



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): July 2, 2025  
Board of County Commissioners (BCC): August 5, 2025

Case No. and Project Name: PZ2024-088, Hartle Road Partners, LLC

Commissioner District: District 2 – Sean M. Parks

Applicant(s): Geoffrey L. Summitt, GL Summit Engineering, Inc.

Owner(s): Hartle Road Partners, LLC

Requested Action: Rezone approximately 10.41 +/- acres from Agriculture (A) District to Medium Suburban Residential (R-4) District to facilitate the development of a single-family residential subdivision.

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

Case Manager: Shari Holt, Planner II

PZB Recommendation:

### **Subject Property Information**

Size: 10.41 +/- acres

Location: West of Hartle Road and east of Ray Goodgame Parkway, in the unincorporated Clermont area.

Alternate Key Nos.: 1648173 and 1648181

Current Future Land Use: Regional Office and Urban Low Density (Attachment “A”)

Proposed Future Land Use: Urban Low Density (Attachment “B”)

Current Zoning District: Agriculture (A) District (Attachment “C”)

Proposed Zoning District: Medium Suburban Residential (R-4) District (Attachment “D”)

JPA/ISBA: City of Clermont Interlocal Service Boundary Agreement Area and Joint Planning Area

Overlay/Rural Protection Area: Lake Apopka Basin Overlay District

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density and Regional Office	Agriculture, Estate Residential (R-2), and Community Facility District (CFD)	Residential, Vacant Residential, and Public Safety	Single-Family Residential, Lake County Fire Station #90
South	Urban Low Density	Medium Residential (R-3)	Residential	Single-Family Residences (Johns Lake Estates)
East	Urban Low Density	Agriculture (A)	Right of Way and Residential	Single-Family Residences east of Hartle Road
West	City of Clermont	City of Clermont	Industrial Park	Perimeter Park West

**- Summary of Analysis -**

The subject parcels are identified by Alternate Key Numbers 1648173 and 1648181 and contain approximately 10.41 +/- acres. The subject property is generally located west of Hartle Road and east of Ray Goodgame Parkway, in the unincorporated Clermont area. The subject parcels are zoned Agriculture (A) district and designated with Regional Office and Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan (with a concurrent requested change to Urban Low Density FLUC presented under separate cover) and located within the Lake Apopka Basin Overlay District. The subject parcels are currently vacant as indicated on the Boundary Survey (Attachment “E”).

The Applicant seeks approval to rezone the subject parcels from Agriculture (A) District to Medium Suburban Residential (R-4) District to allow construction of a single-family residential subdivision.

The subject parcels are located within the City of Clermont Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA) Area, and the application was provided to the City of Clermont for review and comment. The City of Clermont does not oppose the project from a planning perspective; however, the City of Clermont Public Works Department provided the following comments as shown on Attachment “F.”

The Concept Plan depicts twenty-six (26) proposed single-family detached lots at a density of 2.50 dwelling units per net acre, a minimum of 25% open space, and a minimum lot width of seventy-five (75) feet as shown in Attachment “G.”

The Applicant provided a Project Narrative for the rezoning request as shown on Attachment “H”.

**Table 1. Existing and Property Development Standards.**

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Agriculture (A) District	1DU/5AC	N/A	0.10	N/A	40
Proposed	Medium Suburban Residential (R-4) District	4DU/AC	26 Single-Family Lots (2.50 DU/AC)	0.55	25%	40

**– Staff Analysis –**

LDR Section 14.05.03 (Standards for Review)

**A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).**

The rezoning request is consistent with LDR Section 3.00.02(J) entitled *Purpose and Intent of Districts*, which states that the Purpose and Intent of the Medium Suburban Residential (R-4) district is the provide for a medium density single-family usage in a suburban or rapidly urbanizing area.

The rezoning request is consistent with LDR Table 3.00.03 entitled *Land Use – Zoning District Matrix*, which states that the Medium Suburban Residential (R-4) district is compatible with the proposed Urban Low Density FLUC.

The rezoning request is consistent with LDR Section 6.15.03(B)(1) entitled, *Permitted uses within the Lake Apoka Basin*, which states that only single-family residential may be developed within one-half mile of the lake shoreline, and LDR Section 6.15.03(B)(3) which states that maximum densities for all single-family development shall be limited to two (2) dwelling units per acre if either central sewer or central water services are unavailable.

New development will be required to meet all criteria specified in the LDR, as amended.

