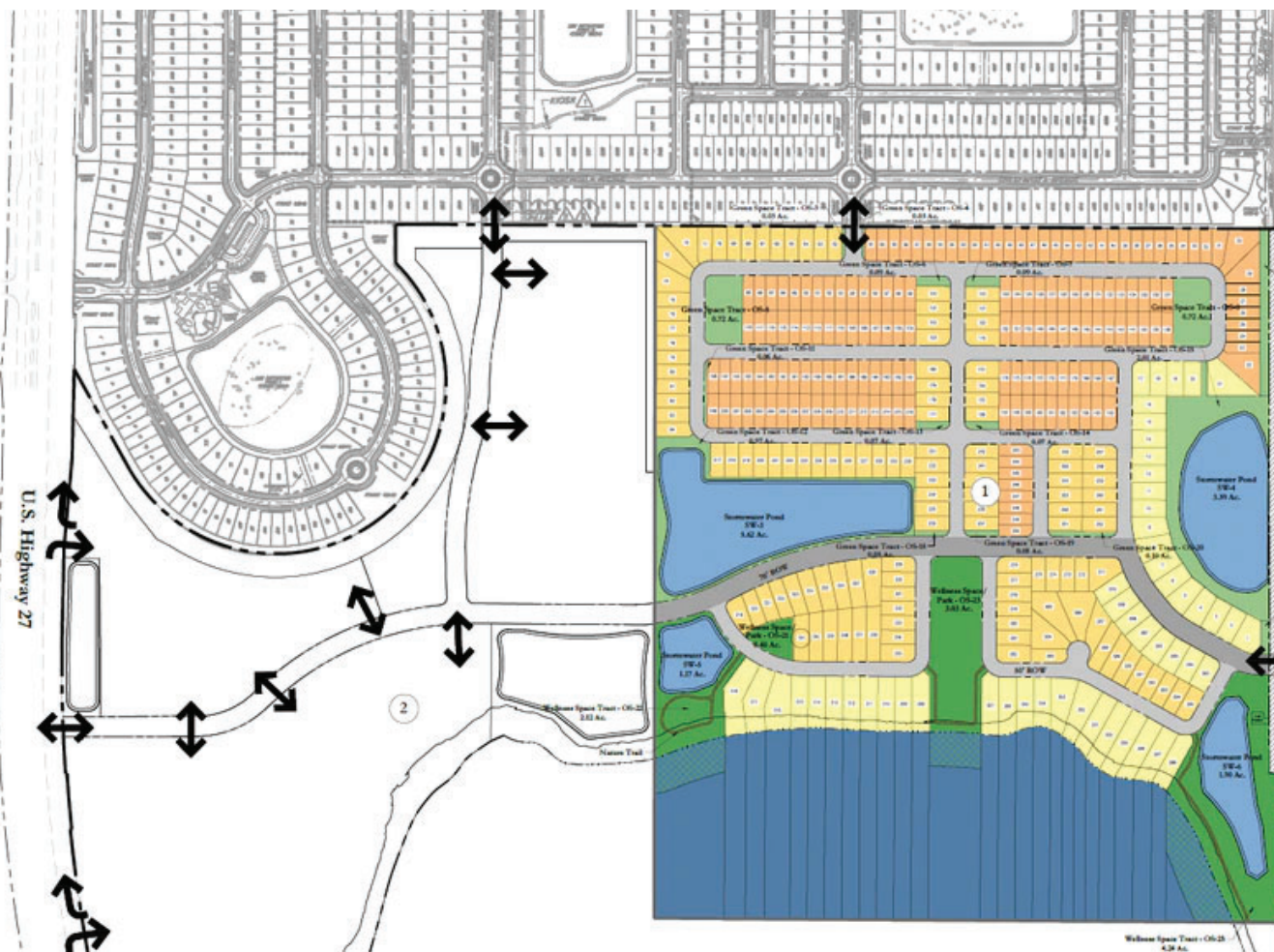


Maury L. Carter & Associates, Inc. is representing the landowner in the Beazer transaction and has handled all of the land sales for the entire 750 acres.

