

LAKE COUNTY OFFICE OF PLANNING AND ZONING REZONING STAFF REPORT

Planning and Zoning Board
October 31, 2018



Board of County Commissioners
November 20, 2018

FLU-18-05-2 Hartwood Residential, LLC	Commissioner District 2 Parks	Agenda Item #5
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Requested Action: Rezone approximately 115.89 acres (Alternate Keys 1663521, 3853084, and 1462428) from Urban Residential (R-6) to Planned Unit Development (PUD) to facilitate the development of a residential subdivision.

Owner: Hartwood Residential, LLC

Applicant: John Townsend, P.E., Donald W. McIntosh Associates, Inc.

- Site Location & Information -

Size	115.89 gross acres (113.57 acres of uplands)
Location	The southwest corner of Hancock Road and Hartwood Marsh Road, in the Clermont Area
Future Land Use	Wellness Way 1 (Max. Capacity of 1.85 dwelling units per net acre)
Proposed Future Land Use	Urban Low Density (Max. density of four (4) dwelling units per net acre)
Zoning District	Urban Residential (R-6) (Max. density of 6 dwelling units per acre)
Proposed Zoning District	Planned Unit Development (PUD)
Joint Planning Area/ ISBA	Clermont ISBA and Clermont JPA
Overlay Districts	None

- Land Use Table -

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	City of Clermont	City of Clermont	Residential	King's Ridge Golf Course and King's Ridge Subdivision
South	Wellness Way 1	Community Facility District (CFD)	Government Land	Water Conserve II - Reclaimed water infiltration recharge system (RIB)
East	Wellness Way 1 and City of Clermont	Community Facility District (CFD) and City of Clermont	Government Lands, Residential, and Vacant Land	Water Conserve II, Regency Hills Subdivision, and Vacant Institutional Lands
West	City of Clermont	City of Clermont	Self-storage and Undeveloped acreage	Florida Discount Self Storage and Timber

- Summary of Staff Recommendation -

Staff Recommendation: APPROVAL of the application to rezone approximately 115.89 acres (Alternate Keys 1663521, 3853084, and 1462428) from Urban Residential (R-6) to Planned Unit Development (PUD) to facilitate the development of a residential subdivision.

Planning and Zoning Board Recommendation:

Analysis

The subject property (Alternate Key 1663521, 3853084, and 1462428) contains approximately 115.89 acres (including approximately 2.32 acres of wetlands). The western portion of the property lies within flood zone A as established on by the FEMA flood maps. The property is located at the southwest corner of Hancock Road and Hartwood Marsh Road, in the Clermont Area.

The property was designated as Urban Expansion Future Land Use Category which allowed residential development at a maximum density of four (4) dwelling units per acre. With the adoption of the 2030 Comprehensive Plan in 2010, the property was designated as Regional Office Future Land Use Category which allows office and limited commercial development but does not allow new single family residences. When the Wellness Way Area Plan was adopted, the property was designated

as Wellness Way 1 which allows a maximum of capacity of four (4) dwelling units per net acre and a job-to-housing ratio of 2.00 to 1.00 if developed as part of a master PUD containing a minimum of 1,000 gross acres.

The Applicant has submitted an application to amend the Future Land Use Map to designate the property as Urban Low Future Land Use Category. The Applicant is seeking to develop the property as a residential subdivision at a net density of 2.45 dwelling units per net acre, separate from the Wellness Way Area Plan. The application for the comprehensive plan amendment was approved by the Board of County Commissioners (the 'Board') for transmittal to the Department of Economic Opportunity (DEO) on August 21, 2018.

The property is currently zoned Urban Residential or R-6 which allows six (6) dwelling units per acre and the Applicant applied to rezone the property Planned Unit Development (PUD) in conjunction with their application for a Future Land Use Map Amendment. The rezoning and comprehensive plan amendment will be presented to the Board at the same time for approval.

The subject property is located within the Clermont Inter-local Service Boundary Area (ISBA) and the Clermont Joint Planning Area (JPA). Both applications were provided to the City of Clermont to provide comments. The City of Clermont confirmed that the development will be connecting to their utilities and stated annexation may be required (Attachment A).

Standards for Review

Pursuant to LDR Section 14.03.03 Standards for Review

A. Whether the rezoning is in conflict with any applicable provisions of the Code.

The proposed amendment would not be in conflict with the Land Development Regulations. The property is currently zoned Agriculture (A) and the Applicant has submitted an application to rezone the property Planned Unit Development (PUD). Land Development Regulation Section (LDR) Section 4.03.01, *Purpose and Intent*, states that Planned Unit Development are allowed in all land use classifications.

