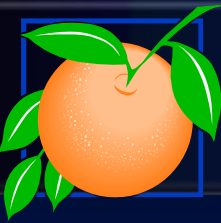


*Board of County Commissioners
Hearing*

**Small-Scale
Future Land Use Amendments
and Concurrent Rezoning**



SS-24-06-035 and RZ-24-06-036

Applicant: Richard Geller, Fishback Dominick

Future Land Use Map (FLUM) Request:

From: Medium Density Residential (MDR)

To: Commercial (C)

Rezoning Request:

From: R-3 (Multiple-Family Dwelling District)

To: C-2 (General Commercial District)

Location: 6500 Old Cheney Highway; generally located at the southeast corner of Old Cheney Highway and Farwell Avenue.

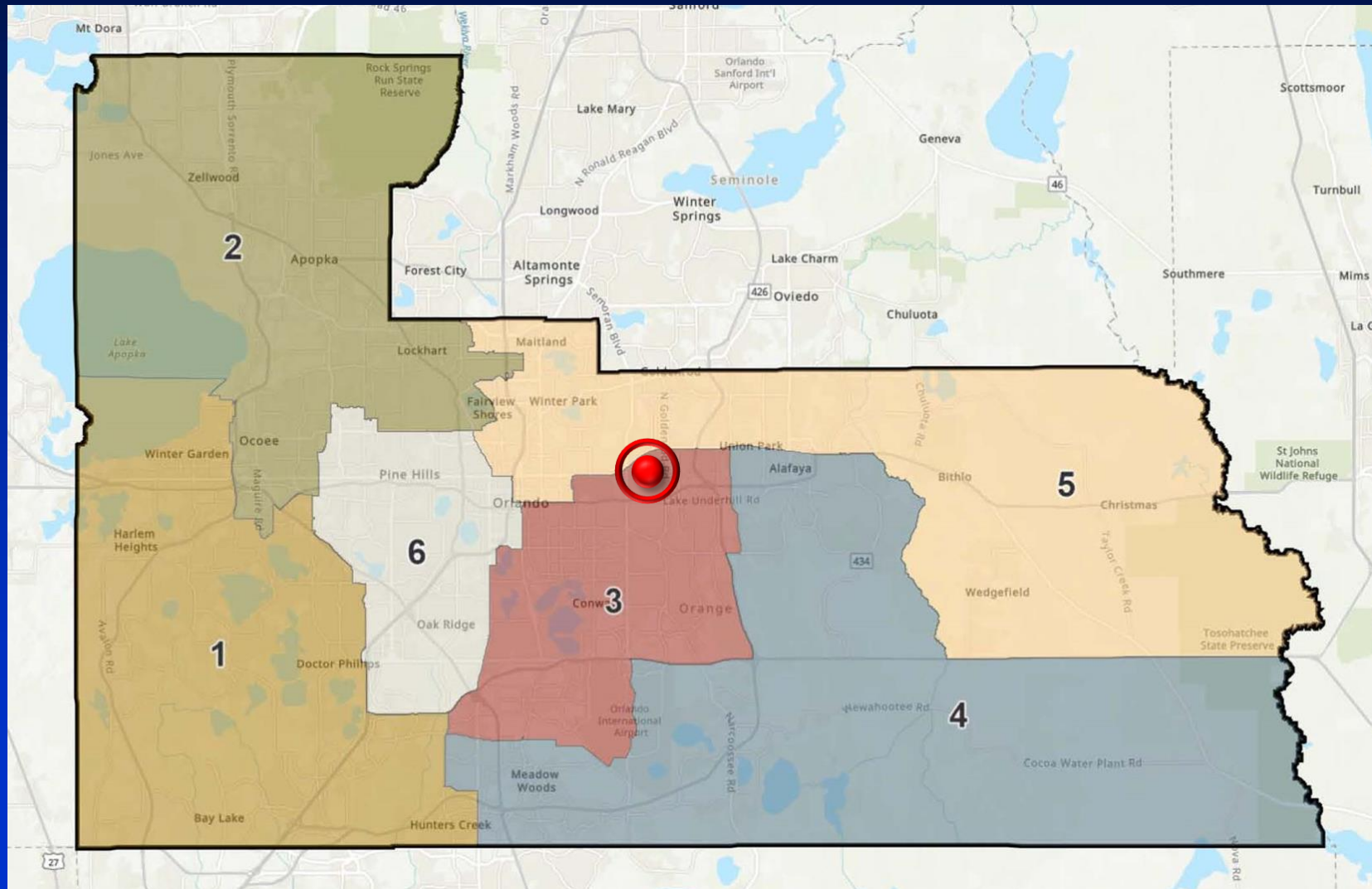
Acreage: 0.51 acres

Proposal: C-2 Uses including overflow and overnight vehicle parking and storage.



