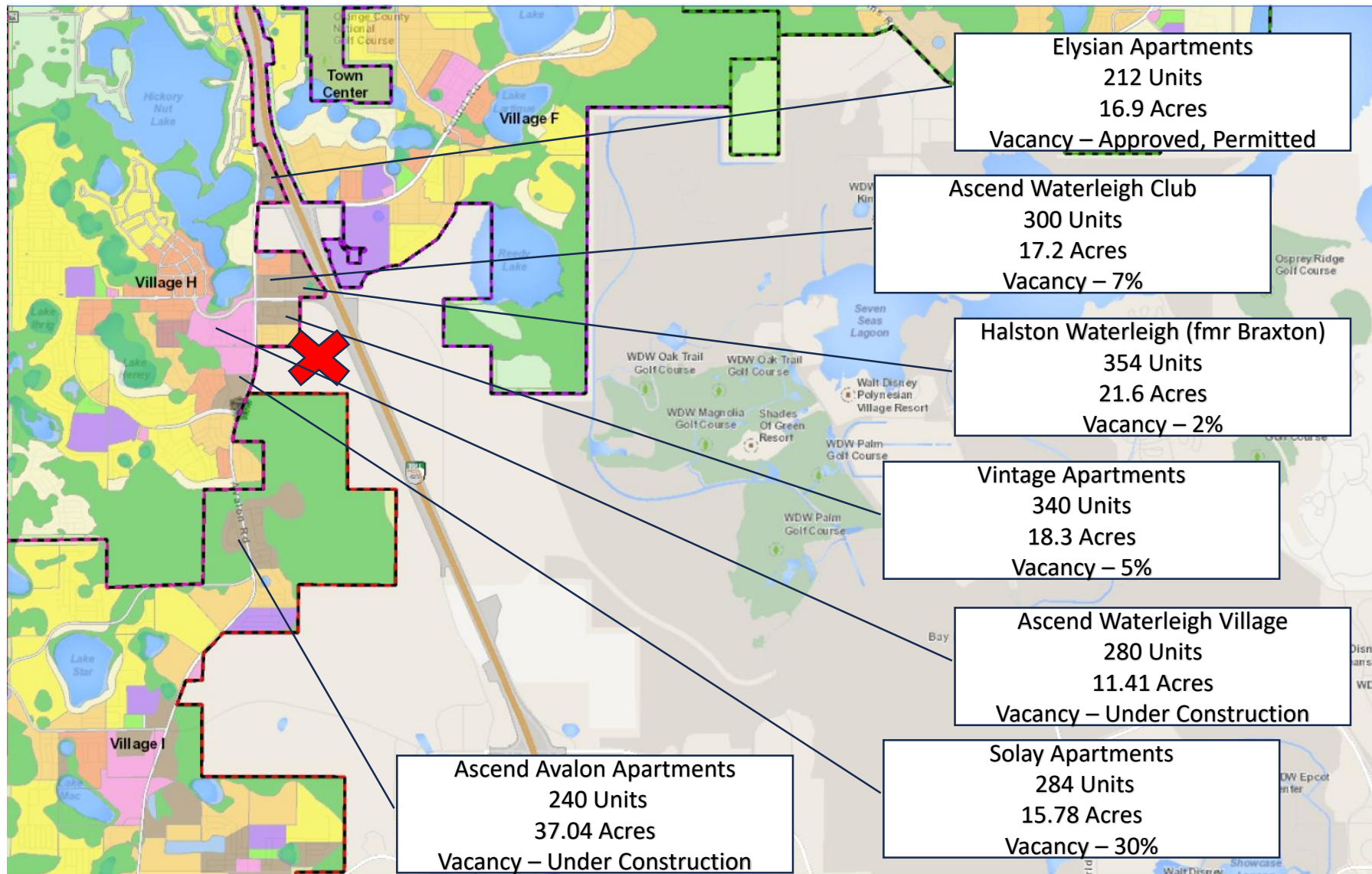


Horizon West – Current And Future Apartment Development

Re: 2023-3-A-1-1 and LUP-23-06-183
Proposed Disney's Attainable Housing Project

Information gathered and presented by taxpaying homeowners in Horizon West Village H.

Apartments Within 1/2-Mile Radius of the Proposed Site



Legend

Horizon West Village

- Town Center
- Village F
- Village of Bridgewater
- Village H
- Village I
- Lakeside Village

Horizon West Village Special F Districts

- APARTMENT DISTRICT
- CNC-2; CNC-1
- CONDOMINIUM
- CORPORATE CAMPUS MIXED USE
- EASEMENT
- ESTATE DISTRICT / ESTATE HOME DISTRICT; ESTATE DISTRICT
- ESTATE RURAL / RURAL ENCLAVE
- FIRE STATION
- FPL EASEMENT
- GARDEN HOME MIXED USE DISTRICT
- OFFICE
- OPEN SPACE / GREENBELT
- PARK
- POND BUFFER
- RETAIL / WHOLESALE DISTRICT
- RIGHT OF WAY
- SCHOOL
- TOWNHOME DISTRICT
- TRADITIONAL TOWN CENTER
- TRAIL
- UPLAND GREENBELT
- URBAN RESIDENTIAL DISTRICT
- VESTED DEVELOPMENTS
- VILLAGE CENTER / NEIGHBORHOOD
- VILLAGE HOME DISTRICT
- WATER CONSERVATION II
- WATER TREATMENT
- WATER: WATER BODIES
- WESTERN BELTWAY ALIGNMENT