The subject property is located within the Clermont JPA and Clermont ISBA. Section 1.E of the draft ordinance requires the development to comply with all applicable provisions of LDR Chapter XV, *Land Development Regulations for Joint Planning Areas of Lake County*. LDR Section 15.02.01.B allows the Planned Unit Development (PUD) zoning district within the Clermont Joint Planning Area and states that the approved PUD may establish the setbacks, minimum lot size and road frontage for the development. The draft PUD Ordinance addresses these requirements.

B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed rezoning is consistent with all elements of the Comprehensive Plan. The Applicant is seeking to concurrently amend the Future Land Use Map to change the Future Land Use Category from Wellness Way 31 to Urban Low Density. The rezoning is consistent with Comprehensive Plan Policy I-1.3.2, *Urban Low Density Future Land Use Category*, which lists residential development as a typical use in the Urban Low FLUC.

The draft PUD ordinance is consistent with Comprehensive Plan Policy I-1.3.2, *Urban Low Density Future Land Use Category*, which allows residential development at a maximum density of four (4) dwelling units per net acre and requires residential developments in excess of 10 dwelling units to provide a minimum 25% of the net buildable area of the entire site as common open space. The Applicant is requesting 279 dwelling units for an overall density of 2.45 dwelling units per net acre.

Pursuant to Comprehensive Plan Policy IX-3.1.1, *Regional Wastewater Service Criteria*, Policy IX-3.1.2, *Mandatory Sewer Connection*, and Policy IX-3.1.5, *Provisions of Central Sewer Services Inside of Designated Urban Areas*, development within the Urban Future Land Use Series must connect to central water and sewer when services are available. The subject property is located within the City of Clermont's Service Area and they will provide the water and waste water services to the development.

Goal I-1, *Purpose of the Future Land Use Element*, requires the County to ensure compatibility between densities and intensities of development and also requires that land use transitions be provided as appropriate to protect the integrity of both urban and rural areas. The area is developed with residential developments at a compatible density making the application compliant with this policy.

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.

The Applicant wishes to develop the subject property with a residential subdivision independent from the Wellness Way Urban Service Area Plan. The Applicant is proposing to develop the property with 279 single family residences.

D. Whether there have been changed conditions that justify a rezoning.

The Applicant wishes to develop the subject property with a residential subdivision independent from the Wellness Way Urban Service Area Plan. The Applicant is proposing to develop the property with 2.45 dwelling units per net acre, consistent with the Urban Low FLUC which allows a maximum density of four (4) dwelling units per net acre. The residential density requested within the PUD ordinance is significantly less than the current R-6 zoning district allows.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

Water and Sewer

The City of Clermont has indicated that the subject property is within their utility service are and they have capacity to serve the proposed project. The draft PUD Ordinance will require all development on the property to connect to central water and sewer.

Schools

Based on a review by the Lake County School Board the schools that would be affected by the future land use designation change and their projected five-year capacity status are as follows: Lost Lake Elementary School would be at 90% capacity, Windy Hill Middle School would be at 129% capacity, and East Ridge High School would be at 95% capacity. The project does have the potential to adversely impact the school system, however, the School District's 2017-18 Five Year Capital Plan currently proposes a new K-8 school to provide relief at the middle school level. It is scheduled to open in August 2021. The Applicant is responsible for obtaining school concurrency prior to final plat.

Parks

The rezoning is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

Clermont Fire Station #2 is located 0.36 miles from the subject property and Lake County Fire Station #90 is located approximately 3.05 miles away from the subject property.

Transportation Analysis

The Applicant provided a Traffic Impact Study which was accepted by Public Works. Traffic Impacts will be reassessed during the development review process.

F. Whether, and the extent to which, the rezoning would result in significant impacts on the natural environment.

The amendment will not result in a significant impact on the natural environment. The Applicant provided an Environmental Assessment which identified two (2) protected species: gopher tortoise and sand skinks. Prior to construction, a permit will be required from the FWC to relocate the onsite population to an approved long term protected recipient site.

The Environmental Assessment did not identify any Natural Upland Communities as designated in LDR Section 6.03.01. No plant species listed by either The Florida Department of Agriculture (FDA) or U.S. Fish and Wildlife Service (USFWS) were identified on the project site. Approximately 2.32 acres of wetlands were identified on the subject property. The wetlands will need to be placed in a Conservation Easement and all development will be setback a minimum of fifty (50) feet from the jurisdictional wetland line.

All sensitive resources will be addressed through the development review process. All development will be required to meet all criteria contained within the Comprehensive Plan and Land Development Regulations.

G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area.