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

The rezoning request is consistent with the Future Land Use designation, in that the Applicant is also requesting to change the Future Land Use Category to Urban Low Density FLUC.

The rezoning request and concurrent Future Land Use Map Amendment is consistent with Comprehensive Plan Policy I-1.2.2, entitled *Consistency between Future Land Use and Zoning*, which states that the maximum density for the proposed Urban Low Density FLUC is four (4) dwelling units per net acre, the maximum Impervious Surface Ratio is 0.60, and the maximum Open Space is 25%.

The rezoning request is consistent with Comprehensive Plan Policy I-1.1.4 entitled *Direct Density to Existing Urban Centers*, which states that higher intensity commercial and higher density residential infill development shall be encouraged within municipalities and existing urbanized areas of the county to conserve rural land and maintain vibrant communities.

The rezoning request is consistent with Comprehensive Plan Policy I-6.3.4 entitled *Permitted Uses within the Lake Apopka Basin Overlay District*, which states that residential, commercial, and office uses within designated areas may be allowed provided that development is clustered on the landward portion of the property, and away from environmentally sensitive features and habitat. GIS aerial maps do not indicate the presence of any wetlands or flood zones on the subject parcels.

New development will be required to meet all criteria specified in the Land Development Regulations and Comprehensive Plan.

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

The proposed rezoning request is consistent with adjacent neighboring residential properties as shown on Table 3 comparing the proposed development with nearby subdivisions.

Table 3. Adjacent and Surrounding Subdivisions					
Project Name	Gross / Net Acres	Unit Count	Gross / Net Density	Min. Lot Size	Municipality
Johns Lake Estates	93.67 Gross Ac	164 DUs	Gross: 1.74 DU/AC	15,050 SF	Lake
Johns Lake Landing	52.38 Gross Ac	97 DUs	Gross: 1.54 DU/AC	8,999 SF	Lake

Additionally, the Applicant has proposed a change to the Future Land Use Category, to ensure consistency with the proposed development and both the Future Land Use Plan and the zoning.

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

The Applicant wishes to rezone the subject parcels and construct a single-family residential subdivision. The surrounding parcels to the north, south, and east are residential in nature. The 26-lot subdivision is a smaller scale subdivision that provides a transition between the adjacent Medium Residential (R-3) district, Estate Residential (R-2) district, and the City of Clermont industrial park west of the proposed development.

**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 rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities.**

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewage

The Applicant is in communication with the City of Clermont to procure a utility services agreement.

If the City of Clermont is unable to provide water and sewer, future development must comply with Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection*, which states that a new development exceeding a density of one unit per net acre shall provide a central water system, and Comprehensive Plan Policy IX-3.1.2 entitled *Mandatory Sewer Connection*, which states that a new development exceeding one unit per net acre shall provide a regional / sub-regional sanitary sewer system.

Further, according to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, any new development in the Urban Land Use Series where density occurs at one unit per net acre or greater or wastewater discharge of the development is equal to or greater than 100,000 GPD, shall be required to connect to a regional system. However, a central system may be used on a temporary basis until a regional system becomes available. The temporary system must be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code and must be planned, designed and constructed to serve as a nucleus of a future regional system, or can act as a lift station with minimal modification.

Schools

Lake County Schools reviewed the application and determined that the proposal is subject to school concurrency review during the development process.

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #90, 2150 Ray Goodgame Parkway, Clermont, is located less than a mile from the subject property located south of Ray Goodgame Parkway and west of Hartle Road, Clermont. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning request be approved by the Board.

### Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of Ray Goodgame Parkway is "D" with Two Way capacity of 3088 trips. Currently the impacted segment is from Hartle Road to SR 50 which is operating at a LOS "D", at twenty four percent (24%) of its capacity during the peak hour.

This project will be generating approximately thirty (30) pm peak hour trips, in which nineteen (19) trips will impact the pm peak hour direction.

The Applicant will be required to request an exemption from a full Tier 1 Traffic study prior to site plan approval.

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

An environmental assessment will be submitted with the Preliminary Plat application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting, or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

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

There is no indication that the rezoning application will affect property values in the area.

**H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.**

The proposed rezoning request provides a transitional use from the industrial property to the west, within the City of Clermont, and the residential properties to the south, east, and north of the subject parcels.