Scale: 1:32,000

1.0 0 0.51 1.0 Miles

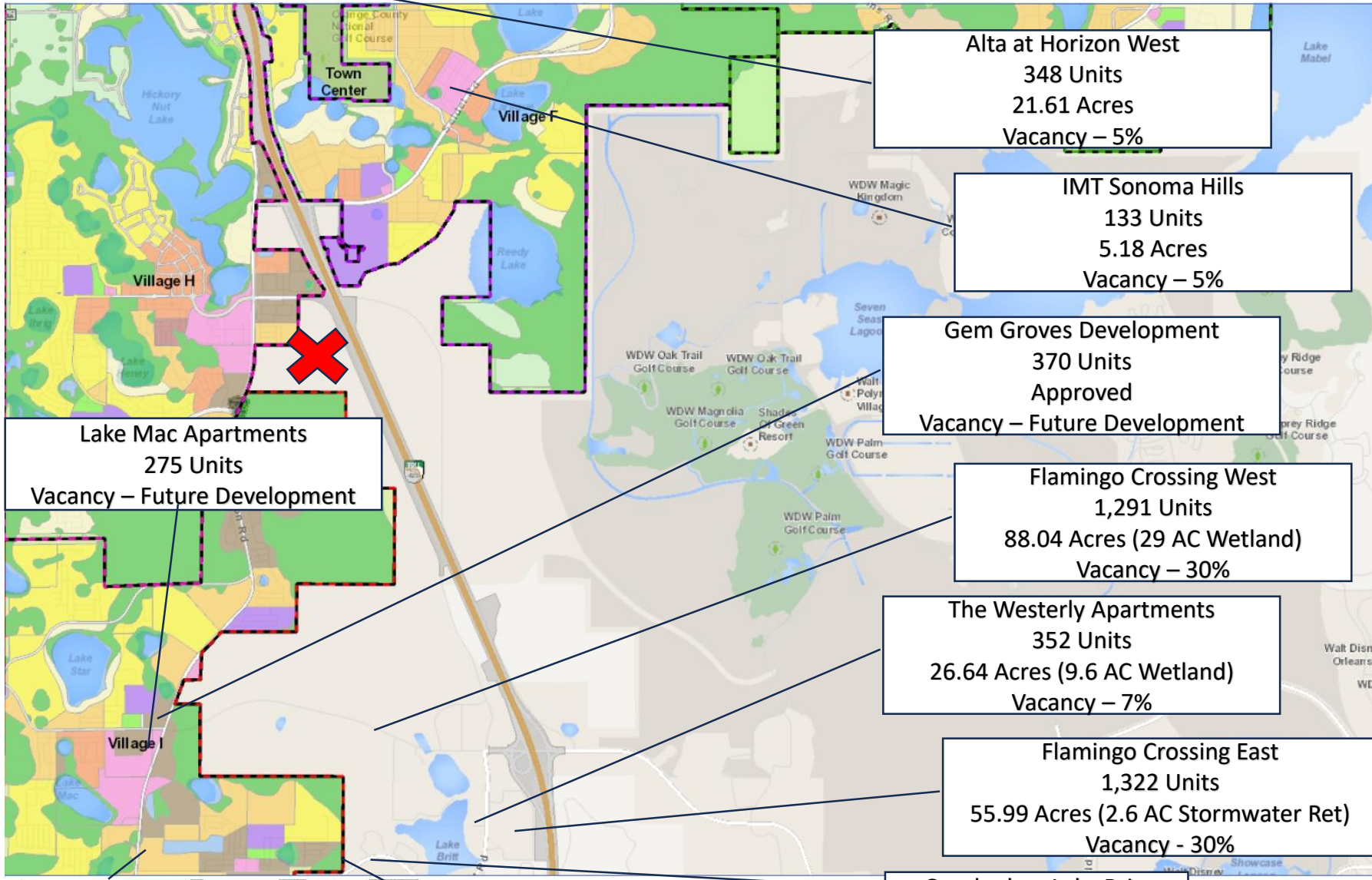
NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Orange County, FL BCC

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
This map was automatically generated using Geocortex Essentials.

Apartments In Immediate Vicinity Around Proposed Site



Alta at Horizon West
348 Units
21.61 Acres
Vacancy – 5%

IMT Sonoma Hills
133 Units
5.18 Acres
Vacancy – 5%

Gem Groves Development
370 Units
Approved
Vacancy – Future Development

Flamingo Crossing West
1,291 Units
88.04 Acres (29 AC Wetland)
Vacancy – 30%

The Westerly Apartments
352 Units
26.64 Acres (9.6 AC Wetland)
Vacancy – 7%

Flamingo Crossing East
1,322 Units
55.99 Acres (2.6 AC Stormwater Ret)
Vacancy - 30%

Lake Mac Apartments
275 Units
Vacancy – Future Development

Sutton Lakes Apartments
304 Units
Vacancy – Future Development

The Haven at Lake Britt
240 Units
Vacancy – Opening 9/2024

Overlook at Lake Britt
232 Units
Vacancy – 9%

- Legend**
- Horizon West Village
 - Town Center
 - Village F
 - Village of Bridgewater
 - Village H
 - Village I
 - Lakeside Village
 - Horizon West Village Special F Districts

- APARTMENT DISTRICT
- CNC-2; CNC-1
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1:32,000

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Apartment Complexes (current and future) within immediate vicinity			
Braxton Waterleigh	354 Units	21.6 Acres	93.3 % Occupied 24 Available Units
Vintage Apartments	340 Units	18.3 Acres	77.6 % Occupied 86 Available Units
Alta Horizon West	384 Units	21.61 Acres	79.2 % Occupied 80 Available Units
IMT Sonoma Hills	133 Units		71.7 % Occupied 41 Available Units
Flamingo Crossings East Flamingo Crossings West	1,322 Units 1,322 Units		70.0 % Occupied 384 Available (30% of Apt Units)
The Westerly Apartments			94.3 % Occupied 20 Available Units
Ascend Waterleigh			Under Construction
Waterleigh Apartments		1.1 Acres	Under Construction
Solay Apartments		15.78 Acres	Under Construction
Elysian Apartments		16.9 Acres	Approved – Pre-Construction
Gem Groves Development	370 Units	TBD	Approved – Land Cleared
TOTAL	1,563 Constructed Units 1,446 Forthcoming Units 3,009 Apartments Total		213 Available Units 13.6% Vacancy Rate in Horizon West RIGHT NOW 7.5% National Average

**FROM MARCH 2024 BOARD
OF COUNTY COMMISSIONERS
MEETING**

Flamingo Crossing is Disney's College Program Housing – Excluded from Horizon West vacancy calculations and totals. Per local business owners at Flamingo Crossing shopping center, it is only 70% occupied. Per American Campus Communities website on 3/12/24, this is open to all cast members and operating participants in addition to college program..

