



# COMPREHENSIVE PLAN AMENDMENT STAFF REPORT OFFICE OF PLANNING & ZONING

Tab Number: 9

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

Case No. and Project Name: PZ2023-232, Hartle Hills Apartments

Applicant(s): Tara Tedrow

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

Requested Action: Amend the Future Land Use Map (FLUM) on approximately 17.89 +/- acres from the Regional Office Future Land Use Category to Planned Unit Development (PUD) to facilitate a development program for Hartle Hills Apartments, a 212-unit multi-family apartment complex with associated amenities.

Staff Determination: Staff finds the 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

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

Proposed Future Land Use: Planned Unit Development (PUD) (Attachment "B")

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

JPA/ISBA: City of Clermont ISBA and JPA

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

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