There is no indication that the amendment would have an adverse impact on property values.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The area surrounding the subject property is developed with residential subdivisions at a similar density proposed in the applications. The proposed amendment will have no negative effects on the development pattern in the area.

The area surrounding the subject property is developed with residential subdivisions at a similar density proposed in the applications. Regency Hills is developed at approximately 2.2 dwelling units per acre; Hartwood Pines is developed at approximately 1.53 dwelling units per acre; and Cambridge at King's Ridge is developed at approximately 3.4 dwelling units per acre.

The proposed amendment will have no negative effects on the development pattern in the area and will result in an orderly and logical development pattern, as required by Goal I-1, and Policy I-1.1.3, *Direct Orderly, Compact Growth*.

I. Whether the proposed rezoning would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed rezoning will be consistent with the purpose and interest of Lake County's regulations.

J. Any other matters that may be deemed appropriate by the Lake County Planning and Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

Not at this time.

FINDINGS OF FACT: Staff has reviewed the application for this rezoning request and found:

1. The request is consistent with Comprehensive Plan (CP) Policy I-1.3.2, *Urban Low Density Future Land Use Category*, which allows residential development at a maximum density of four (4) dwelling units per net acre and requires residential development in excess of 10 dwelling units to provide a minimum 25% of the net buildable area of the entire site as common open space; and
2. The request is consistent with Policy IX-3.1.1, *Regional Wastewater Service Criteria*, Policy IX-3.1.2, *Mandatory Sewer Connection*, and Policy IX-3.1.5, *Provisions of Central Sewer Services Inside of Designated Urban Areas*, which require development within the Urban Future Land Use Series to connect to central water and sewer when available; and
3. The request is consistent with LDR Section 4.03.01 which allows the establishment of Planned Unit Developments (PUD) within all land use classifications.

Based on these findings of fact, staff recommends **APPROVAL** of the application to rezone approximately 115.89 acres (Alternate Keys 1663521, 3853084, and 1462428) from Urban Residential (R-6) to Planned Unit Development (PUD) to facilitate the development of a residential subdivision.

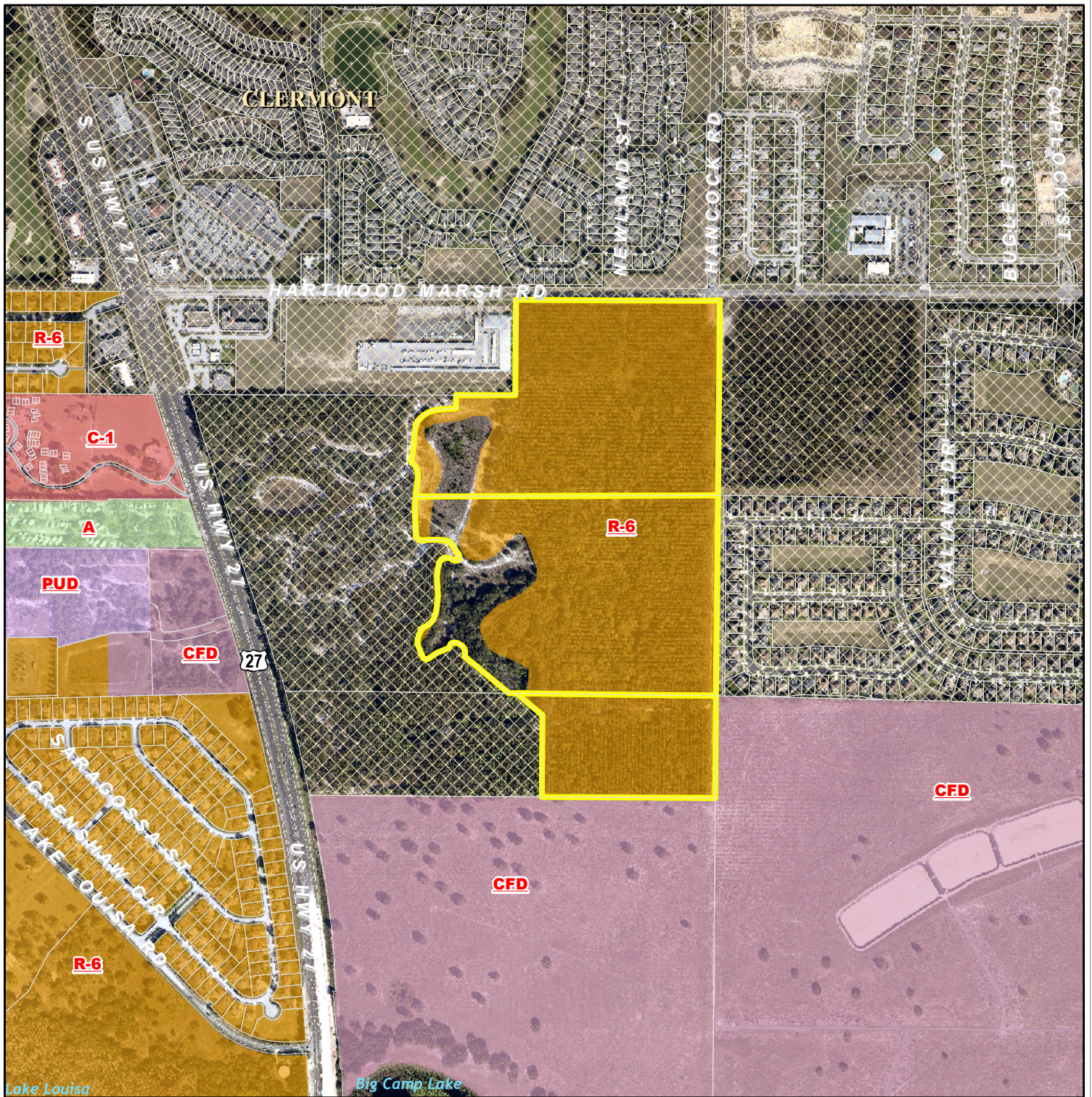
Case Manager: Michele Janiszewski, Chief Planner