Apartment Complexes in 3 Mile Radius of Proposed Project (Current and Under Construction) as of 8/29/2024

Apollo Apartments	360 Units	307 Available Units 85% Vacancy Rate
Halston Waterleigh (Braxton)	354 Units	7 Available Units 2% Vacancy Rate
Vintage Apartments	340 Units	14 Available Units 4% Vacancy Rate
Alta Horizon West	384 Units	21 Available Units 5% Vacancy Rate
IMT Sonoma Hills	133 Units	6 Available Units 5% Vacancy Rate
<i>Flamingo Crossings East Flamingo Crossings West</i>	<i>1,322 Units 1,291 Units</i>	<i>Reportedly 70% Occupied</i> <i>*Excluded from Totals</i>
The Westerly Apartments	280 Units	20 Available Units 6% Vacancy Rate
Ascend Waterleigh Club	300 Units	22 Available Units 7% Vacancy Rate
Ascend Waterleigh Village	280 Units	Opening Soon!
Solay Apartments	284 Units	86 Available Units 30% Vacancy Rate
Elysian Apartments	212 Units	In Development
Gem Groves Development	370 Units	In Development
Prose Avalon Pointe	300 Units	22 Available Units 9% Vacancy Rate

Prose Horizons Village	300 Units	173 Available Units 58% Vacancy Rate
Overlook at Lake Britt	232 Units	22 Available Units 9% Vacancy Rate
Ascend Avalon Apartments	275 Units	In Development
Horizon Vue Apartments	260 Units	In Development
Lake Mac Apartments	275 Units	In Development
The Haven at Britt Lake	240 Units	Opening Soon! 9/2024
Sutton Lake Apartments	304 Units	In Construction
“Hamlin 30” Apts along Schofield Rd	100 Units	Proposed to BCC

**Total: 3,619 Constructed Apartment Units
2,281 Forthcoming Apartment Units
5,900 Apartment Units in 3 Mile Radius**

720 Available Units!
19.9% Vacancy Rate in 3 Mile Radius in Horizon West
6.6% National Rental Vacancy Rate, Q2 2024
(Source: US Federal Reserve Bank, FRED)

Note: Many apartments are having “Specials” (free months rent, waived deposits, etc). Indicative of low occupancy rate

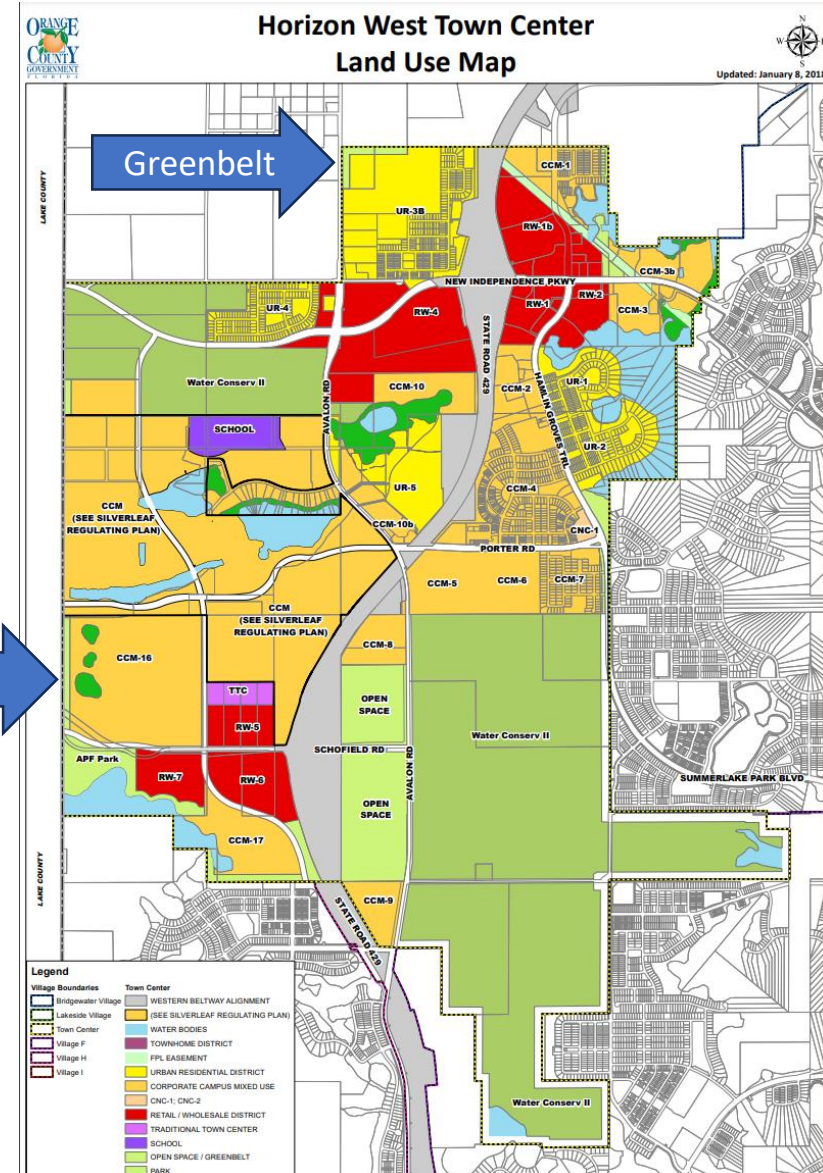
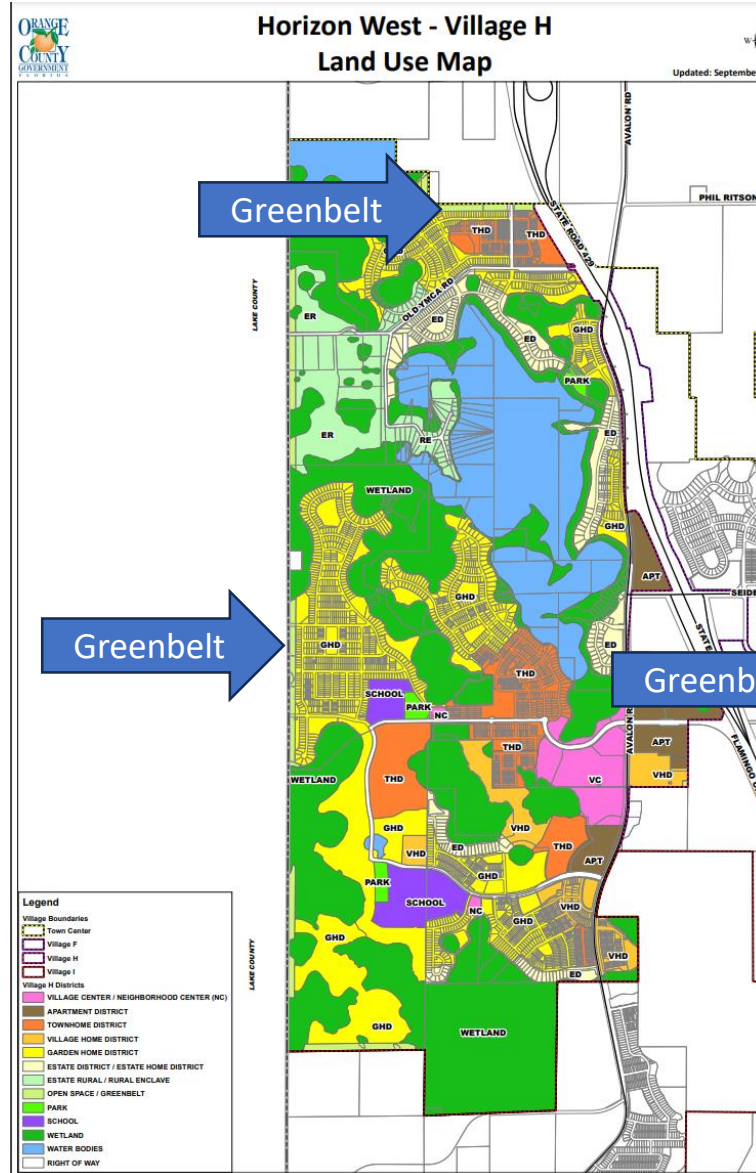
Information Sources

