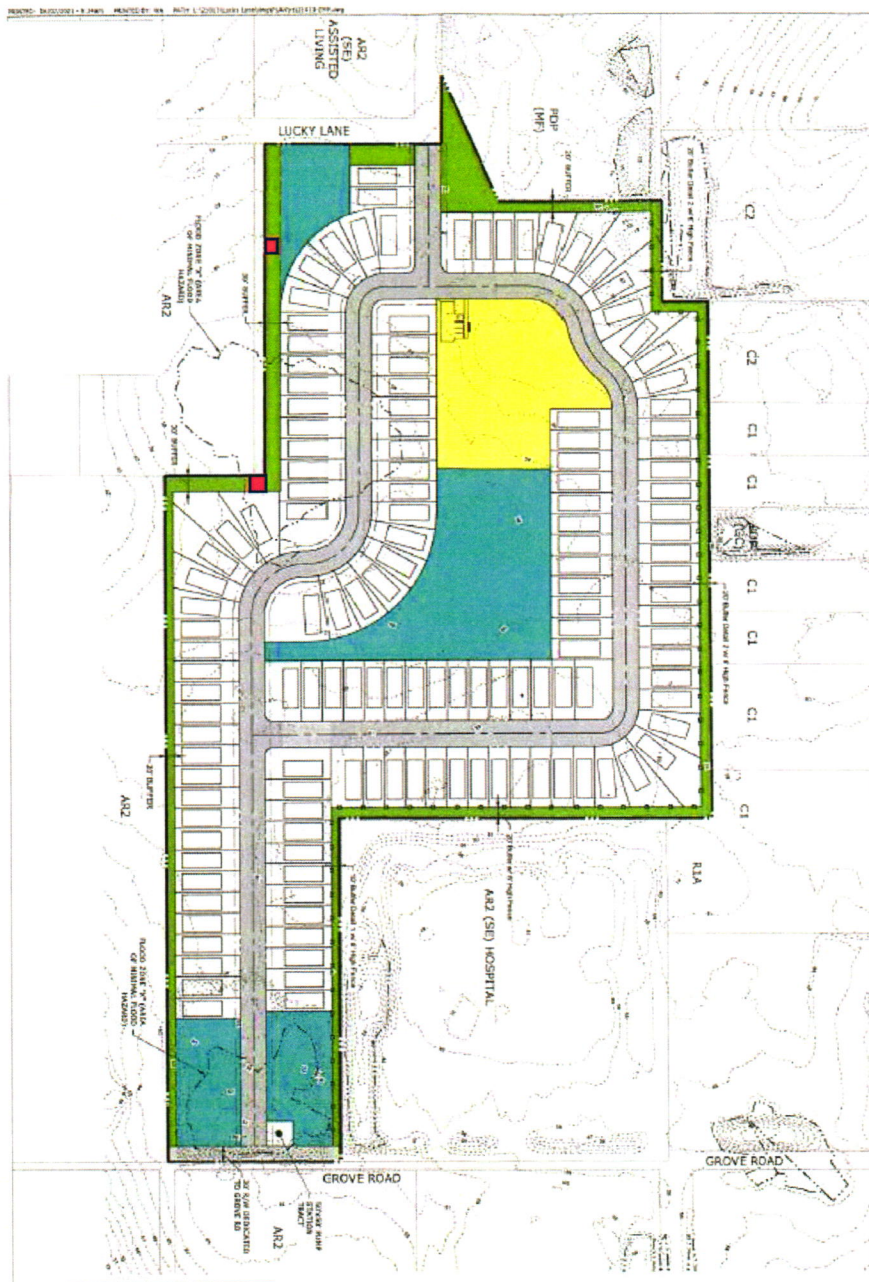


2 20' TYPICAL BUFFER SECTION

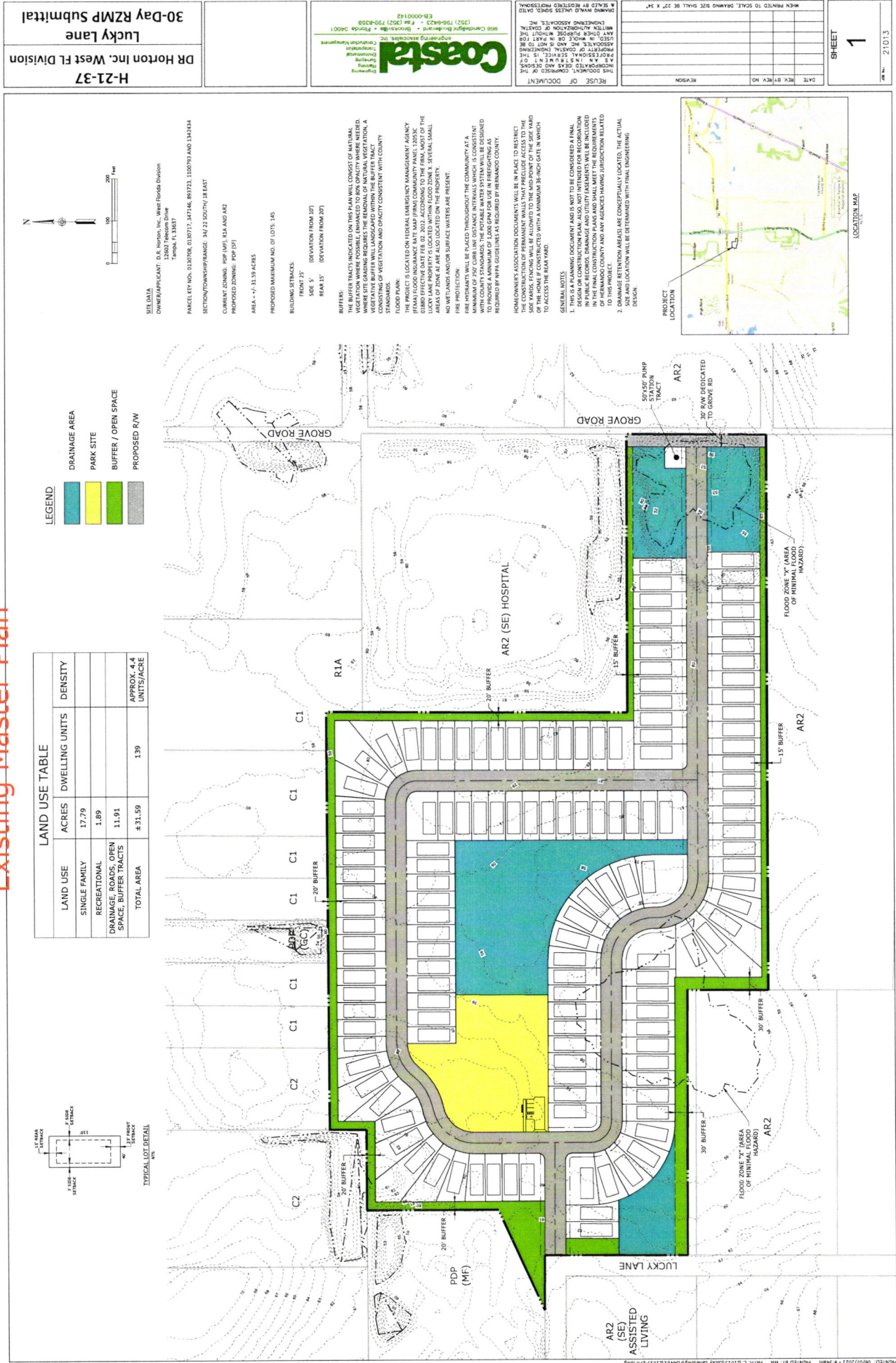
Response to Sufficiency Question

In response to the Planning Department question regarding two incursions into the buffer in the southwestern corner of Kensington (Lucky Lane), they were needed to collect existing drainage from the offsite property and bring it into Kensington drainage retention ponds in accordance with SWFWMD permitting and Hernando County Engineering review. Once construction is completed in that area, the incursions will be revegetated, and the landscape buffer will return to the 80% opacity requirement. A revegetation plan prepared by a landscape professional will be provided to the County for review.

It should be noted that these necessary incursions, identified in the red boxes on the exhibit below, are not in the area of the requested zoning changes.



