



July 26, 2016

Mr. Darren Gray, City Manager
Clermont City Hall
685 W Montrose, ST #2
Clermont, FL 34711

RE: Item No. 8 – Utility Service Agreement for Water & Wastewater Extreme Groves Investments, LLC

Dear Mr. Gray:

This letter is being submitted at the direction of the Lake County Board of County Commissioners for consideration by the City Council when discussing the Extreme Groves Utility Agreement. From review of the draft agreement, it appears that the density and site plan are an integral part of the Utility Agreement. The County has concerns regarding the proposed design of this project and offers the following for consideration prior to approving the Utility Agreement:

- **Transportation Impacts:** The development connections on Hartwood Marsh Road are proposed at Flynn Court and also to the west of Sadler Court at an existing road access easement. The existing Flynn Court is a narrow paved roadway and will need to be improved. The Flynn Court intersection with Hartwood Marsh Road does not meet roadway sight distance requirements and adding more traffic to this location is a concern.
- **Density/Design/Compatibility:** The proposed development includes 122 dwelling units at a density of 1.85 units per acre. While this figure is consistent with the currently pending Wellness Way Urban Services Area, within which the subject property is located, the existing densities in adjacent and surrounding parcels creates challenges with respect to the compatibility of this project. Further, the project fails to meet many of the goals and objectives of the Wellness Way Urban Services Area, including, but not limited to, connectivity, wellness space and non-residential set asides. The proposed buffering on the southern border of the project is also of concern as the transition from 5 acre residential parcels to a higher density product could be problematic.

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Pursuant to the adopted Joint Planning Agreement, Lake County and the City of Clermont have agreed to “proactively designate areas for appropriate and timely development through a joint planning effort, ready provisions of urban services and implement procedures for the timely review and processing of annexations and development proposals.” As such, we appreciate the opportunity to express Lake County’s concerns regarding this project and look forwarding to working with you and your staff on developing effective solutions that are agreeable to all parties.

Respectfully,



David C. Heath
County Manager

DCH/nb

Cc: Robert Chandler, Economic Growth Director