



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

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Public Hearings: Planning & Zoning Board (PZB): June 4, 2025
Board of County Commissioners (BCC): July 1, 2025

Case No. and Project Name: PZ2023-231, Hartle Hills Apartments

Applicant(s): Tara Tedrow

Owner(s): Burton B. Hartle, Benson K. Hartle, Allan H. Hartle, and Miriam F. Condon

Requested Action: Rezone approximately 17.89 +/- acres from Agriculture (A) to Planned Unit Development (PUD) to facilitate a development program for a 212-unit multifamily apartment complex with associated amenities.

Staff Determination: Staff finds the rezoning request consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: James Frye, Planner II

PZB Recommendation:

Subject Property Information

Size: 17.89 +/- acres

Location: North of State Road 50 and west of County Road 455, in the unincorporated Clermont area

Alternate Key No.: 1724899

Future Land Use: Regional Office (Attachment "A")

Current Zoning District: Agriculture (A) (Attachment "B")

Proposed Zoning District: Planned Unit Development (PUD) (Attachment "C")

JPA/ISBA: City of Clermont

Overlay: Lake Apopka Basin Overlay District (Attachment "D")

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Regional Office	PUD by Ordinance # 2020-39 and Heavy Industrial (HM)	Self-Storage	Clermont Self Storage
South	Regional Commercial	Planned Commercial (CP) by Ordinance # 2001-0142	Commercial and Stormwater Tract	Stormwater Retention Area Tract, Daycare Center, Retail Commercial