

CASE # LUP-23-03-106

Commission District: # 1

GENERAL INFORMATION

APPLICANT	Jeremy Anderson, Common Oak Engineering, LLC
OWNER	Hartzog Homes, LLC
PROJECT NAME	Hartzog Homes Planned Development / Land Use Plan (PD / LUP)
PARCEL ID NUMBER(S)	29-24-27-0000-00-007
TRACT SIZE	8.91 gross acres 6.10 net developable acres
LOCATION	North of Lake Gifford Way / East of Tollcross Way
REQUEST	To rezone 8.91 acres from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to PD (Planned Development) with a proposed development program of 48 detached single-family residential dwelling units.
PUBLIC NOTIFICATION	The notification area for this public hearing extended beyond 1,500 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Five hundred and thirty-four (534) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The subject property is located north of Lake Gifford Way and east of Tollcross Way, within Horizon West Village I. The property affected by this proposed change is located in the Garden Home Mixed Use and Upland Greenbelt districts. The applicant is seeking to rezone approximately 8.91 acres from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to PD (Planned Development District) in order to construct up to 48 detached single-family residential dwelling units. No waivers are requested.

There are 0.84 acres of Adequate Public Facilities (APF) land required with this application. An APF Agreement (APF-24-02-046) is running concurrently with this LUP application to acquire the requisite APF credits by way of a transfer from the Withers PD, in lieu of providing APF acreage within the Hartzog Homes PD. The agreement is pending approval by the Board of County Commissioners and will be heard concurrently with this application.

SITE DATA

Existing Use	Undeveloped Land
Adjacent Zoning	N: PD (Planned Development District - Withers PD) E: PD (Planned Development District - KRCP Hartzog Road PD) W: R-T-2 (Combination Mobile Home and Single-Family Dwelling District) S: R-T (Mobile Home Park District)
Adjacent Land Uses	N: Undeveloped Land E: Single-Family Residential W: Undeveloped Land S: Mobile Home Park

APPLICABLE PD DEVELOPMENT STANDARDS

PD Perimeter Setback:	25 feet
Minimum Lot Size:	2,880 square feet
Minimum Lot Width:	32 feet
Minimum Lot Depth:	110 feet / 90 feet with alley
Maximum Lot Coverage:	65% (front porch not included)
Minimum Living Area:	1,200 square feet
Maximum Building Height:	3 stories / 45 feet
Minimum Public Park & Open Space:	0.59 ac. (7.5%)

Minimum Building Setbacks

Front Setback (S.R. 434):	15 feet / 7 feet for front porch
Rear Setback:	20 feet
Side Setback:	4 feet
Side Setback:	10 feet

Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has a Future Land Use Map (FLUM) designation of Village (V) - Horizon West on the Future Land Use Map and is zoned R-T-2, with a proposed zoning of PD. PD zoning is required for all new development within Horizon West. The property is located in the Horizon West Special Planning Area of Village I and has designations on the Specific Planning Area Map of Garden Home Mixed Use and Upland Greenbelt. The maximum residential net density allowed in the Garden Home Mixed Use is four (4)

dwelling units per acre, with up to eight (8) units with applicable transfers of density. The proposed development plan will allow for 48 detached single-family residential dwelling units on 8.91 gross acres / 6.10 net developable acres utilizing an internal transfer of density from the Upland Greenbelt portion of the site. The request appears to be consistent with the Comprehensive Plan, and the following provisions:

FLU1.4.1 states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

GOAL FLU2 states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

GOAL FLU4 (Horizon West) states that it is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

OBJ FLU4.1 states that Orange County shall use a Village Land Use Classification to realize the long range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl now occurring in western Orange and eastern Lake County; create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

FLU8.2.1 states that land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Transportation Planning

Existing/Valid transportation concurrency entitlements not found. Development will require transportation capacity via a Capacity Encumbrance Letter (CEL) Application. Should this project be located near failing roadways a traffic study will be required with the CEL application. Please contact the Concurrency Management Office at 407-836-6110 for more information.

Based on the Concurrency Management database (CMS) dated 4/17/2023, there are multiple failing roadway segments within the project's impact area along Avalon Rd, from US 192 to Flamingo Crossings Blvd (3 segment(s)). This information is dated and subject to change.

