## 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

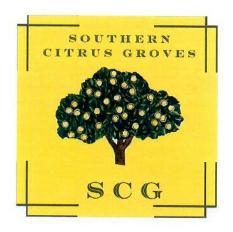
File No.	Official Date Stamp:
H-23-52	

	ORIO PRINT OR T	YPE ALL INFORMATION		
r	Date: April 11, 2023			
1	Claire Clemen	ts SOUTHERN CITRUS GROVES L	LC	
APPL	ICANT NAME: Claire Cicinen	SOUTHERN OFFICE CROTES		
	Address: 9804 W Park Village Drive		State: FL	7:n:33626
(	City: Tampa Phone: 813-293-3719	C.mailiclaire@hrtampahay.com	State: r_	Zip;00020
		applicant) OPAL CLARK TRUSTEE		
THE RESERVE AND ADDRESS OF THE PARTY OF THE	ESENTATIVE/CONTACT NA			
	Company Name: Southern Citrus Gro	oves LLC		
	Address: 9804 W Park Village Drive		State: FL	7:33626
(	City: Tampa Phone: 813-293-3719	Email:claire@hrtampabay.com	State: rL	Zip; <u>33020</u>
1	Phone: 613-233-3713	Email: ciaire@ritampaday.com		
HOM	E OWNERS ASSOCIATION: I	☐ Yes 🗹 No (if applicable provide name)		
(	Contact Name:			
1	Contact Name:Address:	City:	State:	Zip:
PROP	ERTY INFORMATION:	E44E22 E49049 206	764	
1. I	PARCEL (S) KEV NI IMBER(S)	541523,548018,396	101	
2. 5	SECTION 17	, TOWNSHIP 23	RANGE 21	
	Current zoning classification:	AG	, WHOL -	
4. 1	Desired zoning classification:	PDP-RES (SF. MF, TH, VILLA)		
5. 5	Size of area covered by application	1: 200 acres		
		Haring Road and Marning Days Drive		
6. 1	Highway and street boundaries: Ke	ttering hoad and worning bove brive		
6.		this property within the past twelve months?	☐ Yes ☑ No	
6. I	Has a public hearing been held on	this property within the past twelve months?		dentify on an attached lis
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Signature of Notary Public

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





## NARRATIVE OPAL FARMS

## A Residential Community

A few facts to begin with;

Total Acres = 200.MOL

Land Use = PDP

Zoning = Ag

Requested Zoning = PDP-Res

This land is a part of the Master PDP Area that surrounds the Interstate Interchange. That land use is a mixed-use category that permits this zoning application. If you look at the map below you can see the uses so far that have been allowed surrounding this area in the PDP land use also. This clustering of intense uses is truly as it is meant to be, a mixture of uses that provide for living, shopping, and working. Thankfully the DOT is widening SR 50 all the remaining way to the Orlando area. This will make this interchange even more important. Also, a new PD&E is in the works to widen even more of SR 50 at this area from 4 lanes to 6 lanes. Like I say, it is the next I-4, but hopefully it will be designed in a more cohesive manner with the easy traffic movements. Today you look and you think you see a bunch of vacant land. Well as you all probably know this is not true. So much of this area is spoken for and or in the process of being developed. Tampa is so expensive and almost gone so that heading North is the way things are moving. And to be able to go east and west is a real benefit to this area.

Our site is a cow pasture currently. It has an L shaped lower cow pond area. This area has no wetland vegetation and may be able to be utilized for a stormwater pond. It will hydrate it and make it into a more viable wetland body. There are a few large oak tree areas on site. One of our goals is to try and retain a few of these oak trees to provide a

pretty landscape area and some of the old beauty in the community. The exact layout is approximate and will change subject to final engineering. However, the goal to mix some single family, some townhomes and or villas is allowable on this plan. Let the people decide what is the best home type for their needs here. And the end use buildings are the best at determining this so that is why we have a little flexibility in our uses. The lot dimensions are shown on the plan and are the same as the development to our south.

Also please note that the area has some residential to our south and possibly to our North. This use will blend with its neighbors and not be a problem. It is compatible. We have added a way to get cross access to the North and West for cross access if the neighbors want it. More connectivity is better traffic wise.

There are utilities in the area with the construction of the residential project to our South. I am glad they were first!

We thank you for the opportunity here and we do expect this job will be built in at least two phases.

Claire Clements



REQUESTED DEVIATIONS Residential Lot Sizes-40'wide lots, villas and townhomes all require a deviation from the LDR minimum lot size of 6,000 square feet. The requested reductions are consistent with recent projects approved by the County. Residential Lot Setbacks - The request to reduce side setbacks to 5 feet (0 feet for villas and townhomes) and rear setbacks to 15 feet are consistent with recent projects approved by the County and can reasonably be achieved thru good engineering.