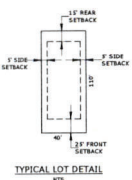


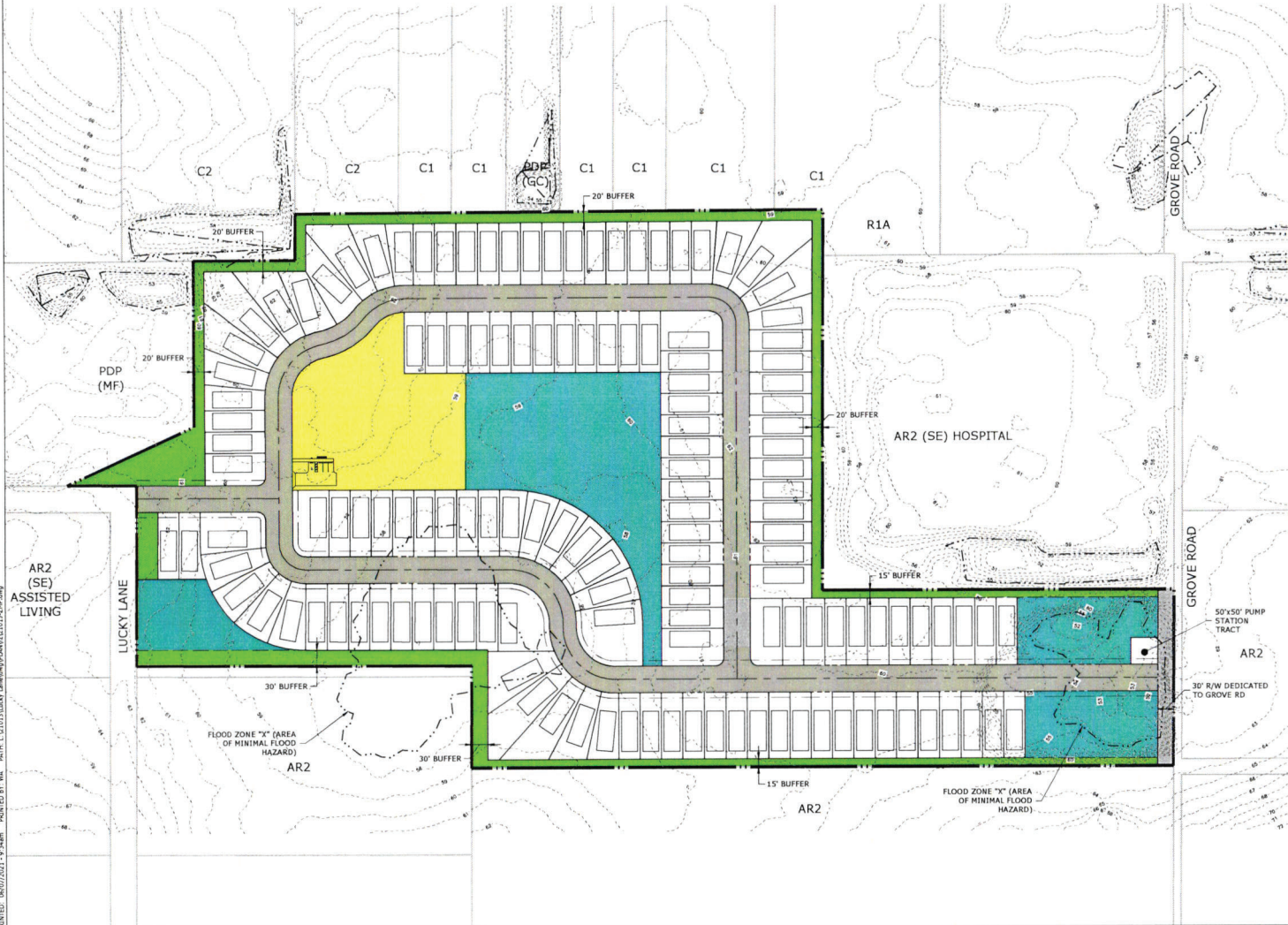
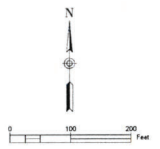
# Existing Master Plan



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

**LEGEND**

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



**SITE DATA**  
 OWNER/APPLICANT: D.R. Horton, Inc., West Florida Division  
 12602 Telecom Drive  
 Tampa, FL 33637

PARCEL KEY NO. 0130708, 0130717, 347146, 893723, 1100793 AND 1342434

SECTION/TOWNSHIP/RANGE: 34/ 22 SOUTH/ 18 EAST

CURRENT ZONING: PDP (MF), R1A AND AR2  
 PROPOSED ZONING: PDP (SF)

AREA = +/- 31.59 ACRES

PROPOSED MAXIMUM NO. OF LOTS: 145

**BUILDING SETBACKS:**  
 FRONT 25'  
 SIDE 5' (DEVIATION FROM 10')  
 REAR 15' (DEVIATION FROM 20')

**BUFFERS:**  
 THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE, ENHANCED TO 80% OPACITY WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, A VEGETATIVE BUFFER WILL LANDSCAPED WITHIN THE BUFFER TRACT CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS.

**FLOOD PLANS:**  
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0180D EFFECTIVE DATE FEB. 02, 2012. ACCORDING TO THE FIRM, MOST OF THE LUCKY LANE PROPERTY IS LOCATED WITHIN FLOOD ZONE X. SEVERAL SMALL AREAS OF ZONE AE ARE ALSO LOCATED ON THE PROPERTY. NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

**FIRE PROTECTION:**  
 FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIRE FIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

HOMELAND'S ASSOCIATION DOCUMENTS WILL BE IN PLACE TO RESTRICT THE CONSTRUCTION OF PERMANENT WALLS THAT PRECLUDE ACCESS TO THE SIDE YARDS. FENCING WILL BE ALLOWED TO THE MID-POINT OF THE SIDE YARD OF THE HOME IF CONSTRUCTED WITH A MINIMUM 36-INCH GATE IN WHICH TO ACCESS THE REAR YARD.

**GENERAL NOTES**

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



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

**Coastal**  
 Environmental Engineering & Construction Management  
 8885 Camelotlight Boulevard • Miramar, FL 33033  
 (305) 759-0229  
 EIR-0000142

REUSE OF DOCUMENT  
 THIS DOCUMENT, COMPRISED OF THE SHEETS, IS THE PROPERTY OF COASTAL ENVIRONMENTAL ENGINEERING & CONSTRUCTION MANAGEMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN WRITING BY COASTAL ENVIRONMENTAL ENGINEERING & CONSTRUCTION MANAGEMENT. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENVIRONMENTAL ENGINEERING & CONSTRUCTION MANAGEMENT.

DATE	REV.	BY	CHKD.	NO.

SHEET  
**1**  
 28 of 21013

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## 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, 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 conditioni 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



REVISIONS  
 NO. DATE BY REASON

NO.	DATE	BY	REASON