SS-24-06-035 and RZ-24-06-036

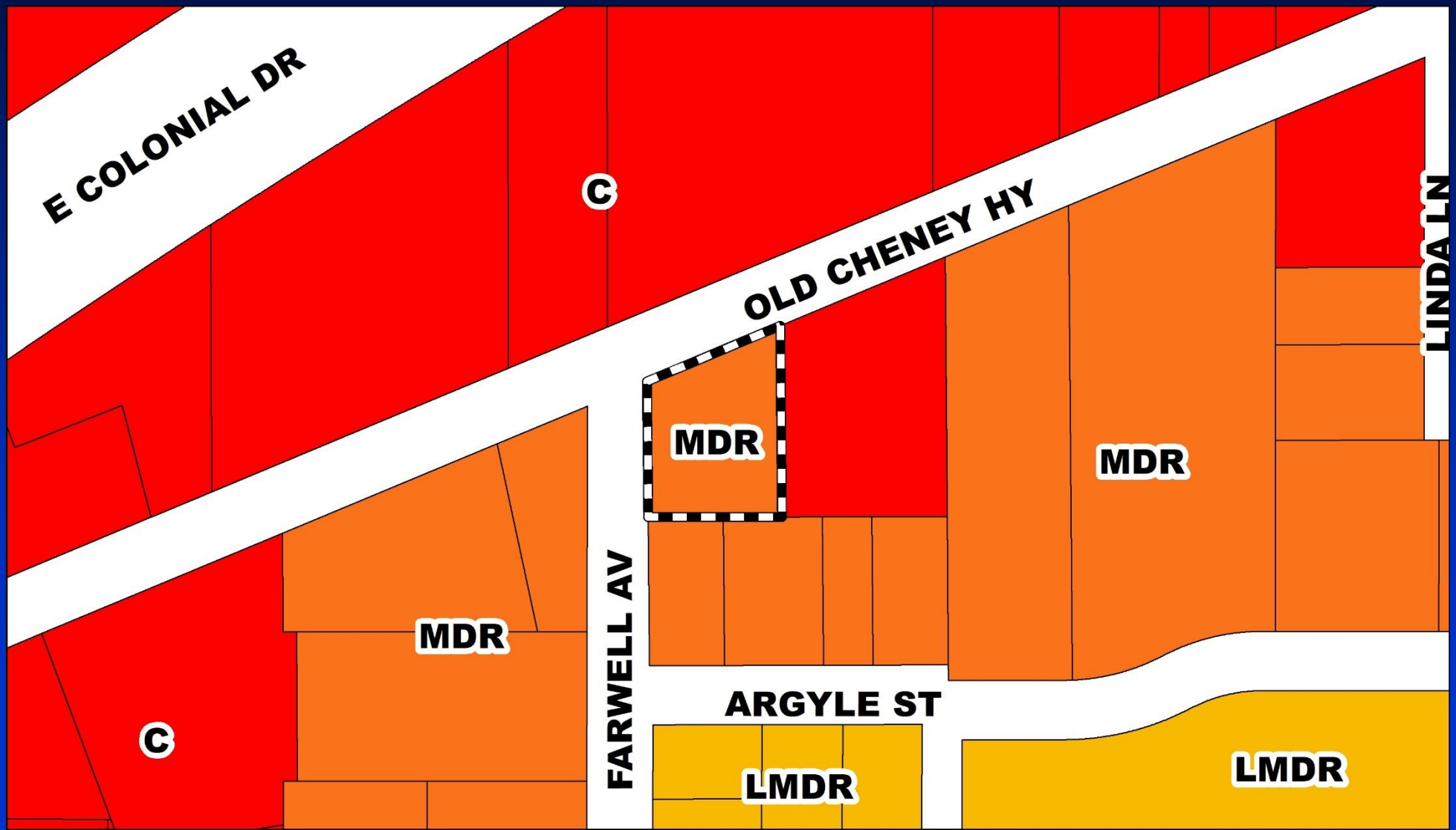
Location

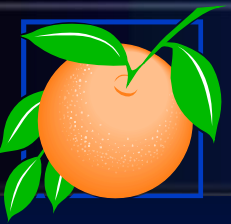




SS-24-06-035 and RZ-24-06-036

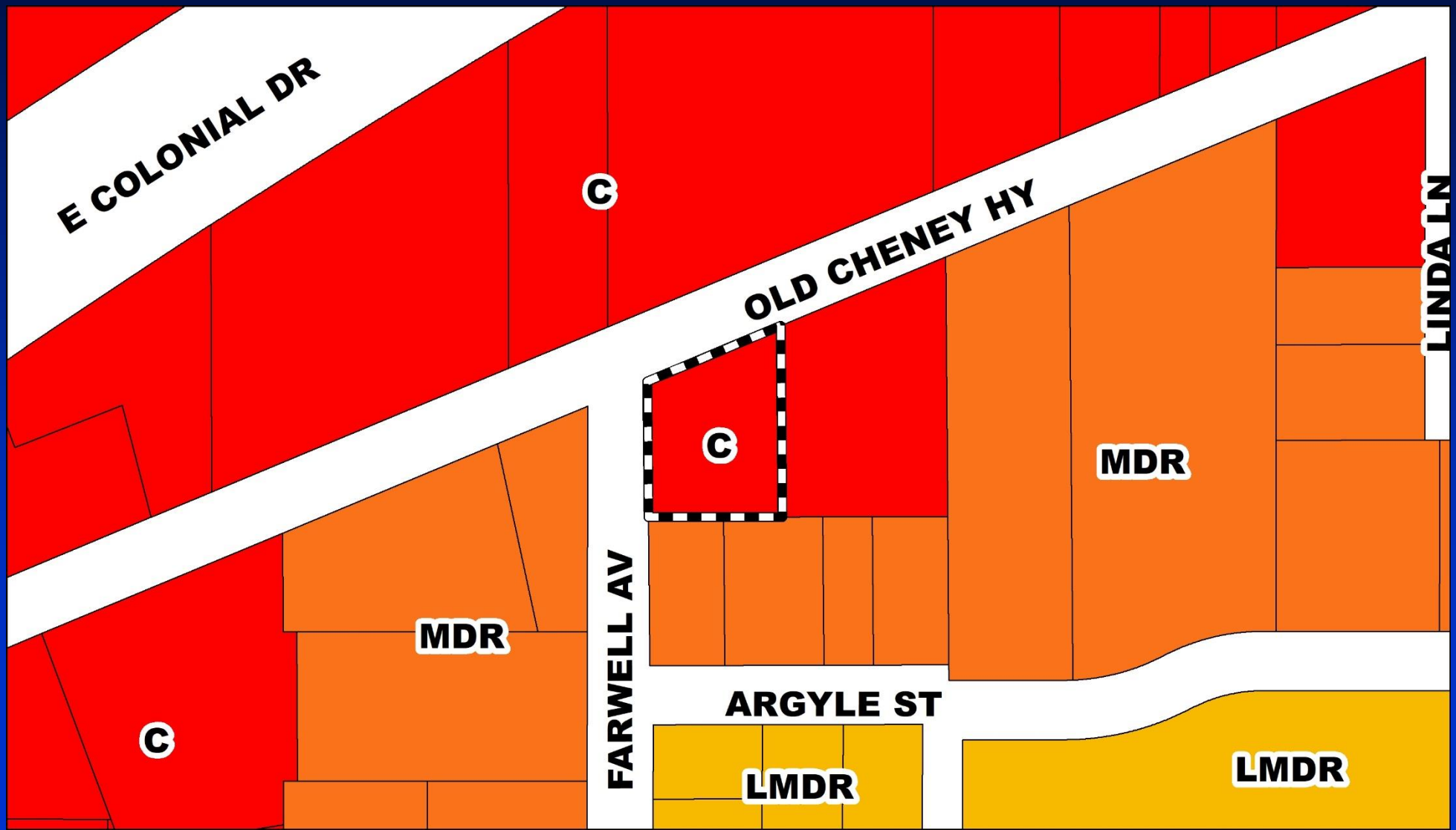
Future Land Use





SS-24-06-035 and RZ-24-06-036

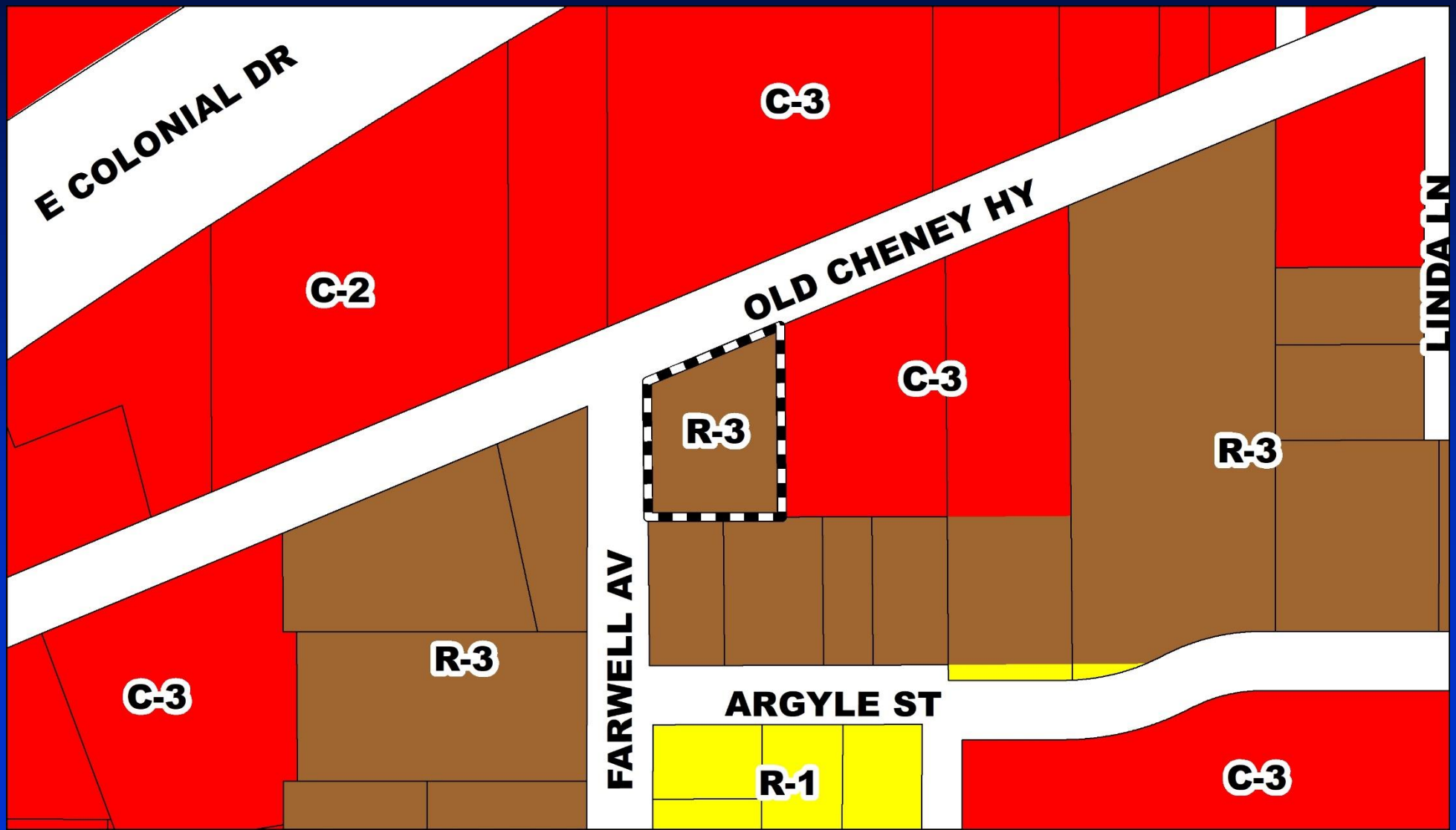
Proposed Future Land Use

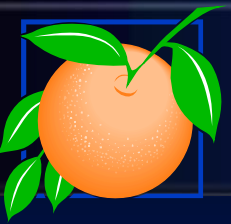




SS-24-06-035 and RZ-24-06-036

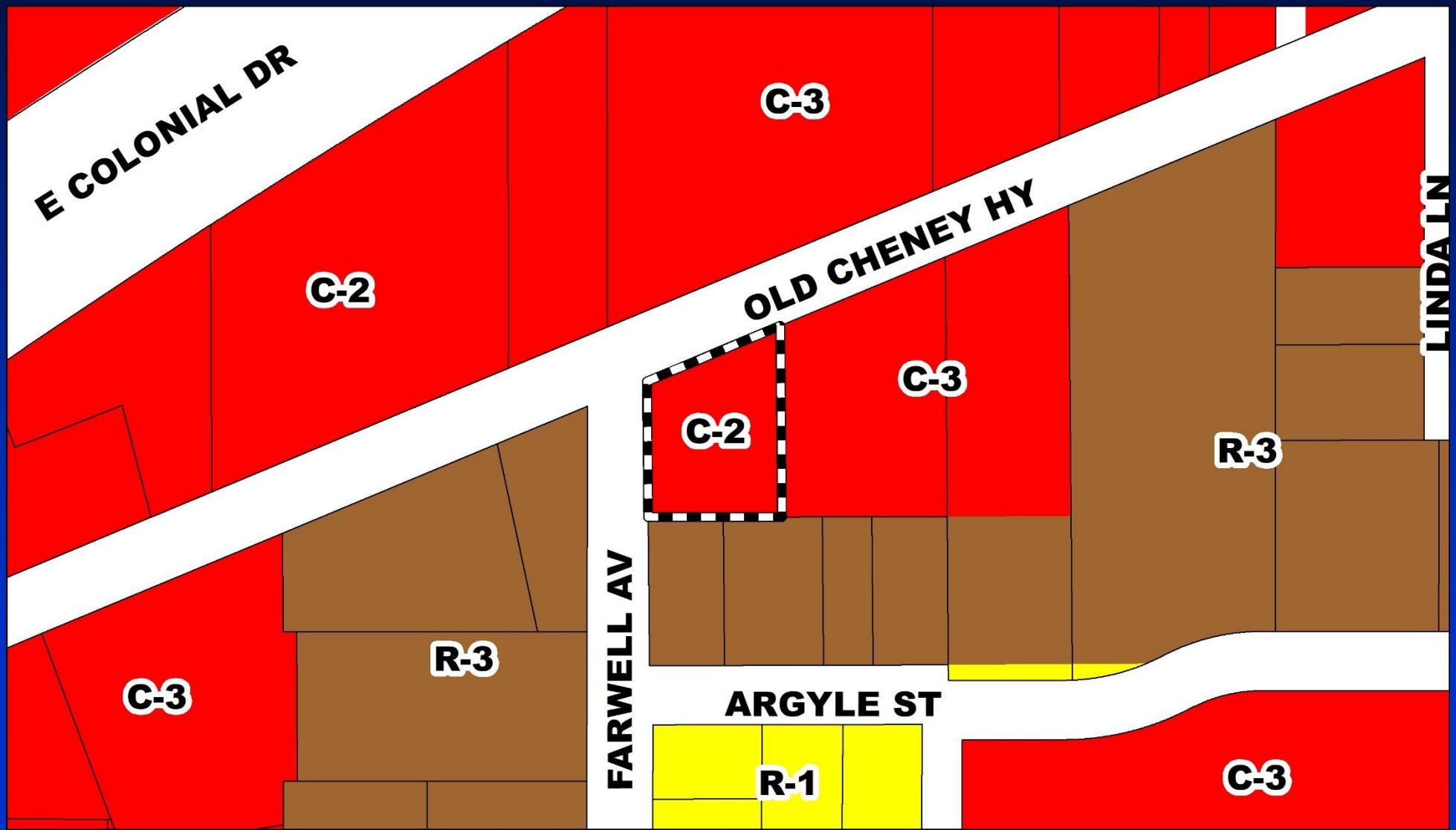
Zoning





SS-24-06-035 and RZ-24-06-036

Proposed Zoning



Aerial

E COLONIAL DR

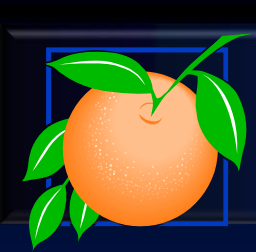
OLD CHENEY HY

LINDA LN

FARWELL AV

ARGYLE ST





Community Meeting Summary

June 24, 2024

- **Attendance – 3 Residents**
- **Concern for screening of the outdoor storage;**
- **Support for request**



Added Restrictions

1. A vinyl fence six feet in height shall be installed along the perimeter of the outdoor storage area;
2. Eight Magnolia trees shall be installed along the north and western portions of the property; and
3. A drainage swale shall be constructed along the southern portion of the property.



