

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.

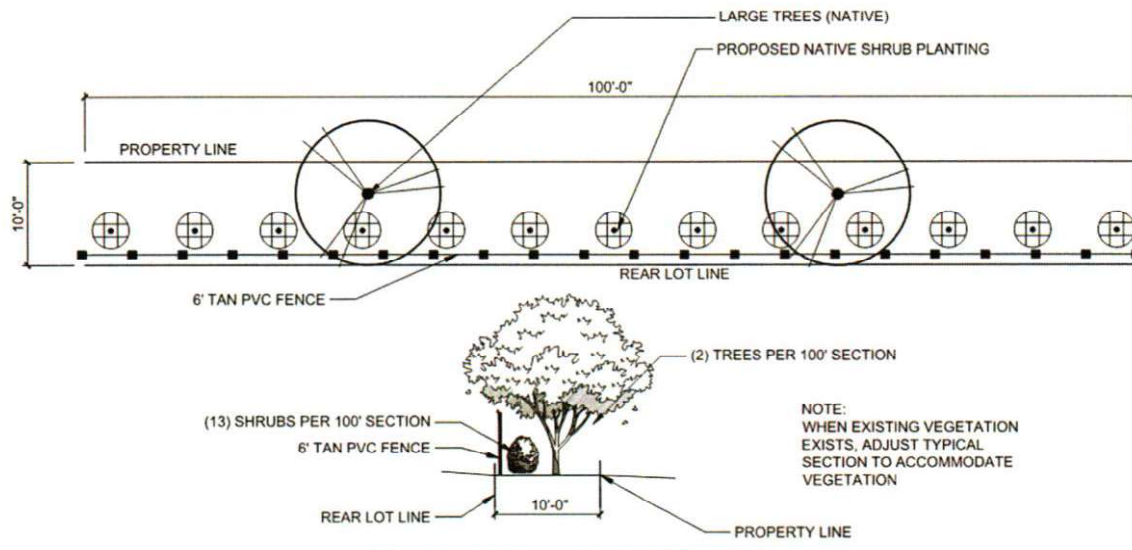
The project is currently actively initiating substantial performance in accordance with time frames required for Planned Developments under Article VIII, Section 1.0 of Appendix A, Hernando County Code of Ordinances and is undergoing subdivision construction. The developer is requesting a performance 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.

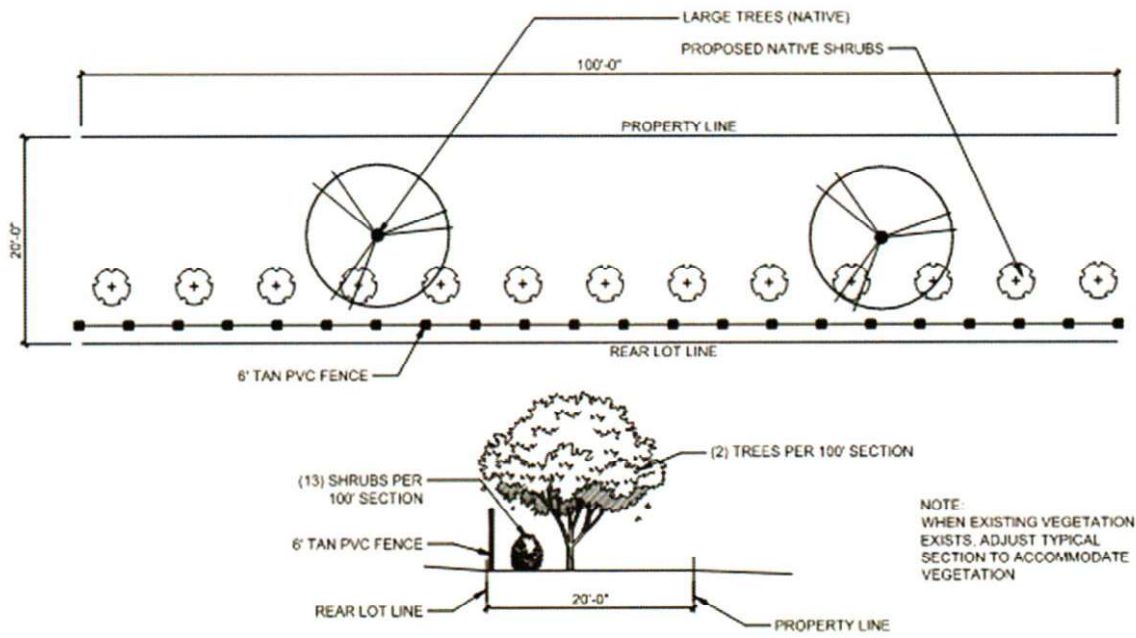
The justification for requesting the modification of performance condition 9 from the original approved Master Plan is as follows:

- 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.