**I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.**

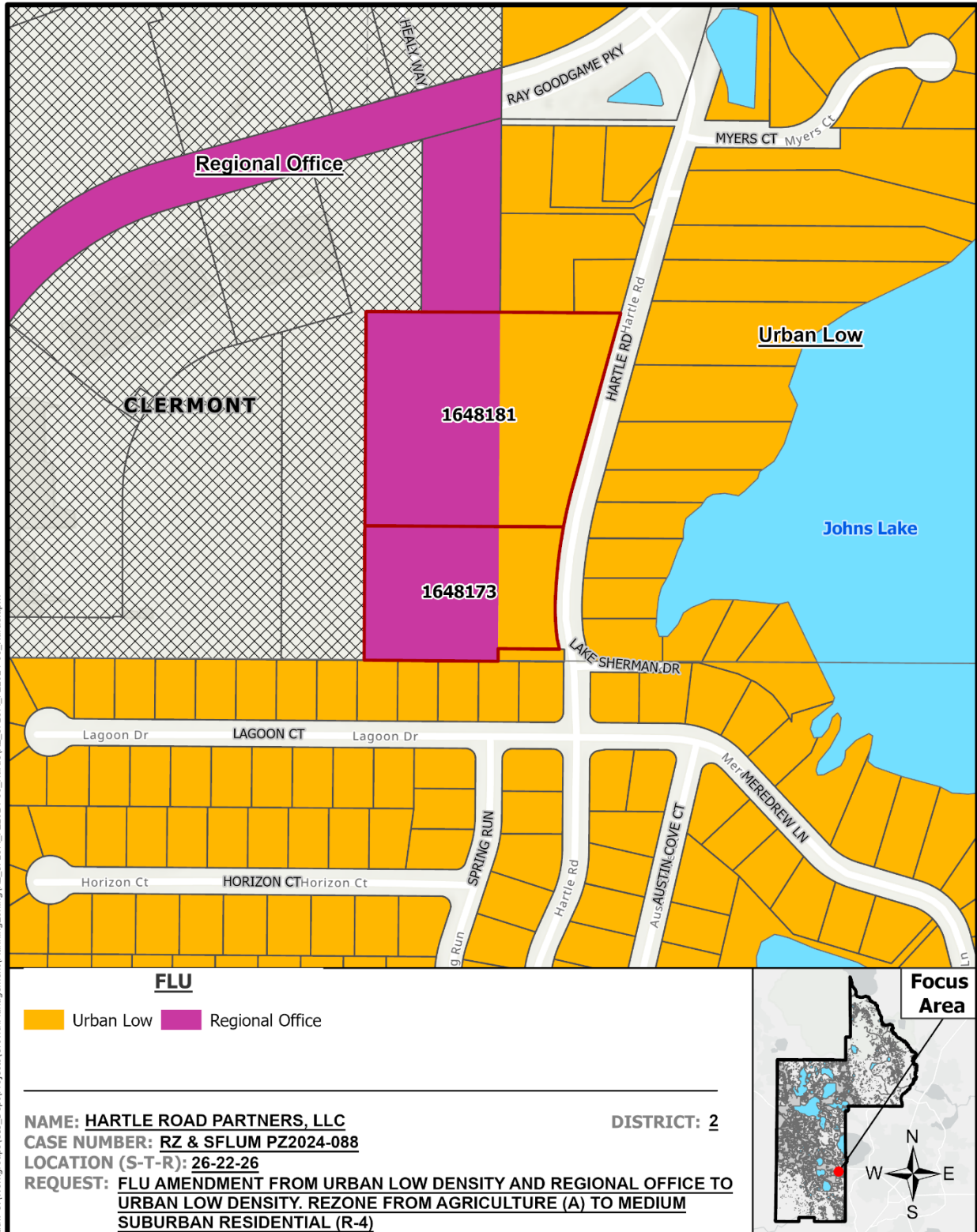
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

The proposed rezoning was submitted concurrent with a Future Land Use Amendment to Urban Low Density being presented under a separate cover as case file PZ2024-88.