- Source of Rental Vacancy National Average:
<https://fred.stlouisfed.org/series/RRVRUSQ156N>
- Source of Future Land use Maps, Number of Apartment Units, Acreage:
<https://www.orangecountyfl.net/PlanningDevelopment/InteractiveMapping.aspx> and <https://ocpaweb.ocpafl.org/>
- Source of Prior Orange County BCC Votes/Decisions, records of permits, and details regarding use redesignation cases:
<https://fasttrack.ocfl.net/onlineservices/Properties.aspx>
- Source of apartment occupancy: Individual apartment websites, List of currently available units, Accessed 8/29/24.
- Source of occupancy of Disney's Flamingo Crossing Apartments: Flamingo Crossing business owner that regularly receives updates to support their business operations.

Horizon West – General Village Principles

- FLU4.1.1, F. Each village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development.

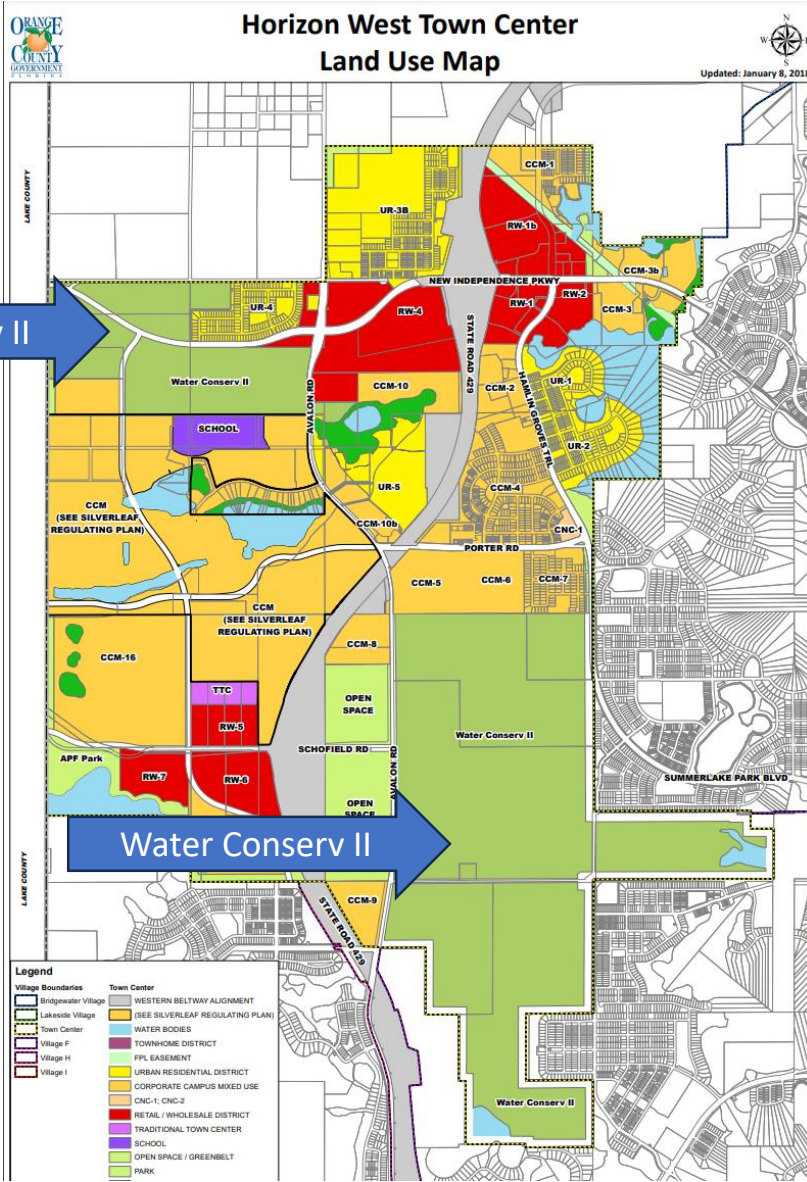
Source:
Orange County
Comprehensive Plan



Horizon West – Definition of Greenbelt

- FLU4.5.1 Village Greenbelts. In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each Village and Town Center averaging 500 feet in width shall be required at the perimeter of each village, **except for those perimeters located adjacent to designated Water Conserv II lands that otherwise provide the permanent undeveloped edge contemplated by this policy.**