WRITTEN COMMENTS FILED:

Support: -0-

Questions: -0-

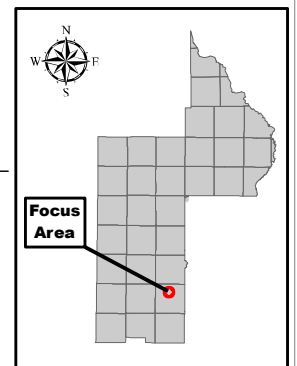
Opposition: -0-

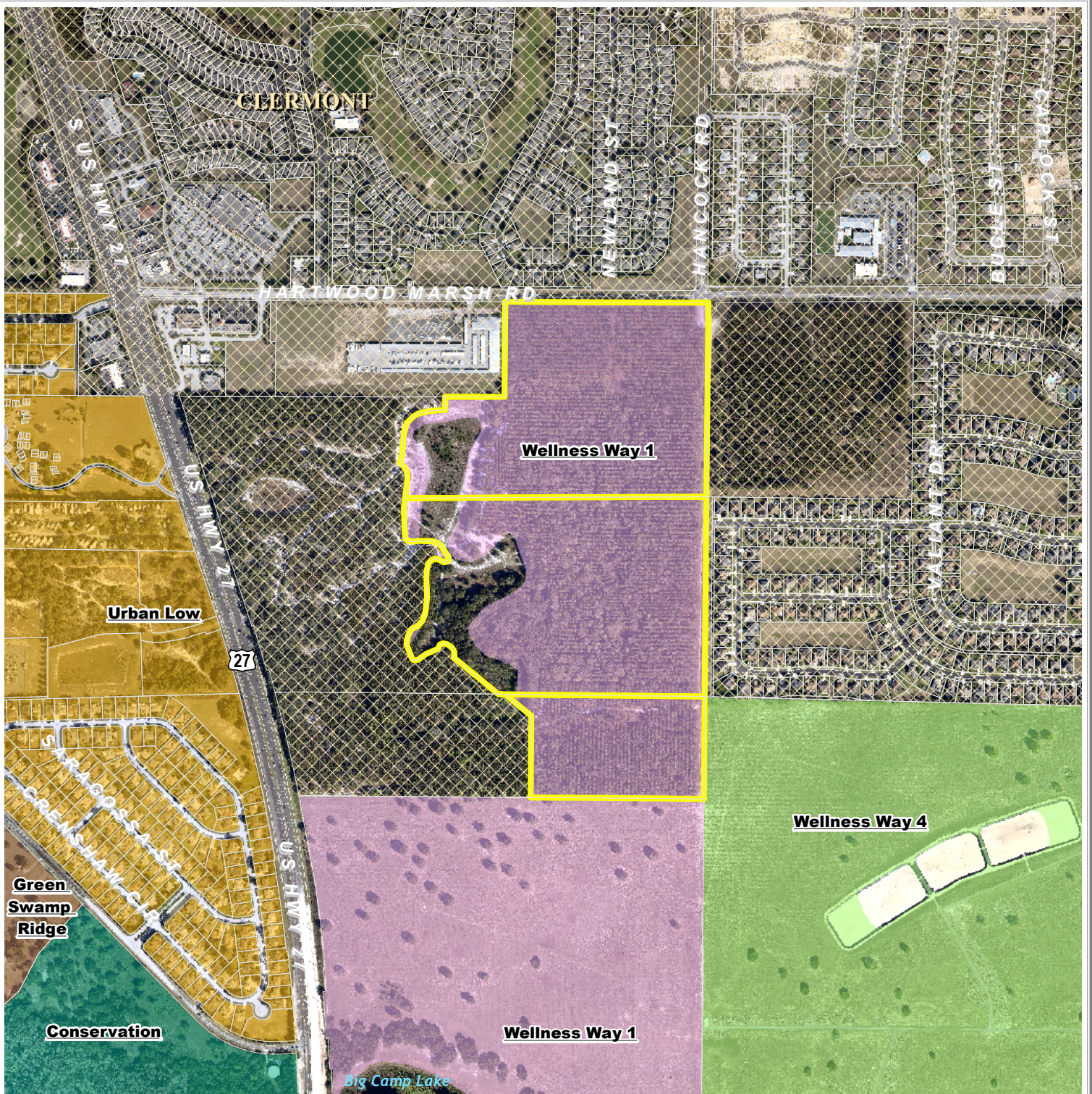


ZONING LEGEND

A	RA	R-2	R-4	R-7	RMRP	RV	C-2	LM	MP	PUD
AR	R-1	R-3	R-6	RP	RM	C-1	CP	HM	CFD	

NAME: HARTWOOD MARSH PUD
CASE NUMBER: RZ-18-02-2
LOCATION (S-T-R): 9, 16-23-26
REQUEST: URBAN RESIDENTIAL (R-6) TO
PLANNED UNIT DEVELOPMENT (PUD)

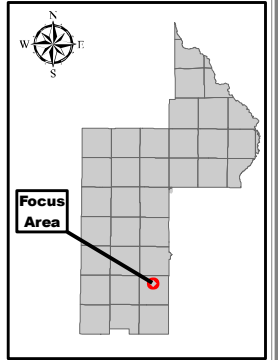




FUTURE LAND USE LEGEND

Bella Collina	Mt Plymouth-Sorrento Main Street District	Regional Commercial
Cagan Crossings	Mt Plymouth-Sorrento Neighborhood	Rural
Conservation	Mt Plymouth-Sorrento Receiving Area	Rural Transition
Green Swamp Core Conservation	Regional Office	Sending Area A-1-20
Green Swamp Interlachen	Public Service Facility and Infrastructure	Sending Area A-1-40
Green Swamp Ridge	Recreation	South Lake Regional Park
Green Swamp Rural		Summer Bay
Green Swamp Rural Conservation		
Heavy Industrial		
		Urban Low Density
		Urban Medium Density
		Urban High Density
		Wellness Way 1
		Wellness Way 2
		Wellness Way 3
		Wellness Way 4
		Towncenter

NAME: HARTWOOD MARSH PUD
CASE NUMBER: RZ-18-02-2
LOCATION (S-T-R): 9, 16-23-26
REQUEST: URBAN RESIDENTIAL (R-6) TO
PLANNED UNIT DEVELOPMENT (PUD)



Ordinance 2018-__
Hartwood Residential, LLC Planned Unit Development (PUD)
RZ-18-08-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, John Townsend, (the “Applicant”), on behalf of Hartwood Residential, LLC (the “Owner”) has made a request to rezone property from Urban Residential (R-6) to Planned Unit Development (PUD) zoning district; and

WHEREAS, the subject property consists of 115.89 +/- acres and is located at the southwest corner of Hancock Road and Hartwood Marsh Road, in the Clermont Area, within Sections 9 & 16, Township 23 South, Range 26 East, and is more particularly described in Exhibit A; and

WHEREAS, the subject property is located within the Urban Low Future Use Category in accordance with Ordinance Number 2018-____ ; and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition RZ-18-08-2 on October 31 2018, 2018, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on November 20, 2018; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) zoning district in accordance with this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit “B” of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance shall take precedence.

A. Permitted Land Uses.

1. 279 single family dwelling units at a maximum of density of 2.5 dwelling units per net acre.
2. Active and Passive Recreational Uses.
3. Accessory uses may be approved by the County Manager or designee. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.