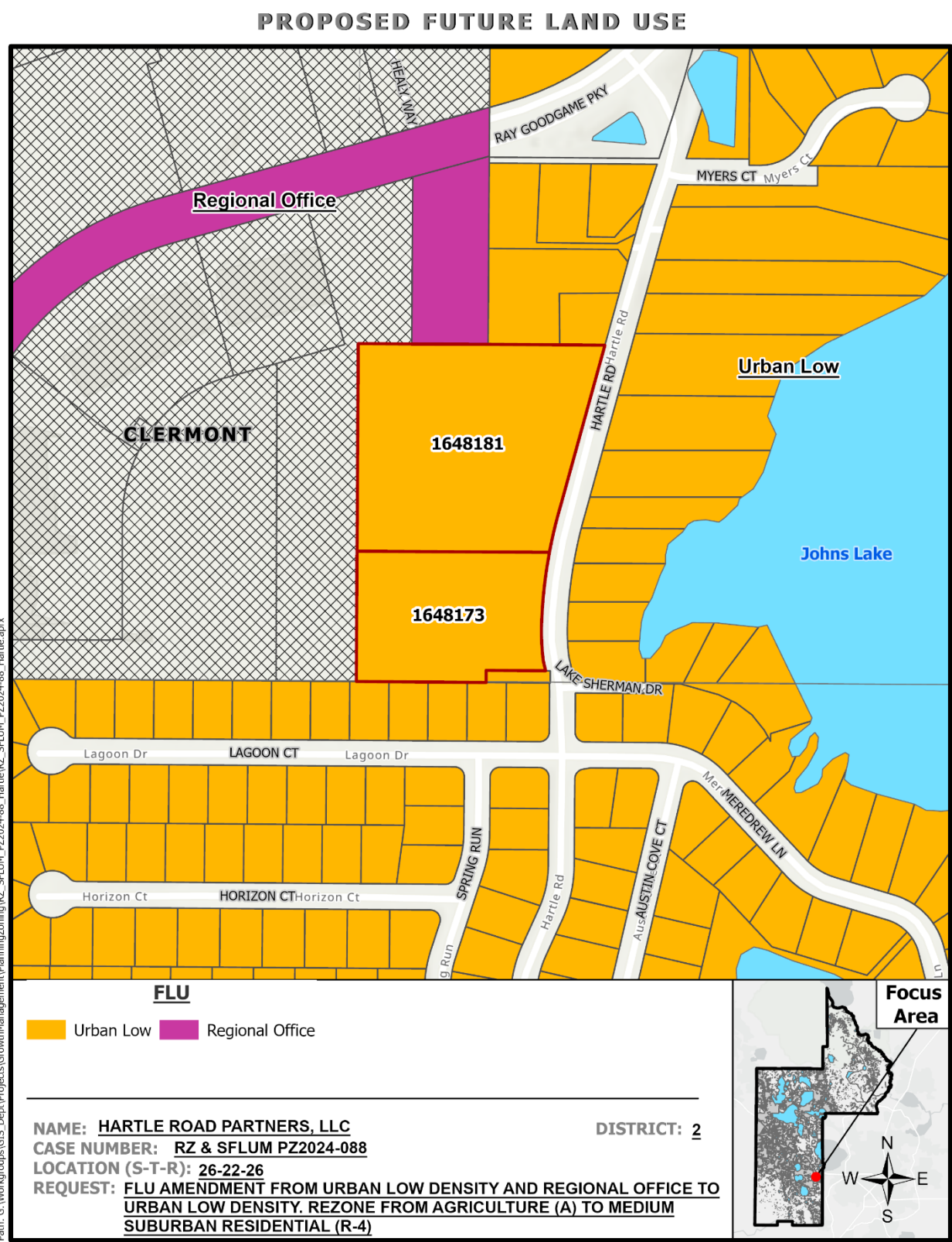
# Attachment “A” – Current Future Land Use Map

