

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

Date: April 11, 2023

APPLICANT NAME: Claire Clements SOUTHERN CITRUS GROVES LLC

Address: 9804 W Park Village Drive
 City: Tampa State: FL Zip: 33626
 Phone: 813-293-3719 Email: claire@hrtampabay.com
Property owner's name: (if not the applicant) OPAL CLARK TRUSTEE

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Southern Citrus Groves LLC
 Address: 9804 W Park Village Drive
 City: Tampa State: FL Zip: 33626
 Phone: 813-293-3719 Email: claire@hrtampabay.com

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

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

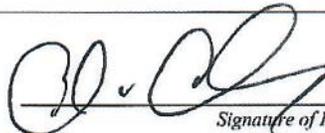
PROPERTY INFORMATION: 541523,548018,396761

1. PARCEL(S) **KEY** NUMBER(S): _____
2. SECTION 17, TOWNSHIP 23, RANGE 21
3. Current zoning classification: AG
4. Desired zoning classification: PDP-RES (SF, MF, TH, VILLA)
5. Size of area covered by application: 200 acres
6. Highway and street boundaries: Kettering Road and Morning Dove Drive
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, CLAIRE CLEMENTS, 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):

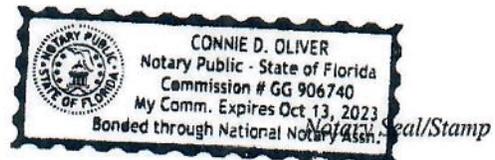
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): CLAIRE CLEMENTS
 and (representative, if applicable): _____
 to submit an application for the described property.


 Signature of Property Owner

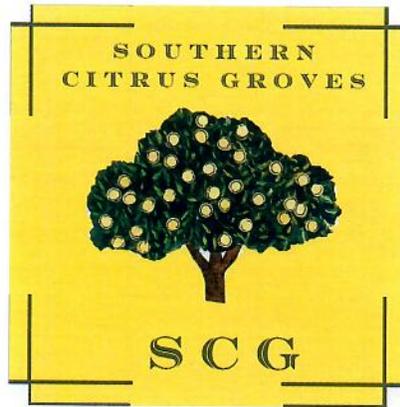
STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 11 day of April, 2023, by
Claire Clements who is personally known to me or produced as identification.


 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.

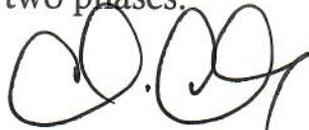
Our site is a cow pasture currently. It has an L shaped lower cow pond area. This area has no wetland vegetation and may be able to be utilized for a stormwater pond. It will hydrate it and make it into a more viable wetland body. There are a few large oak tree areas on site. One of our goals is to try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

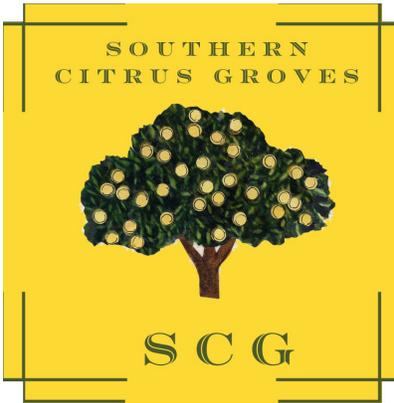
Also please note that the area has some residential to our south and possibly to our North. This use will blend with its neighbors and not be a problem. It is compatible. We have added a way to get cross access to the North and West for cross access if the neighbors want it. More connectivity is better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

A handwritten signature in black ink, appearing to read 'C. Clements', with a stylized flourish at the end.

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 through good engineering.