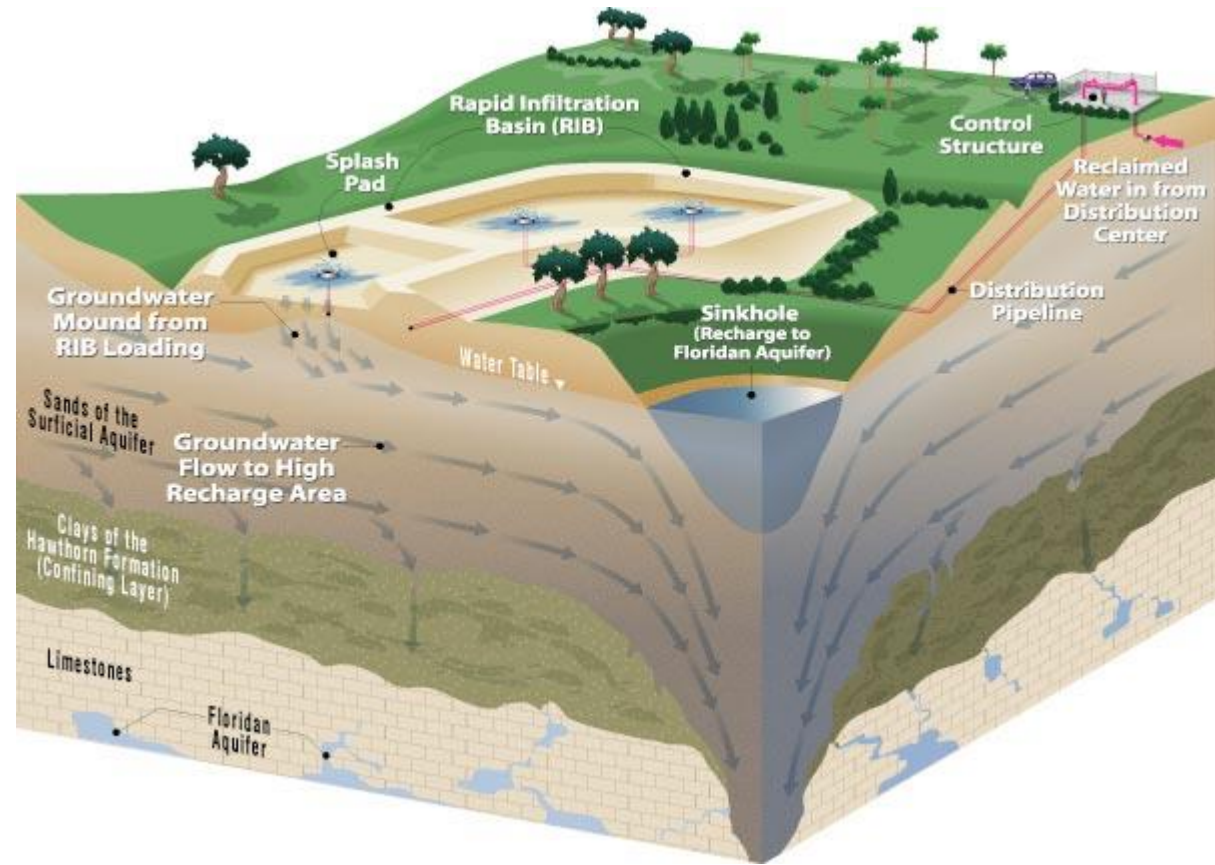
Water Conserv II



Source: Orange County Comprehensive Plan

What is Water Conserv II?

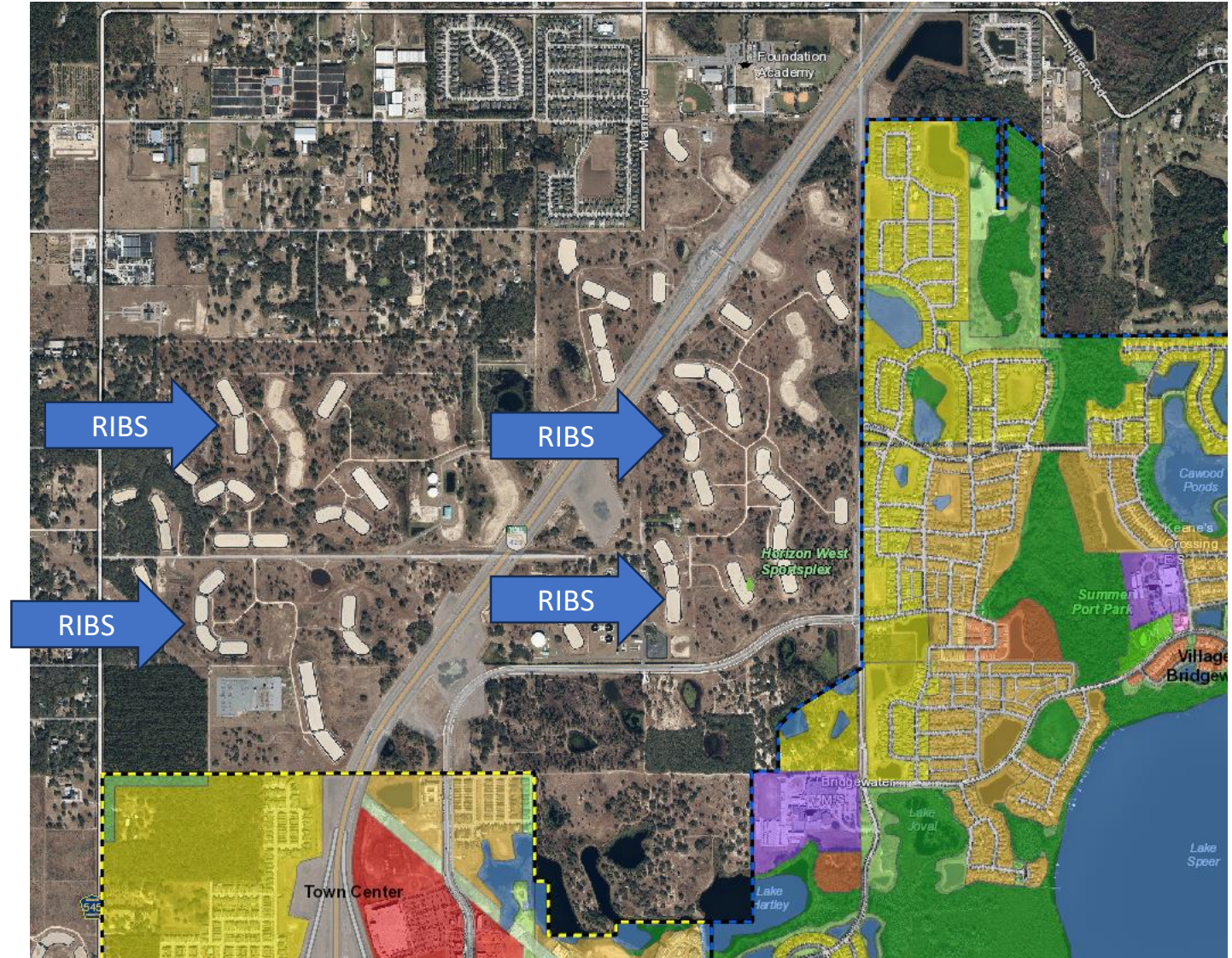
- Treated water from the sewage treatment plant is distributed for beneficial reuse. It is distributed to either:
 - To Customers for Irrigation (i.e. pink irrigation pipes with reclaimed water)
- OR-
- To Rapid Infiltration Basins (RIBs)
 - RIBs are used to recharge the aquifer (Florida's primary drinking water source).