Beazer Homes under contract for 341 homesites in Wellness Way area

By LAURA KINSLER
GROWTHSPOTTER | JUL 06, 2021



Beazer Homes is under contract for 374 detached single-family homesites just south of the Ridgeview subdivision. The plan calls for 24 lots on Trout Lake. (Poulos & Bennett)

Atlanta-based **Beazer Homes** is set to expand its presence in Lake County with a new 341-lot subdivision in the Wellness Way area.

The homebuilder is working with the seller to rezone the remaining 275 acres of the former Clont Groves just south of the Olympus Sports & Entertainment mixed-use district in Clermont.

The original grove property spanned 750 acres, but Clont sold 153 acres to Hanover Land Company for a 578-lot subdivision.

Now Poulos & Bennett's **Kathy Hattaway** has petitioned Lake County to rezone the balance of the property, immediately south of Hanover's Ridgeview subdivision, from Agricultural to Planned Unit Development so it can be developed in accordance with the Wellness Way Town Center future land use.

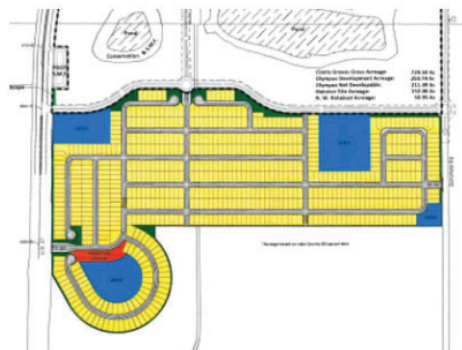


Beazer will offer multiple floorplans, each with at least three exterior elevations, as part of the Trout Lake PUD design guidelines. (Poulos & Bennett)

In the application, Hattaway noted that the Trout Lake PUD development program would consist of single family homes, multifamily homes, offices and commercial uses. The property is divided into two parcels, and only parcel one shows a defined program with the 341 homesites. Lots sizes would be consistent with Ridgeview, with a mix of 40-foot, 50-foot and 60-foot lots.

The concept plan shows 23 lots backing onto Trout Lake, as well as three neighborhood parks on the lakefront.

Kelli Tolocka, Beazer's vice president for land acquisition, told **GrowthSpotter** the homebuilder would include an amenity center with a pool, clubhouse and tot lot. The PUD also shows a trail network along the primary internal roads and as a buffer between the two neighborhoods. The trails also provide for easy pedestrian and bike access to Lake Louisa State Park.



LAKE COUNTY DEVELOPMENTS

Hanover advances subdivision plans south of Clermont's Olympus project

Parcel two covers about 155 acres, including the portion with frontage on U.S. 27, which would be entitled for 363 multifamily units with a maximum building height of six stories and 633,636 square feet of non-residential uses. The PUD allows a variety of commercial and light industrial uses as part of the project. Hattaway said the project would be developed in phases. Non-residential or mixed-use buildings would have a maximum height of eight stories.

Sales at Ridgeview have been swift since Hanover opened the community last year. Vice President Ben Snyder told GrowthSpotter the homebuilder has completed Phase 1 (152 lots) and has started horizontal construction on Phase 2 (112 lots). The amenities will be completed within the year.

“Phase 2 will be done by the end of the year,” Snyder said. “We’re breaking ground on Phase 3 within the month. That leaves us with phases 4 and 5, which is another 229 lots to build.”

Beazer Homes ranked 17th on [Builder Magazine’s top 100 list](#) for 2021. In December, the company became the first national builder to “publicly commit to ensuring every home we build is Net Zero Energy Ready” by the end of 2025. Net Zero Energy Ready means that every home will have a gross HERS index score of 45 or less, allowing homeowners to be able to achieve net-zero energy by attaching a properly sized renewable energy system.

Currently, the homebuilder is actively selling in [Hills of Minneola](#) and at the 55+ Gatherings of Lake Nona. Tolocka said Beazer is getting ready to launch new communities in Sanford, Apopka and at [Creekside](#) on Boggy Creek Road.

Have a tip about Central Florida development? Contact me at lkinsler@GrowthSpotter.com or (407) 420-6261, or tweet me at [@byLauraKinsler](#). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).

Laura Kinsler



Laura Kinsler is the editor of GrowthSpotter. She joined the company in 2015 as Osceola County reporter after a 15-year career at the Tampa Tribune. A proud graduate of the University of Georgia’s Grady College of Journalism & Mass Communication, Laura follows the Georgia Bulldogs religiously.