Recommended Action

SS-24-06-035:

ADOPT

Ordinance:

ADOPT

RZ-24-06-036:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Future Land Use Text Amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the requested C-2 (General Commercial District) zoning with three (3) restrictions.**



SS-24-01-117 & LUP-23-11-319 from August 13th Board Hearing

Applicant: Thomas Sullivan

Future Land Use Map (FLUM) Request:

From: Rural / Agricultural (R) to

To: Planned Development-Commercial (PD-C)

Rezoning Request:

From: A-2 (Farmland Rural District) to

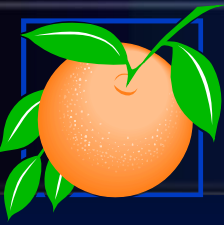
To: PD (Planned Development District)

Location: South of Beth Road / East of Boggy Creek Road

Acreage: 4.56- gross acres

District: 4

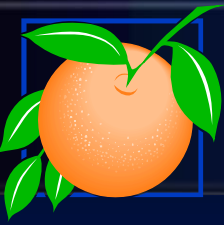
Proposed Use: 152,000 sq. ft. Self-Storage Facility and 15,000 sq ft. of C-1 Uses



Amendment SS-24-01-FLUE-1 & SS-24-01-FLUE-2 from August 13th Board Hearing

Request:

- **Text Amendment to Future Land Use Element Policy FLU8.1.4 – establishing the maximum density and intensities for proposed Planned Developments within Orange County (Case SS-24-01-FLUE-1)**
- **Text Amendment to Future Land Use Element Policy FLU1.2.4– to Expand the Urban Service Area (USA) (Case SS-24-01-FLUE-2)**



Recommended Action from August 13th Board Hearing

SS-24-01-117:

ADOPT

Ordinance:

ADOPT

LUP-23-11-319:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Planned Development – Commercial (PD-C) Future Land Use;**
- **ADOPT the FLU8.1.4 text amendment;**
- **ADOPT the FLU1.2.4 text amendment;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the 14411 Boggy Creek PD/LUP dated “Received May 17, 2024”, subject to twenty (20) conditions of approval, including one (1) waiver from Orange County Code.**



Recommended Action

Ordinance:

ADOPT

Action Requested:

- **REPEAL Ordinance 2024-19 and ADOPT Ordinance for Case SS-24-01-117, SS-24-01-FLUE-1 and SS-24-01-FLUE-2.**



Board of County Commissioners

**2023-3 Regular Cycle Amendment and
Concurrent PD/LUP Rezoning**

Privately-Initiated

Future Land Use Map Amendment 2023-3-A-1-1

and

Rezoning Case LUP-23-06-183

Adoption Public Hearing

October 8, 2024



2023-3 REGULAR CYCLE AMENDMENT PROCESS

Community Meetings

- **September 6, 2023**
- **March 18, 2024**

Transmittal Public Hearings

- **LPA – February 15, 2024**
- **BCC – March 26, 2024**

State and Regional Agency Comments

- **May 9, 2024 – No concerns or objections were raised**

Adoption Public Hearings

- **LPA – September 19, 2024**
- **BCC – October 8, 2024**



AMENDMENT 2023-3-A-1-1 REZONING CASE LUP-23-06-183

Agent: Jose Morales, Walt Disney Imagineering

Owner: Walt Disney Parks and Resorts U.S., Inc. and ARDC–Ocala 201, LLC

FUTURE LAND USE MAP REQUEST:

From: *No Designation*
(Former Reedy Creek Improvement District property)

To: Village (V)
(Expansion of the Horizon West Village H Special Planning Area (SPA) boundary)

REZONING REQUEST:

From: *No Designation*

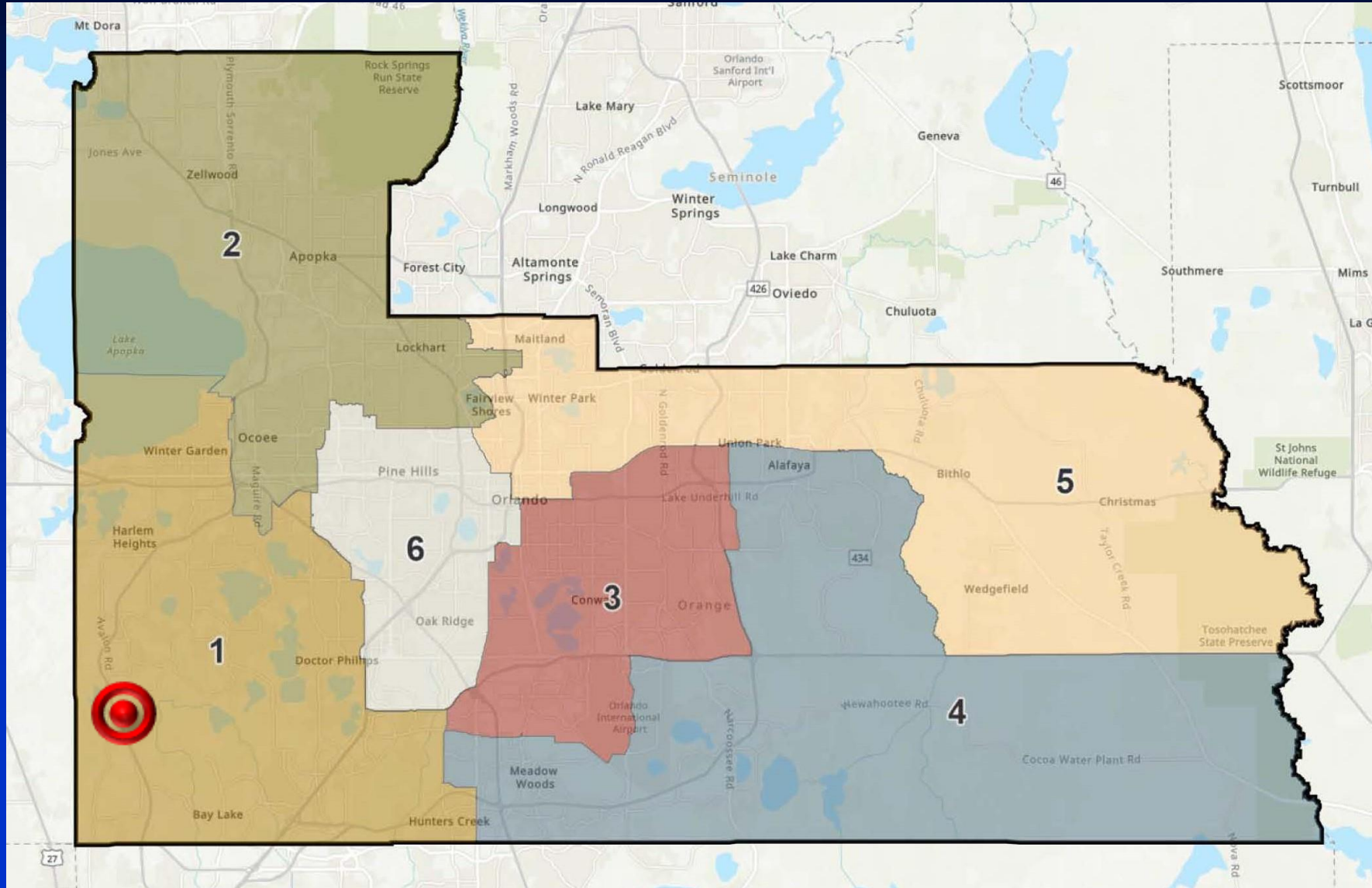
To: PD (Planned Development District) (Hartzog Road Attainable Housing Community PD/LUP)
(Apartment District and Wetland Special Planning Area Land Use Map (SPALUM) designations)