Community Meeting Summary

A community meeting was held on September 14, 2023. No residents attended the meeting.

Utilities

Water: Orange County Utilities

Wastewater: Orange County Utilities

Schools

Orange County Public Schools (OCPS) staff have determined that school capacity **IS AVAILABLE** for this project. Even with the higher student generation rate of the new single family units, the overall reduction in units results in a decrease in projected students. Therefore, an amended determination would yield the same conclusion: capacity is available. Accordingly, OCPS will not require an amended school capacity determination for this project. The existing school capacity determination has been extended until August 13, 2027.

Project Name:		HARTZOG HOMES PD LUP		
Unvested Units	Single Family Units:	21	Single Family Units:	0
	Multi Family Units:	0	Multi Family Units:	0
	Multi Family High Rise Units:	0	Multi Family High Rise Units:	0
	Town Homes Units:	42	Town Homes Units:	0
	Mobile Home Units:	0	Mobile Home Units:	0
		Vested Units		

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	HH		
	School:	WATER SPRING ES	WATER SPRING MS	HORIZON HS
	Analysis of Existing Conditions			
	School Capacity (2022-2023)	837	706	2,656
	Enrollment (2022-2023)	1,029	634	2,030
	Utilization (2022-2023)	137.0%	68.0%	68.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	0	72	626
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	616	168	329
	Reserved Capacity	29	0	0
	Adjusted Utilization	200.0%	113.6%	88.8%
	Adjusted Available Seats	0	0	297
	Analysis of Proposed Development			
	Students Generated	11.004	5.628	7.539
	Adjusted Utilization	201.3%	114.4%	89.1%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	11.004	5.628	0.000

WATER SPRING ES	SCHEDULED FOR RELIEF IN 2024.
WATER SPRING MS	TEMPORARY CAPACITY UNTIL 2023 (SHARES CAMPUS WITH HORIZON HS)
HORIZON HS	TEMPORARY CAPACITY UNTIL 2023 (CAMPUS SHARED WITH WATER SPRING MS)

Parks and Recreation

Parks and Recreation Staff have reviewed the request and did not identify any issues or concerns.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (November 19, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Hartzog Homes Land Use Plan / Planned Development (LUP/PD) dated "Received November 26, 2025," subject to the following conditions:

1. Development shall conform to the Hartzog Homes Land Use Plan (LUP) dated "Received November 26, 2025," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received November 26, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of Contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, must be executed and recorded in the Public Records of Orange County, Florida, prior to final approval of this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.

8. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the PD and to accommodate the ultimate flows for the entire Village. Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Village I Master Utility Plan (MUP).
9. A Master Utility Plan (MUP) for the PSP, including hydraulically dependent development, shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PSP shall be consistent with approved and up-to-date Master Utility Plans (MUPs) for the PSP and Village I. MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUPs and updates must be approved prior to Construction Plan approval.
10. Prior to construction plan approval, all property owners within Village I, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternative financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
11. Prior to approval of any plans that require filling within the 100-year flood zone, such as Site Construction Plans or Mass Grading Excavation/Fill permit or the like, the applicant must obtain the required permit(s) and approval(s) from the Orange County Floodplain Administrator authorizing any fill pursuant to Chapter 19, Orange County Code.
12. In accordance with FEMA requirements, a Letter of Map Change (LOMC) may be required from the owner/engineer. Development within the 100-year floodplain where no established Base Flood Elevations (BFE) have been identified must perform a study to establish the BFE prior to construction plan review and permit approval. Any changes to existing flood stages, boundaries, and flows during the 100-year event and within an officially mapped flood plain is required to secure at a minimum a LOMR in post development, prior to Certificate of Completion. Compensation storage must be provided for all floodwater displaced by development within the 100-year floodplain in accordance with Chapter 19 of the Orange County Code. This may be amended from time to time.
13. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.
14. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).

15. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
16. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
17. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
18. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested PD (Planned Development District) zoning. The applicant was present and agreed with the staff recommendation. No members of the public were present to speak during public comment.

Staff indicated that five hundred and thirty-four (534) notices were sent to property owners and residents extending beyond 1,500 feet surrounding the property, and that staff had received zero (0) responses in favor, and zero (0) responses in opposition to the request.

