



August 13, 2025

Mr. James W. Lipsey, AICP-C
School District of Hernando County
Facilities & Construction Department
8016 Mobley Road
Brooksville, Fl. 34601

Re: Extension of Time for our School Concurrency Approval for
OPAL FARMS – 618 SINGLE FAMILY & 264 MULTI FAMILY DWELLING UNITS

Dear Mr. Lipsey,

I am the developer of this project, and I appreciate the heads up on the potential expiration of the approved school concurrency. Thank you. Sir, please allow me to ask for the maximum allowable time extension available. Please allow me to outline why we are in need of this extension.

First, we received our zoning back on June 25th, 2024. After that we were full bore, hence I did the school concurrency right away. We proceeded like a normal development ordering our surveys and all 3rd party reports. We hired an engineering firm and we began the wetland evaluation process. We marked off three small pond type of wetlands. We had a professional do it. Then the day that SWFWMD was set for their site visit to confirm our wetland, *the Debbie* storm hit and put 16 inches of rain on this parcel of land. That caused the Meritage job to our south to flood, and their stormwater ponds blew out onto our site. And there are the SWFWMD folks looking at all their water. That said, the small wetlands ie cow ponds turned into a large flood line that so far SWFWMD has held firm on calling the wetland line. That itself caused us too several months of back and forth to realize there was no moving them to reality.

This increased wetland line ie flood line is important to note as it turns out the flooding from all the land around our site comes to this site. We are the bottom of the bowl and with three major storm events including the record hurricanes and their water on the site, it took away months of this finalization of our site plan. We now have a firm plan that works around the flood/wetland lines. So, the conditional plat is in process as we speak. We even hired a new engineer who has made significant progress in fixing this wetland flood storm issue. So, for this reason we ask for more time.

Two, we were also informed that the county has no more capacity in their waste water plant currently. That is a potential 3 year hold up. I have been working with the Utilities director for about 3 years and well I just heard about this yesterday. It was a big surprise. So, for this second reason we need the extension too. There may be a solution in the works, but we need the time to process it.

James, I respectfully ask for the extension. I will include a picture of the flood line on our site for you to see what I am dealing with.

Thank you.

A handwritten signature in black ink, appearing to read 'Claire Clements', is written over a light gray rectangular background.

Claire Clements