Acreage: ±114.23 Gross / ±75.20 Net Developable Acres

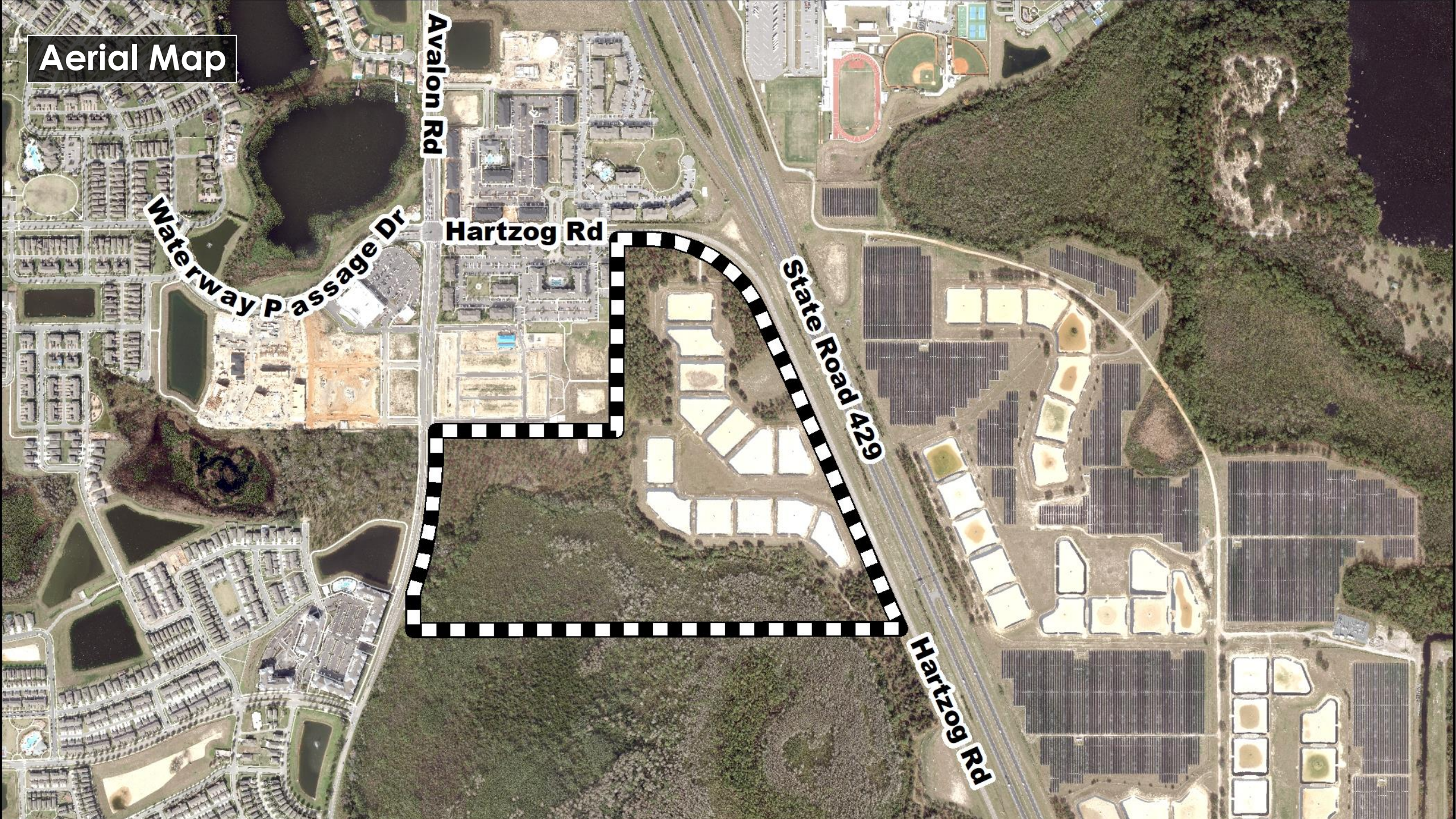
Proposed Use: Up to 1,410 Multi-Family Dwelling Units
(mixed-income community with 75 percent of the units meeting the County's definition of Affordable Housing and the remainder to be leased at market rate)