A motion was made by Commissioner Boers and seconded by Commissioner Wiggins to recommend APPROVAL of the requested PD (Planned Development District) zoning subject to the eighteen (18) conditions listed in the staff report. The motion carried 7 to 0.

Motion / Second

David Boers / George Wiggins

Voting in Favor

David Boers, George Wiggins, Eddie Fernandez, Eric Gray, Majorie Holt, Camille Marie Evans, and Nelson Pena

Voting in Opposition

N/A

Absent

Evelyn Cardenas and Michael Arrington

PZC RECOMMENDED ACTION

Planning and Zoning Commission (PZC) Recommendation – (December 18, 2025)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Hartzog Homes Planned Development / Land Use Plan (PD/LUP) dated "Received November 26, 2025", subject to the following conditions:

1. Development shall conform to the Hartzog Homes Land Use Plan (LUP) dated "Received November 26, 2025," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received November 26, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
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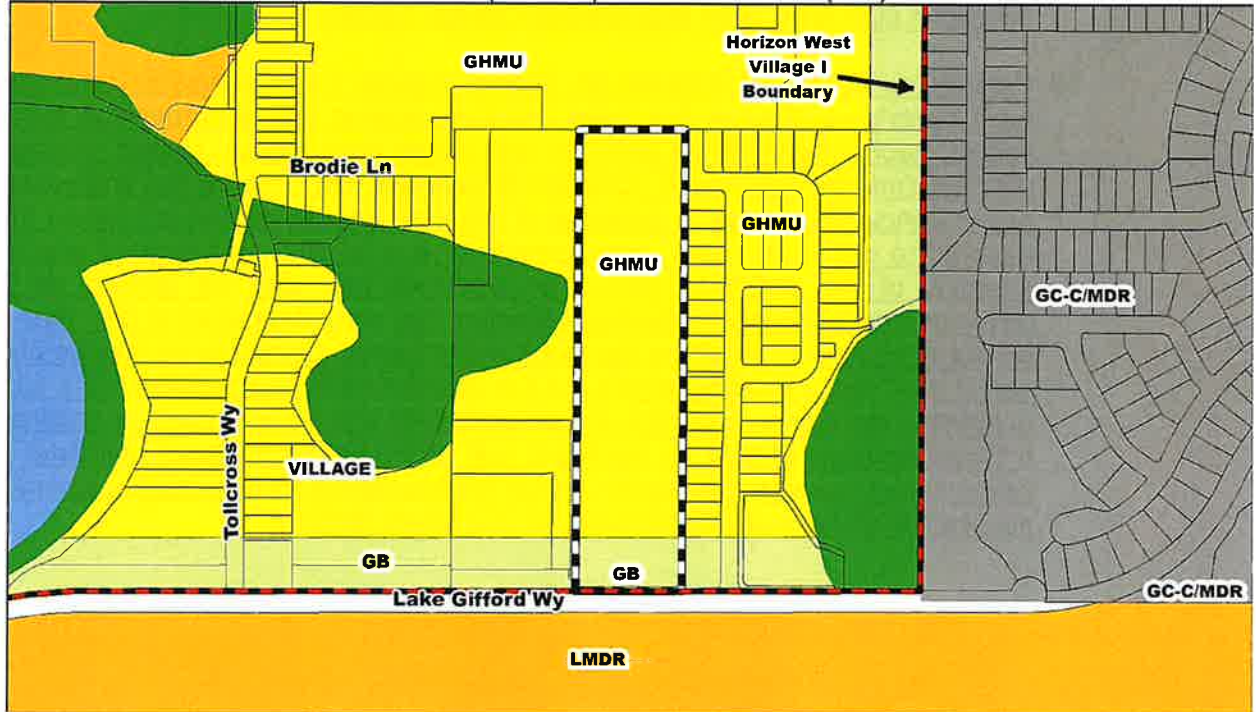
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11. Prior to approval of any plans that require filling within the 100-year flood zone, such as Site Construction Plans or Mass Grading Excavation/Fill permit or the like, the applicant must obtain the required permit(s) and approval(s) from the Orange County Floodplain Administrator authorizing any fill pursuant to Chapter 19, Orange County Code.
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13. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.
14. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).
15. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
16. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.

17. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.

18. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

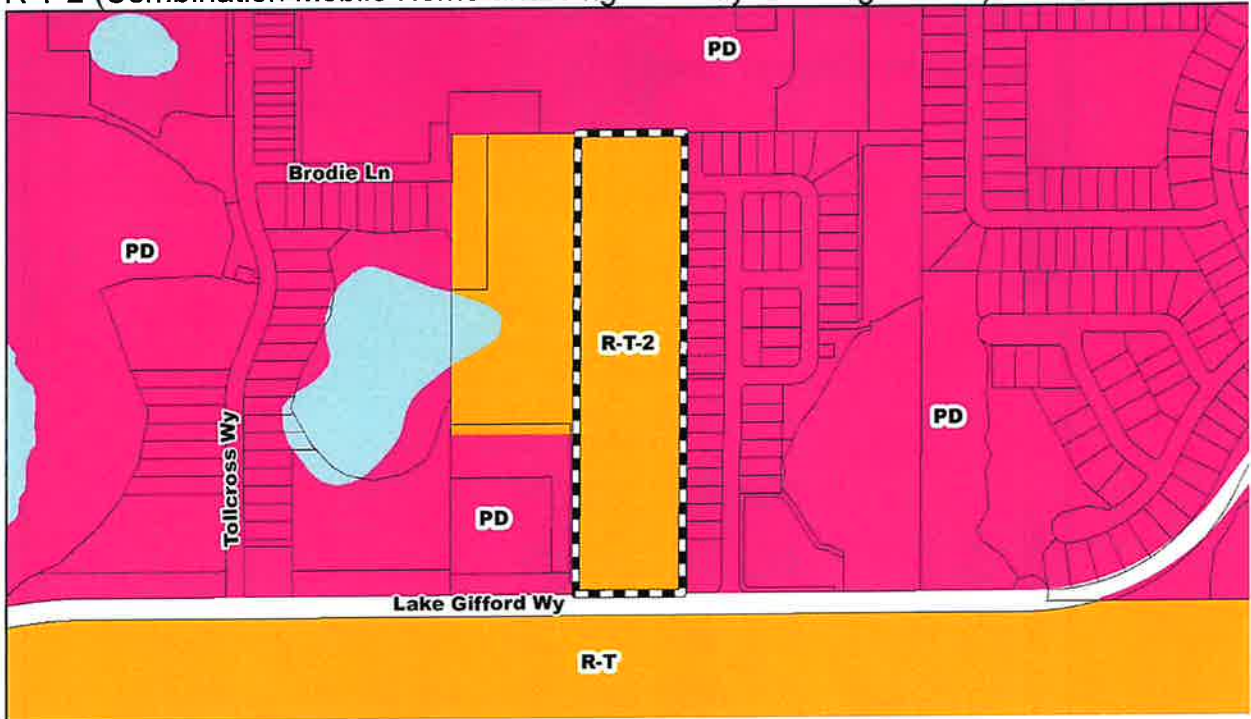
HORIZON WEST SPECIAL PLANNING AREA LAND USE

Garden Home Mixed Use District (GHMU) and Greenbelt (GB)