Source: <https://waterconservii.com/>

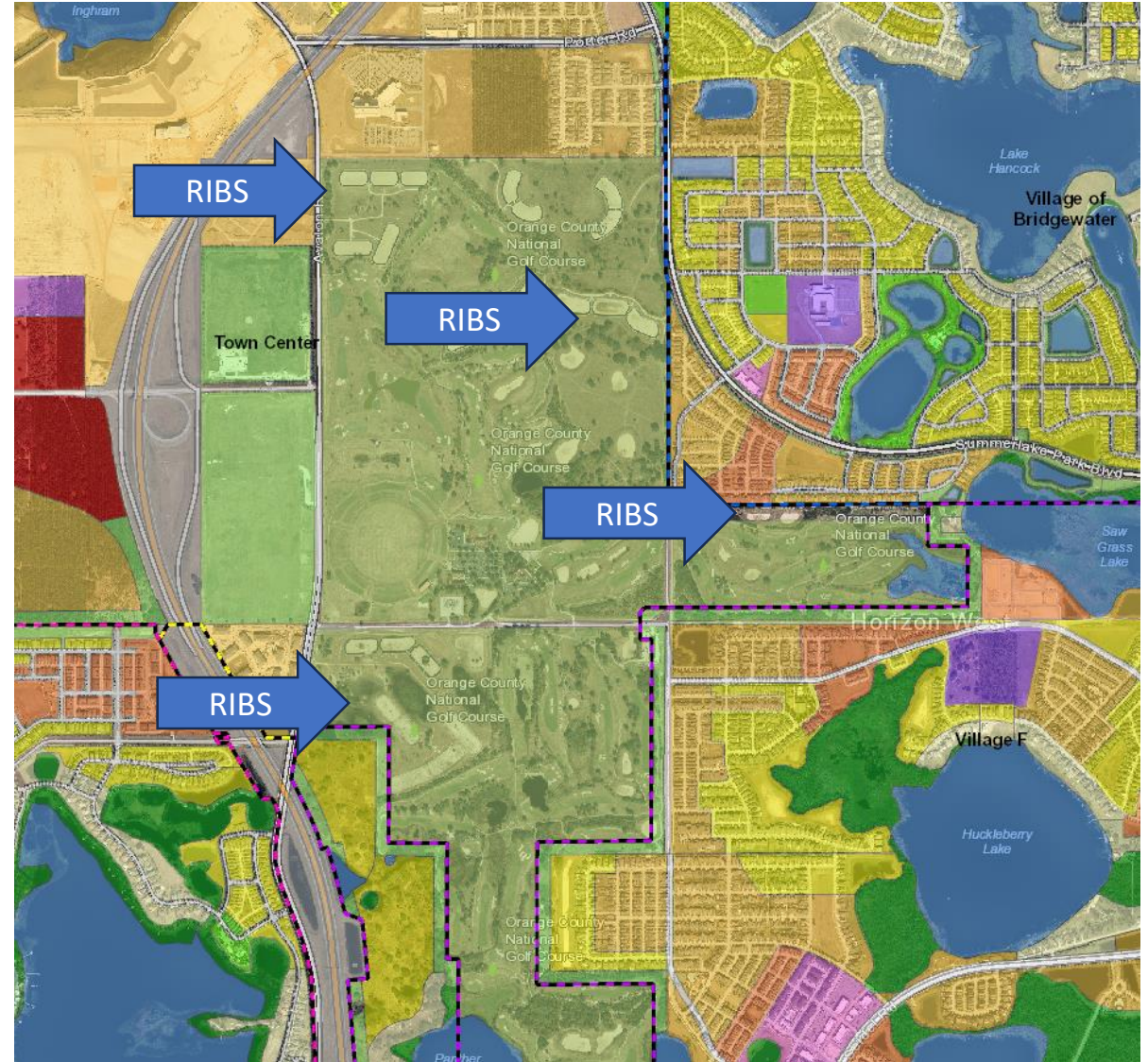
What do the RIBS look like?

- Here are the RIBs just north of the Future Horizon West Regional Park
- Notice that they're being used as the **“Permanent Undeveloped Edge”** for Villages of Bridgewater and Town Center



What do the RIBS look like?

- Here are more RIBs located along Orange National Golf Course
- Notice that these too are being used as the “**Permanent Undeveloped Edge**” for Village of Bridgewater, Town Center, and Village F.



Are those RIBS on the proposed site?

- Along Highway 429 are the Central Florida Tourism Oversight District (formerly RCID) RIBs for disposal of at least 30% of their reclaim water (required by permit).
- Notice how these are being used as the “**Permanent Undeveloped Edge**” for Village H....identically to the Water Conserv II lands for ALL of the other villages.