## CURRENT FUTURE LAND USE

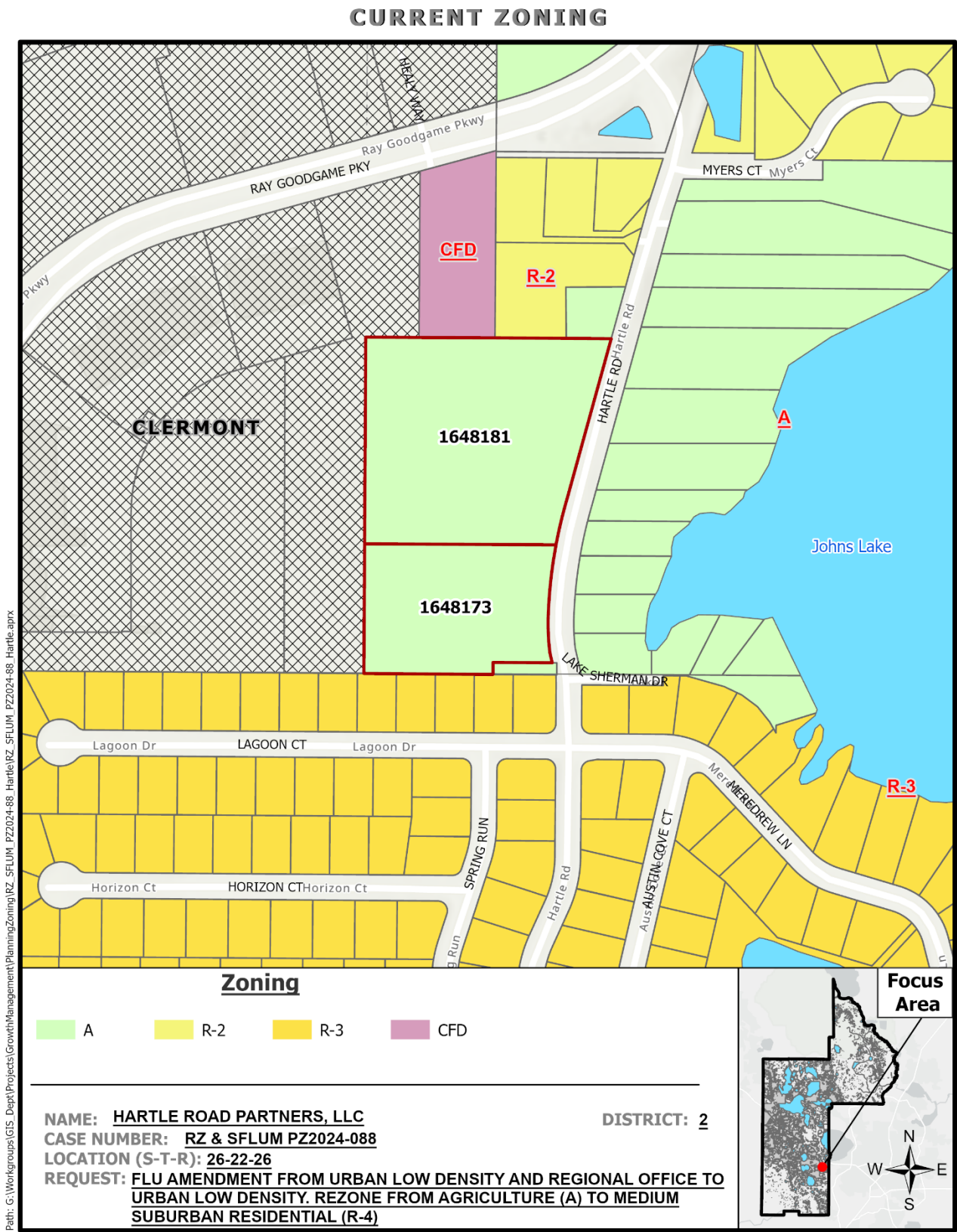




# Attachment “B” – Proposed Future Land Use Map

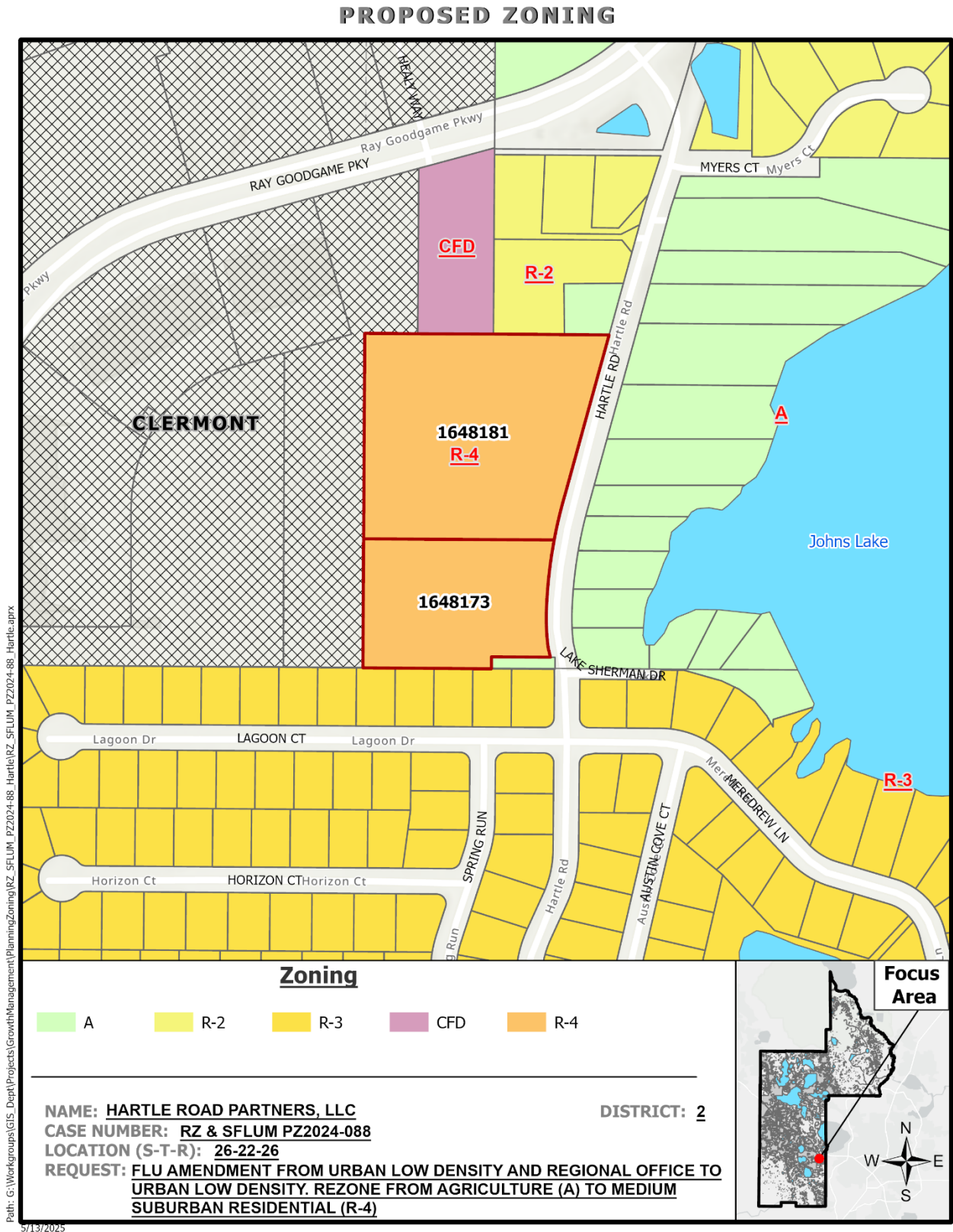


# Attachment “C” – Current Zoning District Map





# Attachment “D”, Proposed Zoning District Map





## Attachment “F”, City of Clermont Response

**From:** [John E. Kruse](#)  
**To:** [Holt, Sharyn](#)  
**Cc:** [Barron, Janie](#)  
**Subject:** RE: RESUBMITTAL REVIEW REQUEST: Hartle Road Partners, LLC / PZ2024-088 / AR 5605 and 5603  
**Date:** Thursday, October 17, 2024 6:06:50 PM

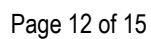
**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Shari,

I did not see where the revised site plan was in conflict with the JPA regulations under Chapter 15.02. Therefore, the City would not oppose this project from a planning perspective. However, the comments below are from our Public Services Department along with the applicant has not received utility service confirmation from the City at this time to provide water and sewer.

- Potable water line shall be in a 15' easement dedicated to the city along the property's boundary adjacent to Hartle Road
- Potable water line shall connect to the water line at the intersection of Ray Goodgame Road & Hartle Road, and connect to existing water line just south of the property on Hartle Road, looping the system.
- Potable water line shall be designed per the City of Clermont standards.
- Sanitary gravity sewer shall be designed per the City of Clermont standard.
- Sanitary lift station shall be designed per the City of Clermont standards.
- Lift station shall be rotated to eliminate the 45° bends in the force main within the lift station tract.
- Force main shall be a minimum of 6".

Sincerely,  
John



# Attachment “H”, Project Narrative



April 25<sup>th</sup>, 2025

**RE: Hartle Road Residential R-4 Zoning Amendment Justification Statement: Parcels (1648173 & 1648181)**

Lake County Planning.

The proposed request to amend the rezoning for parcels 1648173 and 1648181 is consistent with the County's Comprehensive Plan and Compatible with the character of the surrounding residential areas. A portion of the property currently has a Future Land Use of Regional Office and is subject to a concurrent request to unify the land use as Urban Low.