1. Maximum Building height: Thirty-five (35) feet.

2. Maximum Impervious Surface Ratio (ISR): 60% for the overall development. The maximum ISR for each lot may exceed 60% as long as the Applicant demonstrates that the overall development will not exceed 60% ISR.
3. Open Space: Minimum of 25% of the net buildable area.
4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

C. Development Standards.

1. Minimum Lot Width: Forty (40) feet.
2. Minimum Size of Dwelling Unit: 1,250 Square Feet of Living Area.

D. Setbacks. The minimum setback for residential development will be as follows:

Development	Front	Side	Rear ¹	Multiple Frontage
Single Family Dwelling Unit	25 Feet	7.5 Feet	25 Feet / 35 Feet ²	25 Feet
<p>Note 1: Pools, pool enclosures, screen rooms, sheds and all other accessory structures shall have a 7.5 foot side and rear setback.</p> <p>Note 2: The single family dwelling unit shall be setback a minimum of 25 feet from the rear property line. The rear setback for single family residences for lots abutting Hartwood Marsh Road is 35 feet.</p>				

1. All setbacks detailed in the chart above must be measured from the wall of structure to the property line unless stated otherwise.
 2. Driveways for single family lots shall be setback a minimum of 7.5 feet from the side property lines.
 3. Recreation Facilities shall be setback fifty (50) feet from the right-of-way; twenty-five (25) feet from residential lots; and ten (10) feet from other tracts.
 4. Any setback not specified herein must be in accordance with the Lake County Land Development Regulations, as amended.
- E. Clermont Joint Planning Area (JPA):** The project shall comply with all applicable regulations of Chapter XV of the LDRs, as amended
- F. Parking Requirements.** Off-street parking must be provided in accordance with the Lake County Land Development Regulations, as amended.
- G. Landscaping, Buffering, and Screening.** All new development must provide landscaping in accordance with the Lake County Land Development Regulations, as amended.

H. Environmental Requirements.

1. Prior to any future development, an updated environmental assessment must be submitted to identify potential negative impacts to wetlands, habitat, wildlife corridors, flora, and fauna.
2. Development (structures and impervious surfaces) shall be setback a minimum of fifty (50) feet from the jurisdictional wetland line or mean high water line, whichever is further landward, with the exception of water dependent uses and structures such as docks, platforms, and pile-supported walkways or similar structures. The use of fertilizers, pesticides, or herbicides is strictly prohibited within upland buffer zones unless specifically authorized by the appropriate federal or state agency.
3. All wetlands and wetland buffers within the property must be placed into a conservation easement that will run in favor of, and be enforceable by, a homeowners' association, a public agency acceptable to Lake County, or Lake County, at Lake County's discretion. The conservation easement must require that all wetlands and wetland buffers be maintained in their natural and unaltered state. Any such easement must allow access to water dependent structures such as docks and walkways.

- I. Noise:** A noise assessment must be provided in accordance with the Lake County Land Development Regulations, as amended.

J. Transportation Improvements.

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. The entrance access location between Street C and Hartwood Marsh Road, labeled as Street A on Concept Plan, may be relocated. The exact location shall be determined at time of Preliminary Subdivision Plan review.
3. The Developer shall construct South Hancock Road along the development's eastern boundary and connecting to Hartwood Marsh Road.
4. Sidewalks are required along the frontages of Hartwood Marsh Road and South Hancock Road to provide connectivity to the schools within the area.
5. Sidewalks will be required within the development per Land Development Regulations, as amended.
6. Improvements at the intersection of Hancock, South Hancock and Hartwood Marsh roads will be required to allow for the extension of South Hancock Road. This may include turn lane(s), sidewalk, trail, and sign modifications
7. Right-of-way will be required to be dedicated for South Hancock Road and Hartwood Marsh Road.

- K. Utilities.** The development shall be served with central potable water and central sewer, in accordance with the Comprehensive Plan and LDR, as amended.
- L. Stormwater Management.** The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.
 - 1. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements; as amended.
 - 2. The developer shall be responsible for any flood studies establishing elevations for flood zones with undetermined elevations for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will required compensating storage.
 - 3. Stormwater retention for both Hartwood Marsh Road and South Hancock Road along the eastern boundary will need to be designed and accommodated in the development's master stormwater management system.
- M. Floodplain Management.** The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Lake County Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.
- N. Lighting:** Exterior lighting must be in accordance with the Lake County Land Development Regulations, as amended, and consistent with Dark-Sky Principles.
- O. Signage:** All signage must be in accordance with the Lake County Land Development Regulations, as amended.
- P. Concurrency Management Requirements.** Any development must comply with the Lake County Concurrency Management System, as amended.
- Q. Development Review and Approval.**
 - 1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "A" - Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended
 - 2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.

Section 2. Conditions.

- A.** After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.

- B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to each and every condition set out in this Ordinance.
- D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.
- E. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this Ordinance and to recommend that the ordinance be revoked.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. Effective Date. This Ordinance will become effective as provided by law.