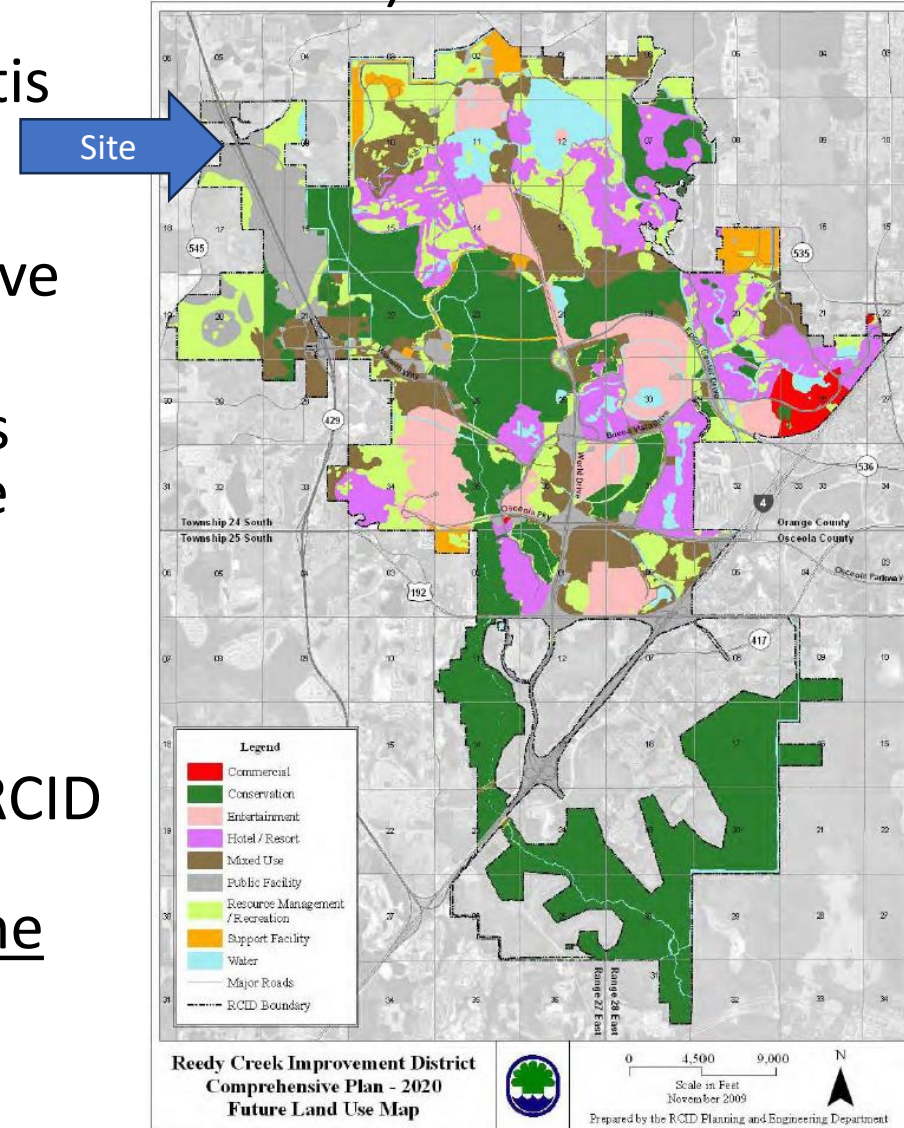


CFTOD/RCID Reclaimed Water System, RIBs

- The effluent disposal system includes a 1,000-acre site consisting of 85 rapid infiltration basins (RIBs) with a total wetted area of approximately 86.3 acres and a permitted average capacity of 12.5 million gallons per day.
- The proportion of wastewater directed to the RIBs versus the reclaimed water distribution system varies seasonally.
- In 2018, Flows to the basins averaged 6.12 MGD while flows to the reclaimed system averaged 5.79 MGD. The RIBs are permitted to accept 12.5 MGD, but were designed and modeled to accept 17.5 MGD.
- The District's **water use permit requires 30% of the effluent from the wastewater treatment plant to be directed to the RIBs for percolation into the groundwater.**
 - Source: Reedy Creek Improvement District Comprehensive Plan 2020
- RCID provides sewer services to a portion of Horizon West.
 - Source: RCID Comprehensive Plan 2032, Nullified.

CFTOD/RCID Reinstated 2020 Future Land Use Plan (and nullified 2032 Future Land Use Plan)

- Due to lawsuits settled between Gov. DeSantis and RCID in March 2024, the 2032 Comprehensive Plan was nullified and the CFTOD is reverting to the 2020 Comprehensive Plan.
- Per Both Comprehensive Plans, this area was designated to remain “Public Facility” for the foreseeable future.
- Disney was transferred/sold the proposed location from RCID on December 31, 2021.
- Both Comprehensive Plans, Policy 6.3: The RCID shall not deannex any developed property unless the proposed use is consistent with the receiving government’s comprehensive plan.



The Issue at hand

- Orange County Comprehensive Plan FLU4.1.1, F. requires a well-defined edge or greenbelt surrounding each village of Horizon West that is PERMANENTLY PROTECTED FROM DEVELOPMENT.
- Further, the OC Comprehensive Plan FLU4.5.1 defines a greenbelt and describes an exception for those perimeters located adjacent to designated Water Conserv II lands that otherwise provide the permanent undeveloped edge contemplated by this policy.
- The CFTOD/RCID RIBs are functionally identical in form and function as the Water Conserv II lands but are used for disposal of effluent from the RCID wastewater treatment plant (which receives wastewater from portions of Horizon West) rather than Orange County.
- The RCID 2020 Comprehensive Plan (and nullified 2032 Comprehensive Plan) clearly identifies these utility functions remaining developed as such in the foreseeable future.

- The Water Conserv II lands are used throughout the Horizon West Master Planned Development as the required greenbelt and are permanently protected from development.
- The Horizon West Master Plan and Future Land Use Maps all indicate the proposed project site is ALSO used as the well-defined border that is permanently protected from development, despite being located in the CFTOD/RCID district.

THE FUTURE LAND USE WAS CLEARLY DEFINED AND PLANNED TO CONTINUE TO BE INFILTRATION BASINS AND UNDEVELOPED LAND BY BOTH ORANGE COUNTY AND RCID.