The R-4 would allow for the property to develop in a nature consistent with the area as the agricultural zoning is no longer consistent with the surrounding property. The zoning would allow for a transitional use from the industrial property to the west within the City of Clermont and the Urban Low residential developed properties to the south, east, and north of the subject parcels. The change of use would create a uniform line of residential properties and prohibit the development of commercial or office uses adjacent to an established residential area and continue the residential character of the area with the proposed residential use.

The parcels proximity to Hartle Road and new Hartle Road provide for utility availability needed for higher density residential development without the need for wells and septic systems currently used in the adjacent established residential communities. The extension of utilities would provide for the potential of future connections in hopes of eliminating existing septic systems and wells. Capacity is available from the City of Clermont to provide central utility service to the property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Geoffrey L. Summitt".

Geoffrey L. Summitt, P.E.  
President, #58775

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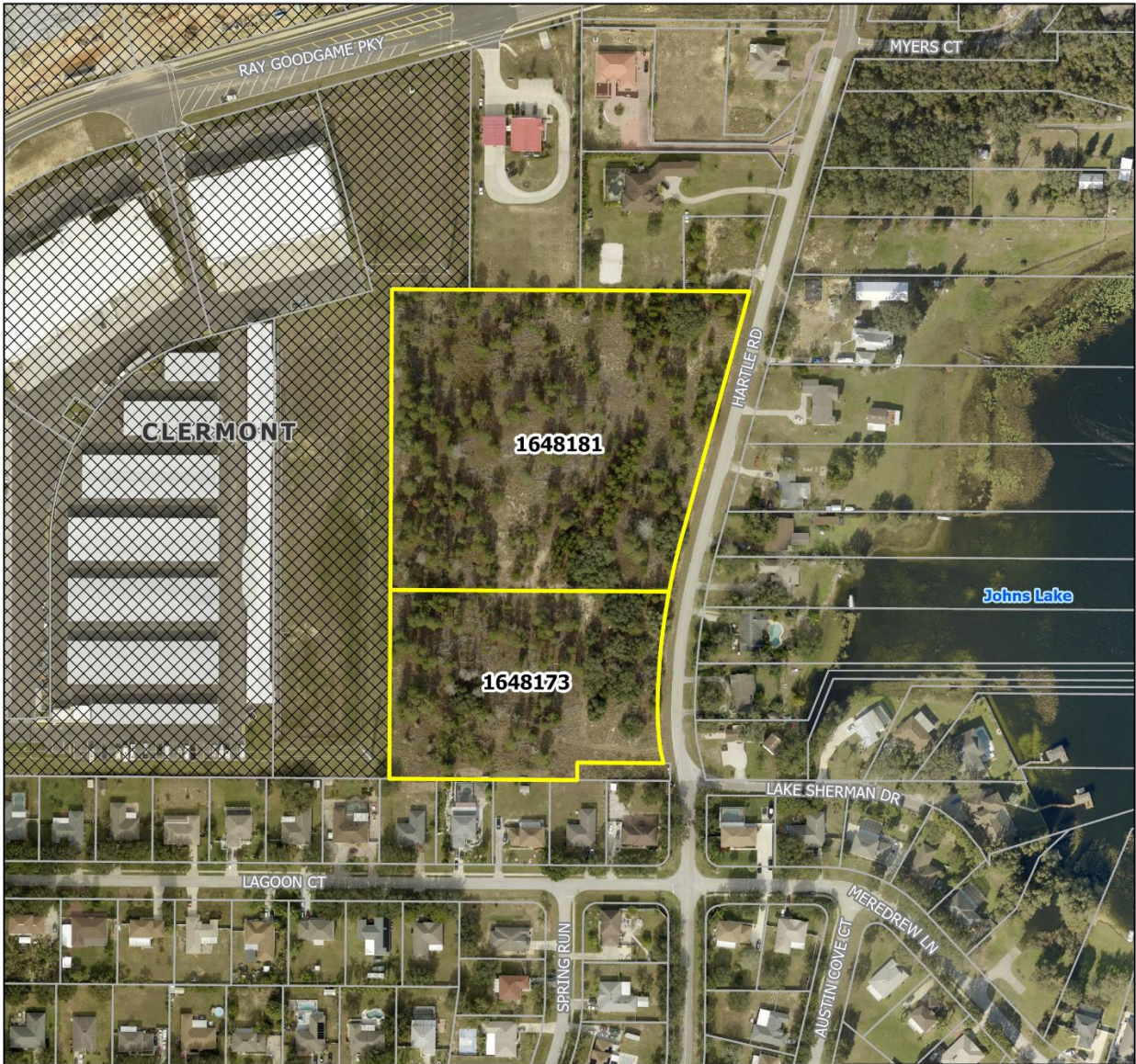
# Map of Subject Property