LOCATION MAP



Aerial Map



Avalon Rd

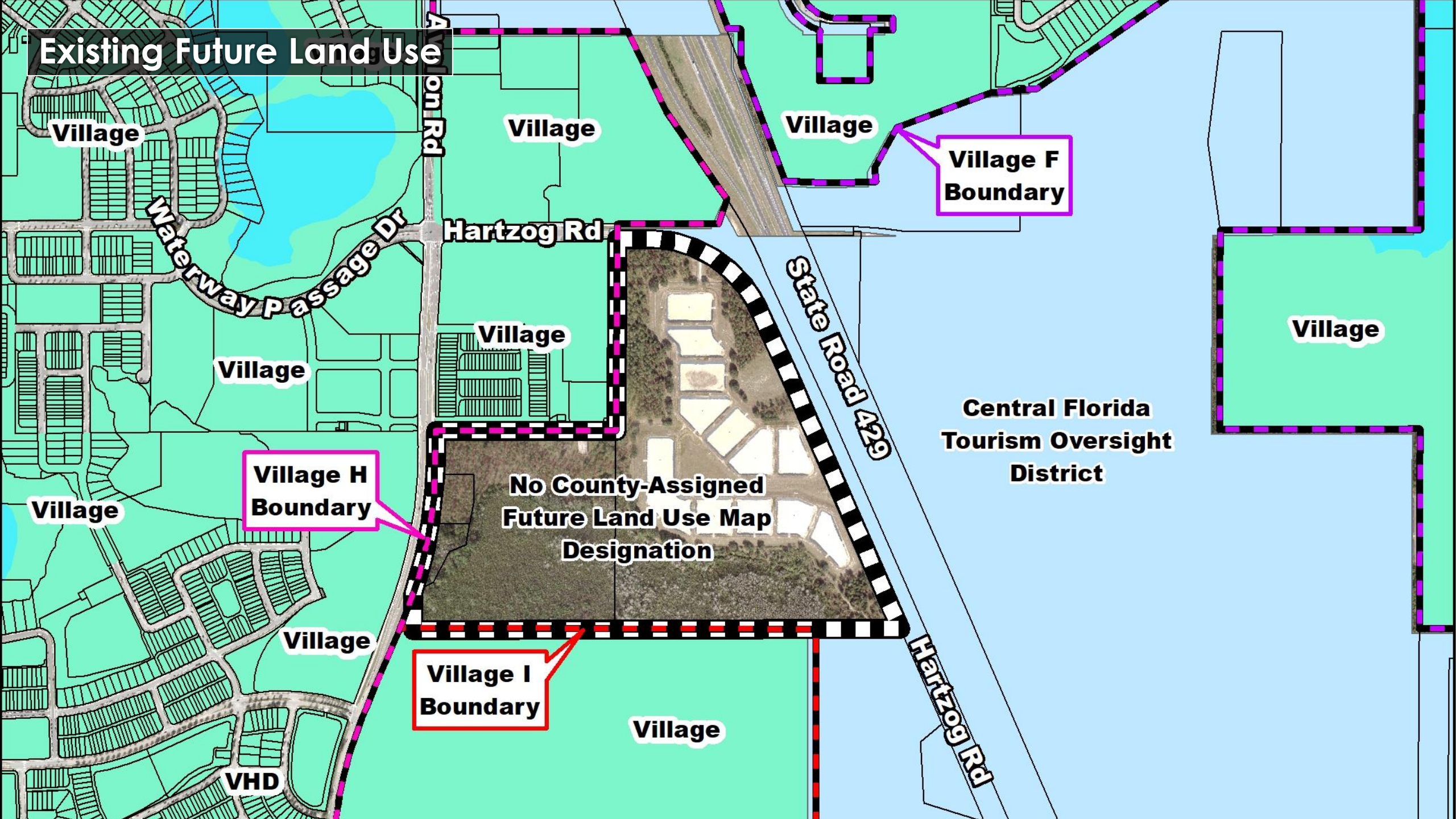
Hartzog Rd

Waterway Passage Dr

State Road 429

Hartzog Rd

Existing Future Land Use



Village

Village

Village

Village F Boundary

Village

Central Florida
Tourism Oversight
District

Village

Village

No County-Assigned
Future Land Use Map
Designation

Village H
Boundary

Village

Village

Village I
Boundary

Village

VHD

Waterway Passage Dr

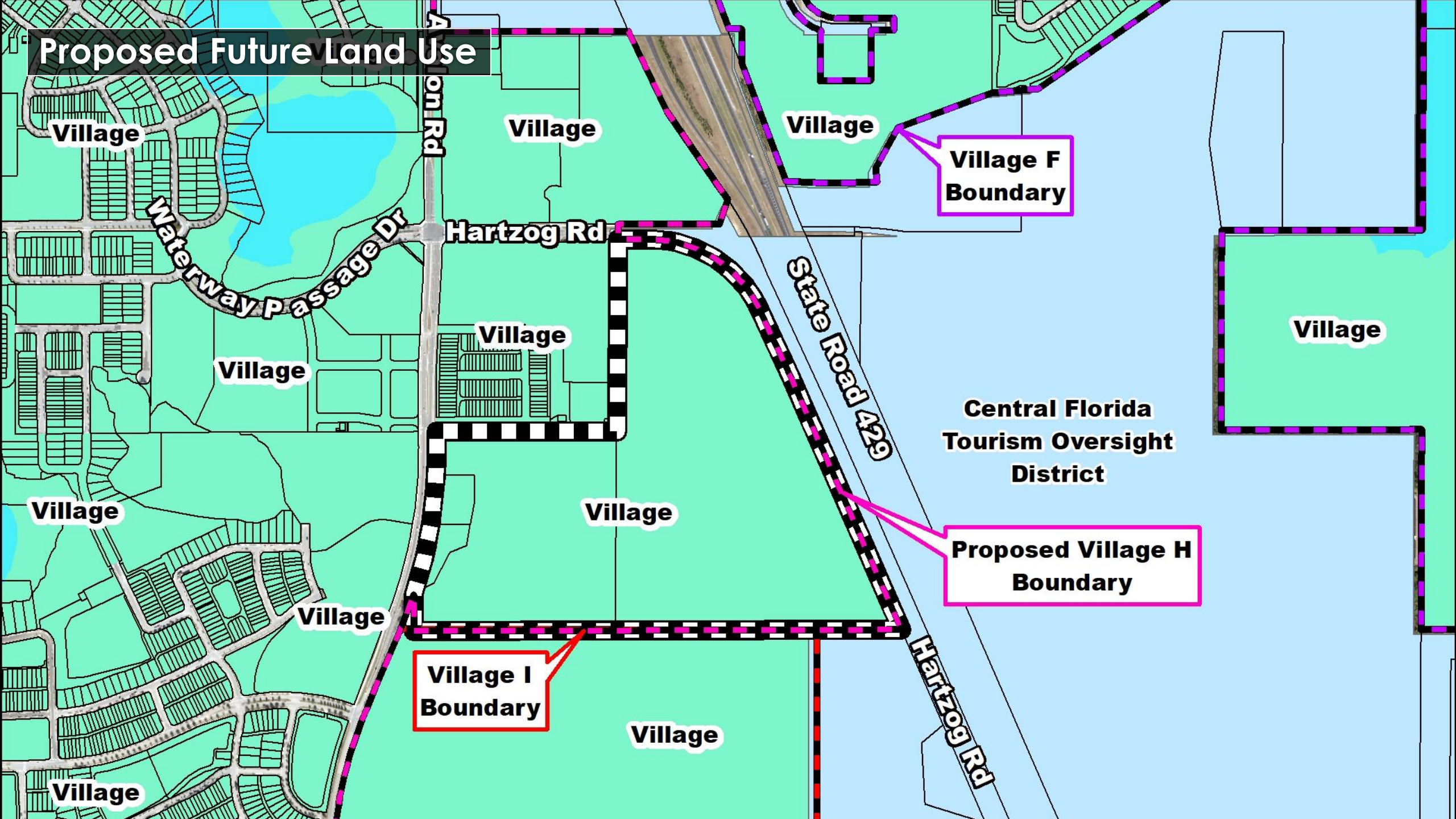
A on Rd

Hartzog Rd

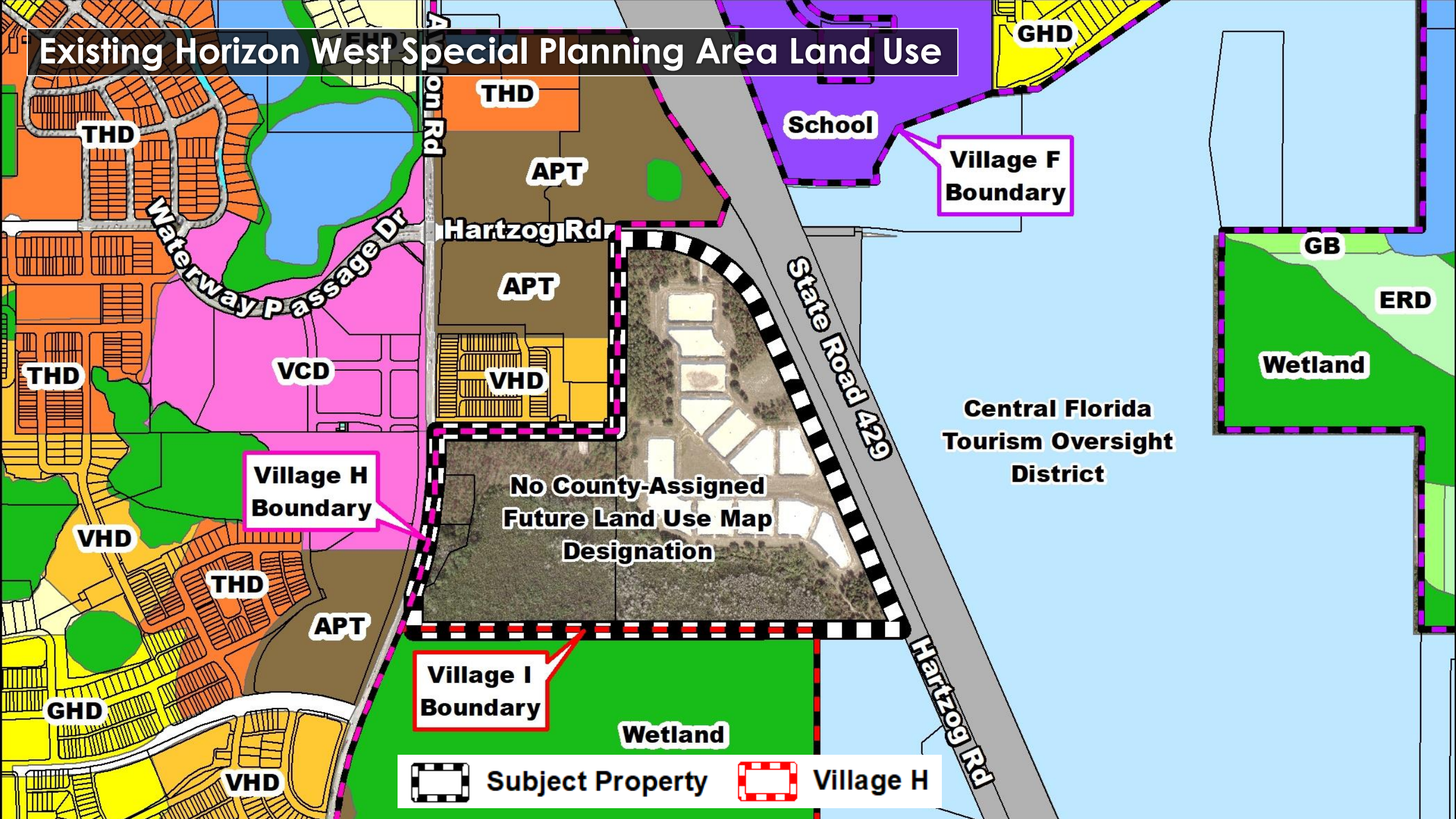
State Road 429

Hartzog Rd