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ENACTED this _____ day of _____, 2018.

FILED with the Secretary of State _____, 2018.

EFFECTIVE _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

Timothy I. Sullivan, Chairman

This _____ day of _____, 2018

ATTEST:

**Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida**

Approved as to form and legality:

**Melanie Marsh
County Attorney**

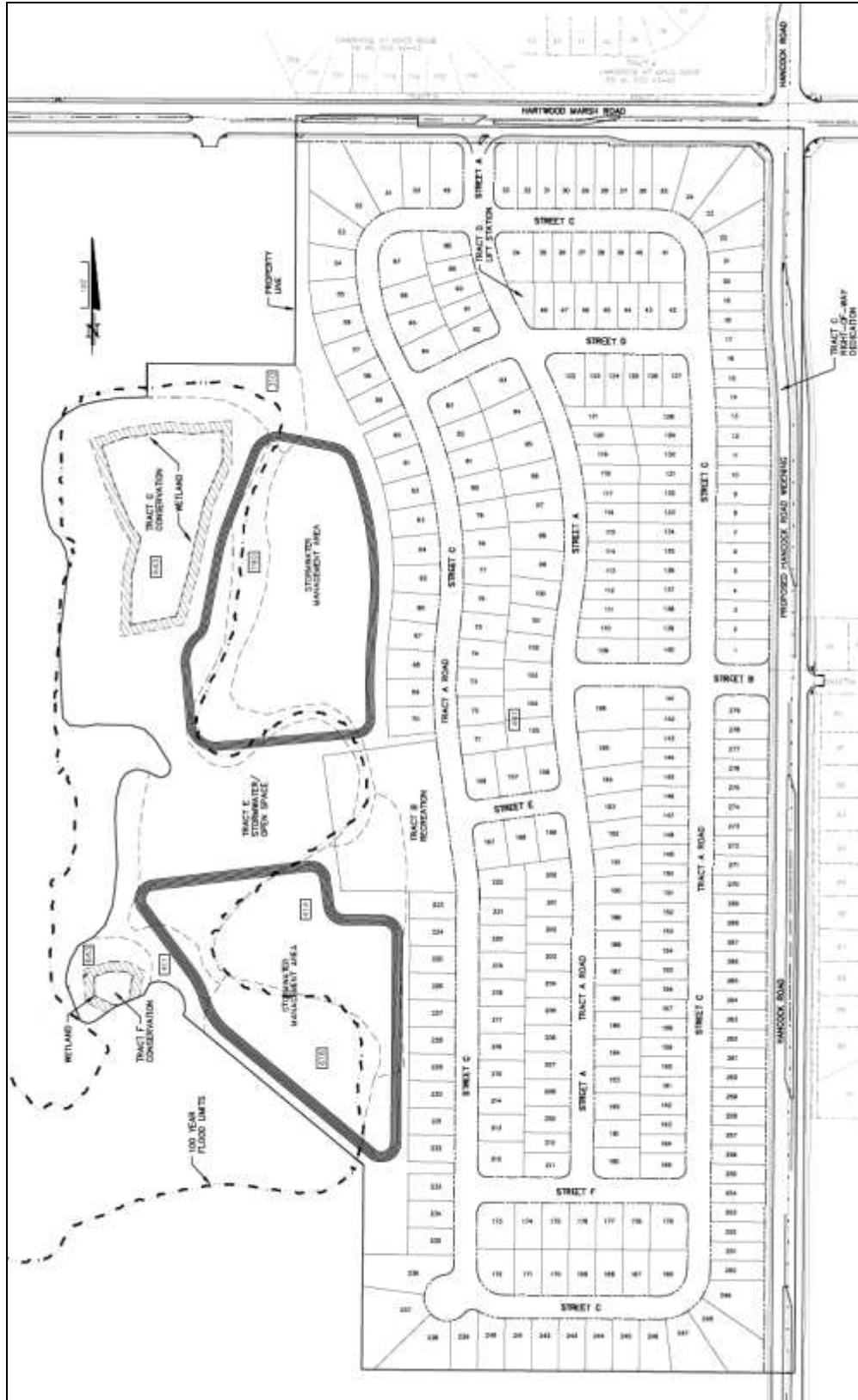
Exhibit A. Legal Description.

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Southeast 1/4 of the Southeast 1/4; thence N00°20'29"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

Exhibit B. Concept Plan.



Attachment A - Clermont Comments (2 Pages).