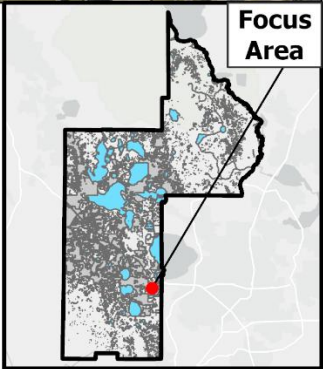


# Aerial Map of Subject Property

RZ & SFLUM  
Hartle Road Partners, LLC



FLU amendment from Urban Low Density and Regional Office to Urban Low Density. Rezone from Agriculture (A) to Medium Suburban Residential (R-4)



Path: G:\Workgroups\GIS\_Dept\Projects\GrowthManagement\PlanningZoning\RZ\_SFLUM\_PZ2024-88\_Hartle\Map\_PZ2024-88\_Hartle.aprx

5/13/2025

ORDINANCE #2025-\_\_\_\_

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 10.41 +/- ACRES FROM AGRICULTURE (A) DISTRICT TO MEDIUM SUBURBAN RESIDENTIAL (R-4) DISTRICT TO FACILITATE THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL SUBDIVISION FOR THE PARCELS IDENTIFIED AS ALTERNATE KEY NUMBERS 1648173 AND 1648181, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Geoffrey L. Summitt (the "Applicant") submitted a rezoning application on behalf of Hartle Road Partners, LLC (the "Owner"), to rezone approximately 10.41 +/- acres from Agriculture (A) District to Medium Suburban Residential (R-4) District to facilitate the development of a single-family residential subdivision; and

**WHEREAS**, the subject property consists of approximately 10.41 +/- acres located west of Hartle Road and east of Ray Goodgame Parkway in the unincorporated Clermont area in Section 26, Township 22 South, Range 26 East, known as Alternate Key Numbers 1648173 and 1648181, and more particularly described in Exhibit "A"; and

**WHEREAS**, the property is located within the Urban Low Density Future Land Use Category; and

**WHEREAS**, the Lake County Planning and Zoning Board did on the 2nd day of July 2025, review Petition PZ2025-088; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 5th day of August 2025; and

**WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, 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.

**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 from Agriculture (A) District to Medium Suburban Residential (R-4) District for the property described in Exhibit "A". The adoption of this Ordinance shall revoke and replace all previous ordinances.

**Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended.

**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 forthwith 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.

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

FILED with the Secretary of State \_\_\_\_\_, 2025.

EFFECTIVE \_\_\_\_\_, 2025.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

\_\_\_\_\_  
LESLIE CAMPIONE, CHAIRMAN

**ATTEST:**

\_\_\_\_\_  
GARY J. COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
MELANIE MARSH, COUNTY ATTORNEY



## EXHIBIT "A" - Legal Description.

### **Parcel 1:**

Begin at the SE corner of the SW 1/4 of the SW 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89° 53' West, along Section line 330.65 feet; thence North 00° 17' 40" West, 331.29 feet; thence North 89° 53' East, 494.99 feet, more or less to the West right-of-way line of County Road; thence South 00° 14' 45" West, along said right-of-way line 331.29 feet; thence South 89° 53' West, 164 feet to the Point of Beginning. **LESS** the South 31 feet of the East 164 feet, thereof, and **LESS** the South 15 feet of the West 330.65 feet, thereof.

and

### **Parcel 2:**

Begin at the SE corner of the N 3/4 of the SW 1/4 of the SW 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida, and run thence South 89° 53' West, 330.99 feet thence North 00° 14' 30" West, 531.29 feet; thence North 89° 53' East, 634.44 feet; more or less to the West right-of-way line of County Road; thence Southwesterly along said right-of-way line 549 feet, more or less to a point lying North 89° 53' East, of Point of Beginning; thence South 89° 53' West, 164 feet to the Point of Beginning.