Proposed Future Land Use



Existing Horizon West Special Planning Area Land Use



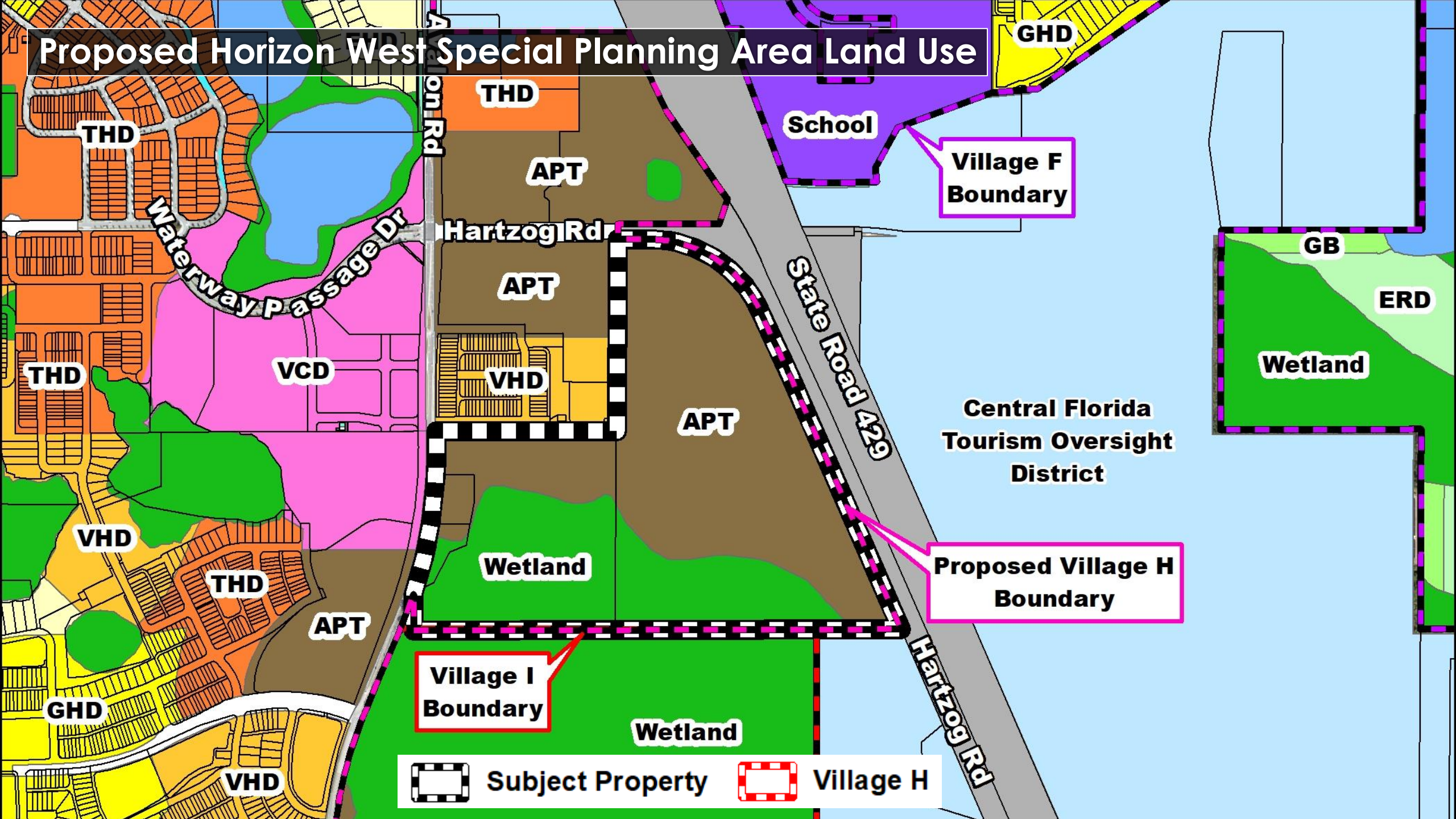
Village H Boundary

Village F Boundary

Village I Boundary

Subject Property Village H

Proposed Horizon West Special Planning Area Land Use



GHD

THD

THD

School

Village F Boundary

APT

Hartzog Rd

Waterway Passage Dr

APT

State Road 429

GB

ERD

Wetland

THD

VCD

VHD

APT

Central Florida Tourism Oversight District

VHD

THD

Proposed Village H Boundary

APT

Wetland

Village I Boundary

Wetland

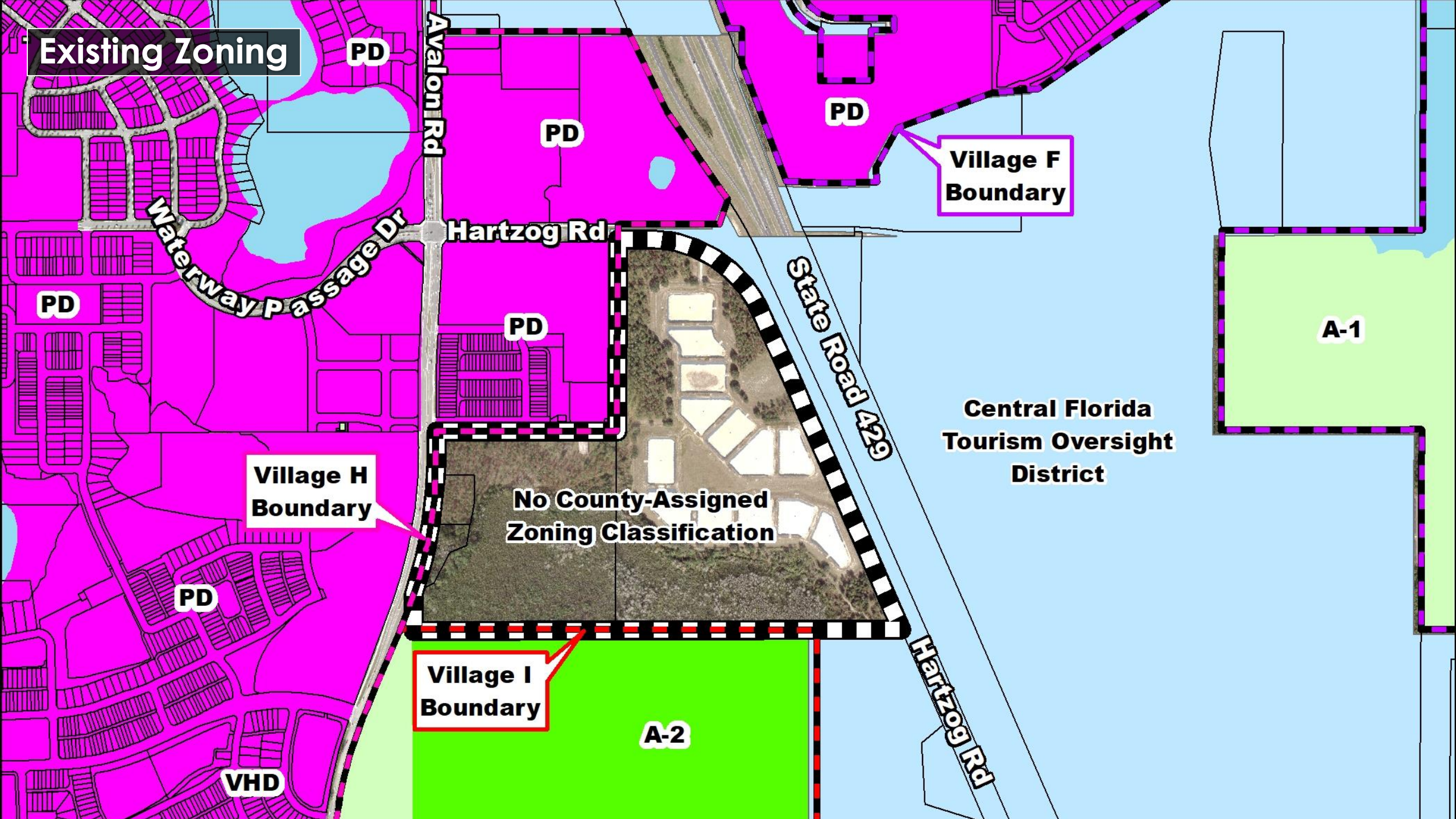