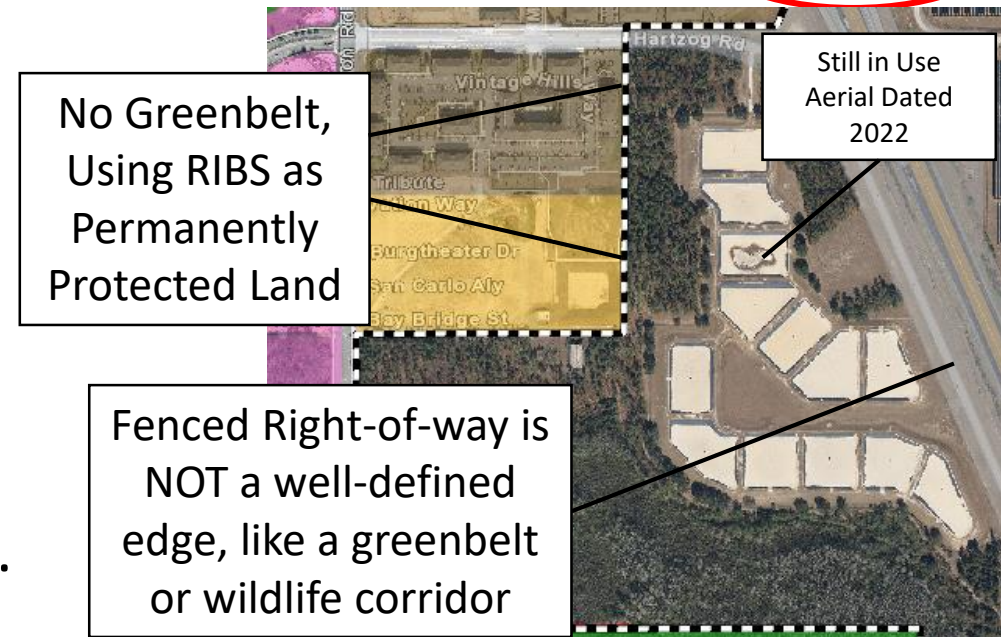
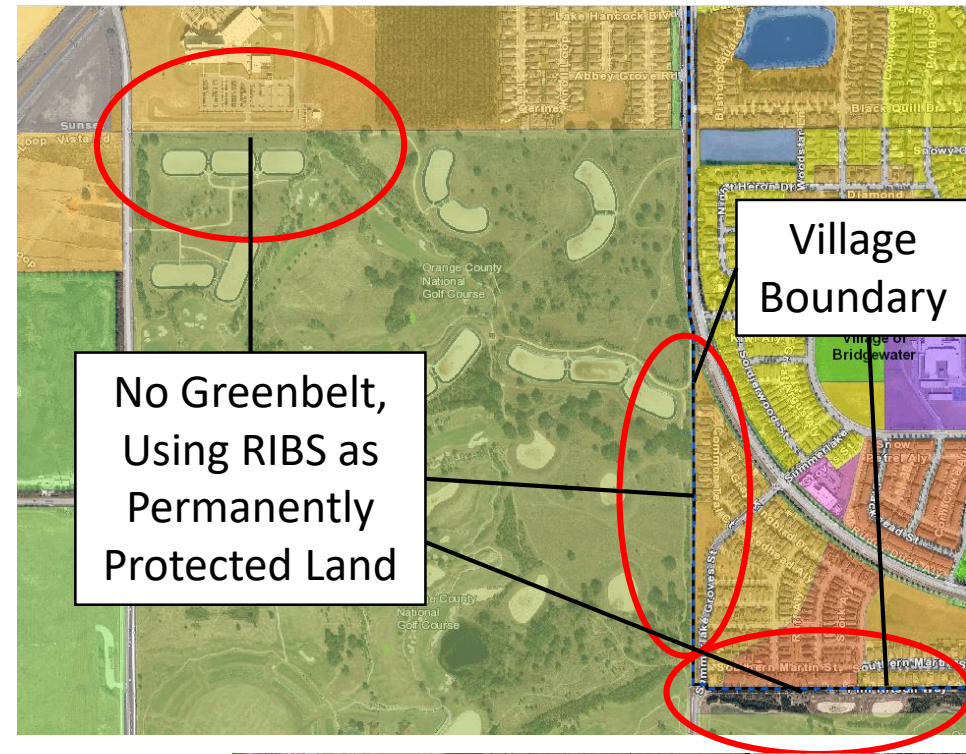
- The Orange County Comprehensive Plan Rules FLU4.1.1, F., and FLU4.5.1 CLEARLY INTEND for the land with wastewater rapid infiltration basins to remain undeveloped in perpetuity.
- The RCID RIBs are identical to the Water Conserv II RIBs in form and function, and while not specifically named in the Orange County Comprehensive Plan, the INTENT of the rule covers these TYPES of facilities and the Plan relied upon the continued function of these RIBs to comply with Rules FLU4.1.1, F. and FLU4.5.1.

BASED ON THE ORANGE COUNTY COMPREHENSIVE PLAN REQUIREMENTS, THIS LAND SHOULD REMAIN UNDEVELOPED IN PERPETUITY.

THE ENTIRE PURPOSE OF THESE RULES WAS TO PREVENT THIS EXACT TYPE OF ACTION FROM OCCURRING.

THIS CHANGE SHOULD NOT BE ALLOWED!

- If this exact action of altering a utility system to disconnect the RIBS from the system for future development purposes, then redeveloping this permanently protected land into another land use would not be allowed for a residential developer, hospital, or other commercial entity (like shown on this photo), IT SHOULD NOT BE ALLOWED IN THIS SITUATION EITHER.
- They are the exact same scenarios, except these existing housing developments and hospital are not located in an adjacent authority district and a large company is not manipulating the rules to get their way.



What precedent are you setting?

- Disney owns a LOT of land adjacent to Horizon West.
- Disney openly stated they will NOT commit to refraining from future development in our area.

What is next? EVEN MORE high-density housing you'll approve just because it's "Affordable"?

Disney/RCES/CFTOD sure own a LOT of RIBS they can magically disconnect and redevelop anytime they want...and a lot of solar panels...and a lot of cow pastures they don't pay taxes on...ALL located adjacent to Horizon West with land uses you can ignore.

Why even have the Horizon West Special Planning Area and Master Plan if you're just going to ignore it every time Disney comes calling with their next self-serving project?

Why are you selectively enforcing the rules on some developers and not others?
Why is Disney so special that they may violate the rules, but you enforce them with every other developer?

Citizens are BEGGING you NOT to approve this project at this location!

- Petition circulated with **400 signatures** from local residents
- Requesting relocation of this project to Flamingo Crossing, where infrastructure exists to support this density of development and also supports the future residents with access to transit and services.
- Requested 3 concessions from Disney:
 1. Disney to commit to no further construction or annexation of projects into Horizon West.
 2. Assurance that no occupancy of the housing project will be allowed until all infrastructure improvements are FULLY COMPLETED.
 3. A mandate for transparent and honest oversight by Disney of this project and the Michael's Organization's management to ensure continued upkeep of the facility as well as compliance with the proposed affordable housing percentages.