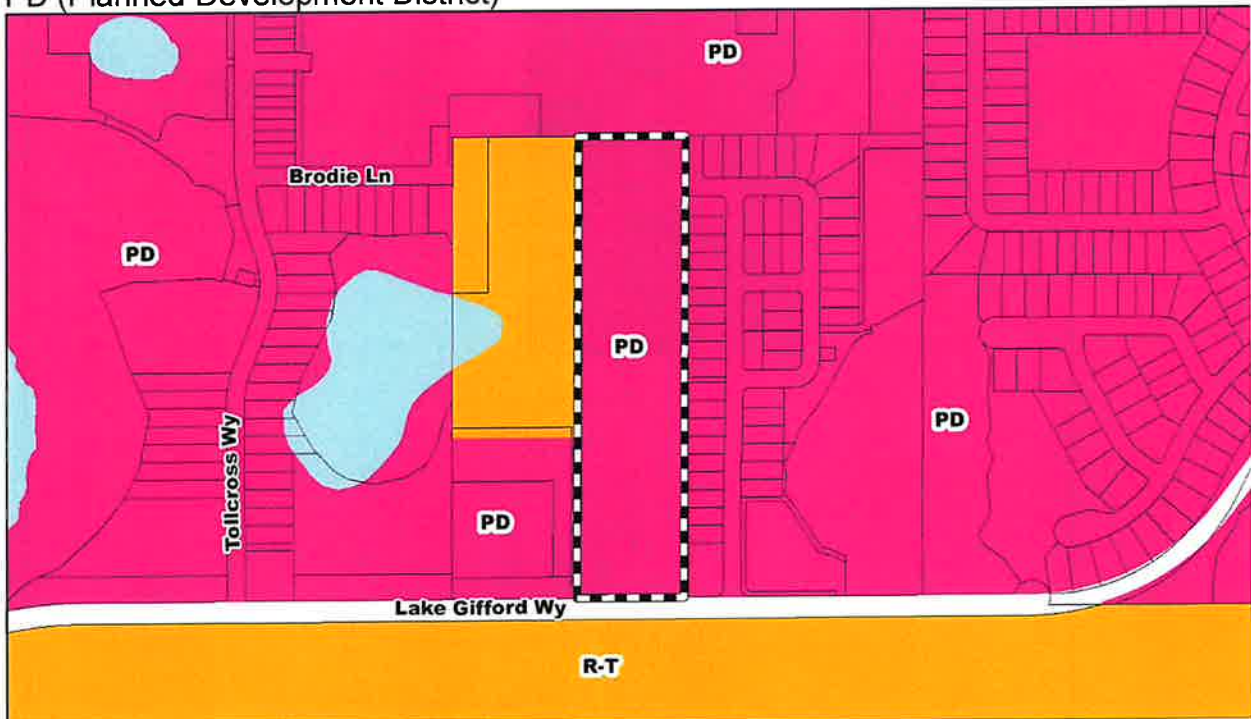
ZONING - CURRENT

R-T-2 (Combination Mobile Home and Single-Family Dwelling District)



ZONING - PROPOSED

PD (Planned Development District)



Hartzog Homes PD / LUP (Cover Sheet)

PLANNED DEVELOPMENT / LAND USE PLAN AMENDMENT
FOR
HARTZOG HOMES LAND USE PLAN
AT
NEC OF LAKE GIFFORD WAY & HORIZON WAY,
WINTER GARDEN, FL 34787
PARCEL #: 29-24-27-0000-00-007
PROJECT CASE NUMBER: LUP-23-03-106

HARTZOG HOMES PD

PROJECT DIRECTORY

AGENT IN CHARGE: GARY L. HARTZOG, LLC
 10000 WINTER GARDEN WAY, SUITE 100
 WINTER GARDEN, FL 34787
 (888) 444-4444

PROJECT NAME: HARTZOG HOMES PD / LUP

PLAN SHEET INDEX

LUP 1: COVER SHEET
 LUP 2: LAND USE PLAN
 LUP 3: LAND USE PLAN (SHEETS)
 LUP 4: LUP 5 SHEETS

TOTAL SHEETS: 5

RECEIVED
 BY: [Signature]
 DATE: 1/27/2026

AERIAL MAP
 SCALE: 1" = 100'

VICINITY MAP
 SCALE: 1" = 1/2 MI

LEGAL DESCRIPTION

THE SHOWN PROPERTY IS A CERTAIN INTEREST IN THE LAND OF THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

SECTION 29-24-27-0000-00-007, PARCEL 007, OF THE PLAT OF THE HARTZOG HOMES PD / LUP, MULTIPURPOSE 14-C, AS SHOWN ON THE PLAT OF THE HARTZOG HOMES PD / LUP, MULTIPURPOSE 14-C, AS SHOWN ON THE PLAT OF THE HARTZOG HOMES PD / LUP, MULTIPURPOSE 14-C, AS SHOWN ON THE PLAT OF THE HARTZOG HOMES PD / LUP, MULTIPURPOSE 14-C.

GENERAL REVISION LOG

NO.	DATE	REVISION / ISSUE	SHEETS REVISED	BY:
1	01/27/2026	ISSUED FOR PUBLIC COMMENT	ALL SHEETS	GH
2	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
3	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
4	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
5	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
6	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
7	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
8	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
9	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH
10	01/27/2026	REVISION: CORRECTED MAP INFORMATION	ALL SHEETS	GH

COVER SHEET

PROJECT CASE NUMBER: LUP-23-03-106

DATE: 1/27/2026

BY: [Signature]



Notification Map