Janiszewski, Michele

From: Lisa Widican <lwidican@clermontfl.org>
Sent: Thursday, February 22, 2018 3:43 PM
To: Janiszewski, Michele
Subject: FW: HARTWOOD MARSH - PROJECT#2018020008 (COMP PLAN AMENDMENT & REZONING)

See below

From: Curt Henschel
Sent: Thursday, February 22, 2018 2:57 PM
To: Lisa Widican <lwidican@clermontfl.org>
Subject: RE: HARTWOOD MARSH - PROJECT#2018020008 (COMP PLAN AMENDMENT & REZONING)

Development Services

Since the parcel is contiguous, and the project will need city utilities, the City of Clermont will require annexation of the parcel.

From: Lisa Widican
Sent: Thursday, February 22, 2018 2:08 PM
To: Site Review Committee <SiteReviewCommittee@clermontfl.org>
Subject: FW: HARTWOOD MARSH - PROJECT#2018020008 (COMP PLAN AMENDMENT & REZONING)

Please send comments as soon as possible.

thanks

From: Harris, Mary [<mailto:MHarris@lakecountyfl.gov>]
Sent: Thursday, February 22, 2018 12:53 PM
To: Barron, Janie <JBarron@lakecountyfl.gov>; Elias Christ <Elias.christ@flhealth.gov>; Fish, TJ <tjfish@lakesumtermpo.com>; Greene, Steve <sgreene@lakecountyfl.gov>; Harker, Patti <PHarker@lakecountyfl.gov>; Harris, Mary <MHarris@lakecountyfl.gov>; Heffler, Cindy <CHeffler@lakecountyfl.gov>; Helen LaValley <lavalleyh@lake.k12.fl.us>; Holcomb, Gregory <GHolcomb@lakecountyfl.gov>; Hutt, Brian <bhutt@lakesumtermpo.com>; Isaac, Melving <misaac@lakecountyfl.gov>; Janiszewski, Michele <mjaniszewski@lakecountyfl.gov>; Johnson, Kenneth H. <khjohnson@lakecountyfl.gov>; Keedy, Dorothy <DKeedy@lakecountyfl.gov>; Krzastek, Loretta <lkrzastek@lakecountyfl.gov>; Larsen, Danielle <dlarsen@lakecountyfl.gov>; Lewis, Sharon E <SELewis@lakecountyfl.gov>; Seth Lynch <slynch@lakecountyfl.gov>; Monterville, Tomika <tmonterville@lakecountyfl.gov>; Moorhead, Virginia <VMoorehead@lakecountyfl.gov>; Rock, Christine <crock@lakecountyfl.gov>; Salinas, David <dsalinas@lakecountyfl.gov>; Stephanie Daugherty <Stephanie.Daugherty@flhealth.gov>; Vitta, Michael <mvitta@lakecountyfl.gov>; Weekley, Samuel <sweekley@lakecountyfl.gov>; White, William <wwhite@lakecountyfl.gov>; Willis, Jessica M <jmwillis@lakecountyfl.gov>; Woods, Michael <mwoods@lakesumtermpo.com>
Cc: Lisa Widican <lwidican@clermontfl.org>; Curt Henschel <CHenschel@clermontfl.org>; Barbara Hollerand <BHollerand@clermontfl.org>
Subject: HARTWOOD MARSH - PROJECT#2018020008 (COMP PLAN AMENDMENT & REZONING)

Janiszewski, Michele

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Thursday, February 22, 2018 3:09 PM
To: Janiszewski, Michele
Subject: FW: Hartwood Marsh Development Plan

FYI

From: Shannon Schmidt
Sent: Thursday, February 22, 2018 2:56 PM
To: 'jeff@amickinc.com' <jeff@amickinc.com>; 'Jtownsend@dwma.com' <Jtownsend@dwma.com>
Cc: 'McClendon, Tim' <tmccclendon@lakecountyfl.gov>; 'Richard Levey' <rlevey@leveyconsulting.com>; Curt Henschel <CHenschel@clermontfl.org>; John E. Kruse <jekruse@clermontfl.org>
Subject: Hartwood Marsh Development Plan

Good afternoon, Mr. Fuqua,

We noted your development plan as submitted to Lake County. As you know, your property is surrounded by the city on three sides, in addition to the City of Clermont being the provider of utility services. To this end, the City is the only provider of service to the subject property. If it is your intent to have utilities served to the site you will need to submit your development plans to the City of Clermont for entitlements and issuance of development permits.

If you have any questions please do not hesitate to contact me directly,



Shannon J. Schmidt
Director of Economic Development & CRA
Acting Director Building & Development Services
685 W. Montrose Street, Clermont, FL 34711
Tel 352-241-7355 | Fax 352-394-4087
sschmidt@clermontfl.org
www.ClermontFl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

Website: <https://www.clermontfl.gov/>

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