



Received  
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Planning Department  
Hernando County, Florida

## NARRATIVE ON OPAL FARMS A RESIDENTIAL COMMUNITY

This site consists of 200. Acres MOL of land that lies on the West side of Kettering Road, South of State Road 50 and North of Powerline Road. It is rolling land that is currently utilized for cattle ranching. There is a slight cow pond depression in the land that is also somewhat in the flood plain. There are a few large oak trees on site and we will attempt to retain a few of these so that some natural features can remain. We will also seek to use the few cow ponds for a combination of stormwater ponds and natural ponds. This will rehydrate the area.

We are proposing a residential site plan. We have three parcels, and will more than likely create three phases here. The site is 200 acres, and it will consist of Single Family, Twin Villas, and Town Homes. It will have two driveways onto Kettering Road and one on Dashback Road.

Our project will have the following Entitlements as shown in the attached table:

Densities per acre shall be dictated by the use:

Single Family 40' lots and or Townhomes or Villas 390 units

Single Family 50' lots 348 units

Single Family 60' lots 145 units

Maximum Total = 883 units

The final lot count will be dependent upon final sound engineering principals. I have attached here a sample site plan. It is not final but a good representation.

Our variances and lot design parameters are as follows;

1. Front 25' setback for all uses
2. Rear 15' (variance from 20') all uses
3. Side 50' lots 5'
4. Side 40' lots 5' on straight aways, but 7.5' on curves and culdesacs
5. Lot Length Minimum 110', Except Townhomes and Villas 105'

The 40' lots can be adjacent to the project sides (North, South, and West) but not the frontage Kettering Road. Meritage has a large berm along their North boundary to note.

The park requirement is fine. For example, with the sample lot layout, it converts to 5 acres initially and 4.8 additional acres if we end up with 383 units above the 500 units minimum. That park total is more as per the conditions. Our desire is to create larger usable park space as shown in the sample lot pattern. Good for community gatherings and recreational activities.

Environmentally speaking, the land is all open pasture with the one low cattle pond area. That pond comes and goes with the rainfall. Our goal is to work that pond into our stormwater design and rehydrate it and capitalize on the natural grade slope to it. It is slightly in the flood plain too. There are no gophers out there and the cattle keep them at bay.

Transportation was worked out back in 2007 with the PDD conditions. As such the county is requiring the taking of an 80' wide Dashback Road section all the way across our Northern boundary. They assigned a value there of \$473,583.00 back then. We plan to work with the Transportation department as required by the code on the road issue and upon completion of our site plan and traffic analysis.

We hope you see the beauty and well-placed uses in this area with our mixed residential project.

Thank you.

A handwritten signature in black ink, appearing to read 'C. Clements', with a small circular mark below the signature.

Claire Clements