Existing Master Plan



LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	17.79		
RECREATIONAL	1.89		
DRAINAGE, ROADS, OPEN SPACE, BUFFER TRACTS	11.91		
TOTAL AREA	31.59	139	APPROX. 4.4 UNITS/ACRE

- LEGEND**
- DRAINAGE AREA
 - PARK SITE
 - BUFFER / OPEN SPACE
 - PROPOSED R/W



SITE DATA
 OWNER/APPLICANT: D.R. Horton, Inc., West Florida Division
 12801 Telecom Drive
 Tampa, FL 33627

PARCEL KEY NO. 0330708, 0339717, 04146, 093721, 1100793 AND 134244
 SECTION/TOWNSHIP/RANGE: N4 23 SOUTH / 18 EAST
 CURRENT ZONING: POP (MF), R1A AND AR2
 PROPOSED ZONING: PDP (P)

AREA = 31.59 ACRES
 PROPOSED MAXIMUM NO. OF LOTS: 145
 BUILDING SETBACKS:
 FRONT 35'
 SIDE 35'
 REAR 35'
 (DEVIATION FROM 30')
 (DEVIATION FROM 30')

BUFFER:
 THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE, ENHANCED TO BEG OPACITY WHERE NEEDED, WHERE SITE GRADING REQUIRES BUFFERING WITHIN THE BUFFER TRACTS, CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS.

TO BE MAINTAINED:
 THIS LOCATION IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C, CORDED EFFECTIVE DATE FEB. 02, 2012. ACCORDING TO THE FIRM, MOST OF THE AREA OF ZONE AR2 IS ALSO LOCATED ON THE PROPERTY. FLOOD HAZARD AREAS OF ZONE AR2 ARE ALSO LOCATED ON THE PROPERTY. FLOOD HAZARD NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

FIRE PROTECTION:
 FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AS PER THE COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN REZONING AS REQUIRED BY NFA, GOVERNED AS REQUIRED BY HERNANDO COUNTY.

HOMEOWNERS ASSOCIATION DOCUMENTS WILL BE IN PLACE TO RESTRICT THE CONSTRUCTION OF PERMANENT WALLS THAT PRECLUDE ACCESS TO THE REAR OF THE HOME IF CONSTRUCTED WITH A MINIMUM 36-INCH GATE IN WHICH TO ACCESS THE REAR YARD.

GENERAL NOTES

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECREATION PURPOSES. THIS PLAN IS FOR INFORMATION ONLY AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DAMAGE RETENTION AREAS ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



DATE	REV BY	REV NO.	REVISION

Existing Zoning Approval Conditions

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-155 approving the petitioner’s request approving the petitioner’s request for a Rezoning from PDP(MF) /Planned Development Project (Multifamily), R1-A/(Residential) and AR-2 /(Agricultural/Residential-2) to PDP(SF)/Planned Development Project (Single-Family) with deviations and with 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. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping[®],^ç publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.
4. 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.
5. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines.
6. In conjunction with the conditional plat phase, the petitioner shall perform a Traffic Access Analysis in accordance with the requirements of the County Engineer. Any identified improvements shall be the responsibility of the developer.
7. The developer shall be required to improve Lucky Lane in accordance with the requirements of the Hernando County Facility Design Guidelines.
8. The developer shall be required to improve Grove Road in accordance with the requirements of the County Engineer from North of the project driveway to Highfield Road.
9. The petitioner shall maintain a minimum perimeter buffer of 20’ enhanced to an 80%opacity by landscaping with the exception of the northern boundary adjacent to the hospital, where the petitioner shall maintain a minimum perimeter buffer of 10’ enhanced to 80% opacity by landscaping.
10. Minimum Lot Setbacks, widths and sizes:
 - Front: 25’
 - Sides: 5’ (Deviation from 10’)
 - Rear: 15’ (Deviation from 20’)
 - Lot Width: 40’ (Deviation from 60’)
 - Lot Square Footage: 4,400 square feet
11. The developer shall conduct a water and sewer capacity analysis during the conditionl plat phase and connect to the central water and sewer systems at time of vertical construction.
12. The petitioner shall provide the minimum neighborhood park acreage as required by the County’s Land Development Regulations.
13. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County’s Land Development Regulations. The required natural vegetation may be included as part of the required open space.
14. 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.
15. The developer shall provide utility placement details showing the locations of all utilities with the conditional plat.
16. 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.

H-21-37
 DR Horton Inc. West FL Division
 Lucky Lane
 30-Day RZMP Submittal



REUSE OF DOCUMENT
 THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DATE	REVISED BY	REASON