Hartzog Rd

GHD

VHD

Subject Property Village H

Existing Zoning



PD

PD

PD

PD

PD

A-1

Village H
Boundary

No County-Assigned
Zoning Classification

Central Florida
Tourism Oversight
District

Village I
Boundary

A-2

VHD

Avalon Rd

Hartzog Rd

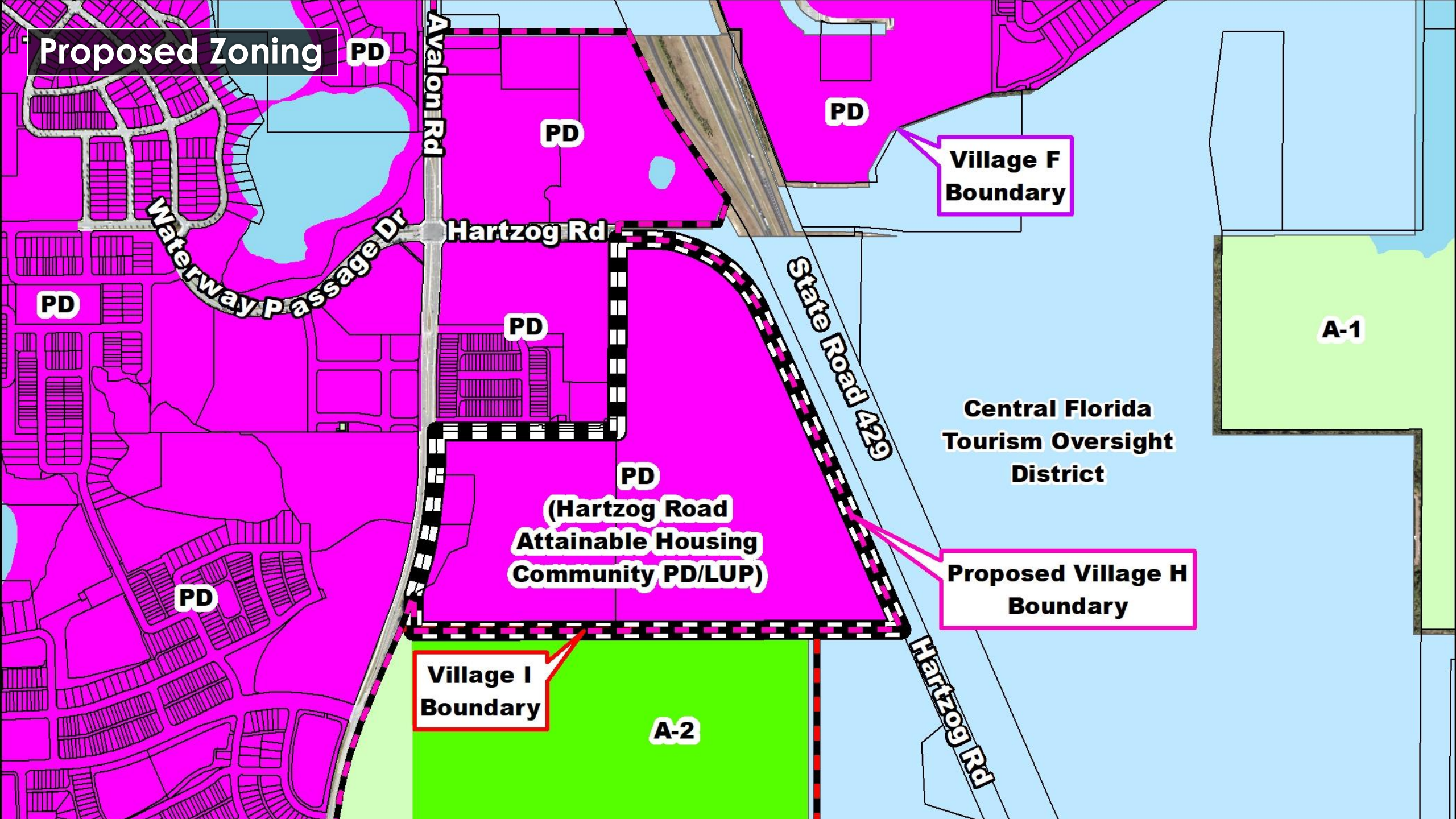
State Road 429

Hartzog Rd

Waterway Passage Dr

Village F
Boundary

Proposed Zoning PD



PD

PD

**Village F
Boundary**

PD

PD

A-1

**Central Florida
Tourism Oversight
District**

PD

**(Hartzog Road
Attainable Housing
Community PD/LUP)**

**Proposed Village H
Boundary**

PD

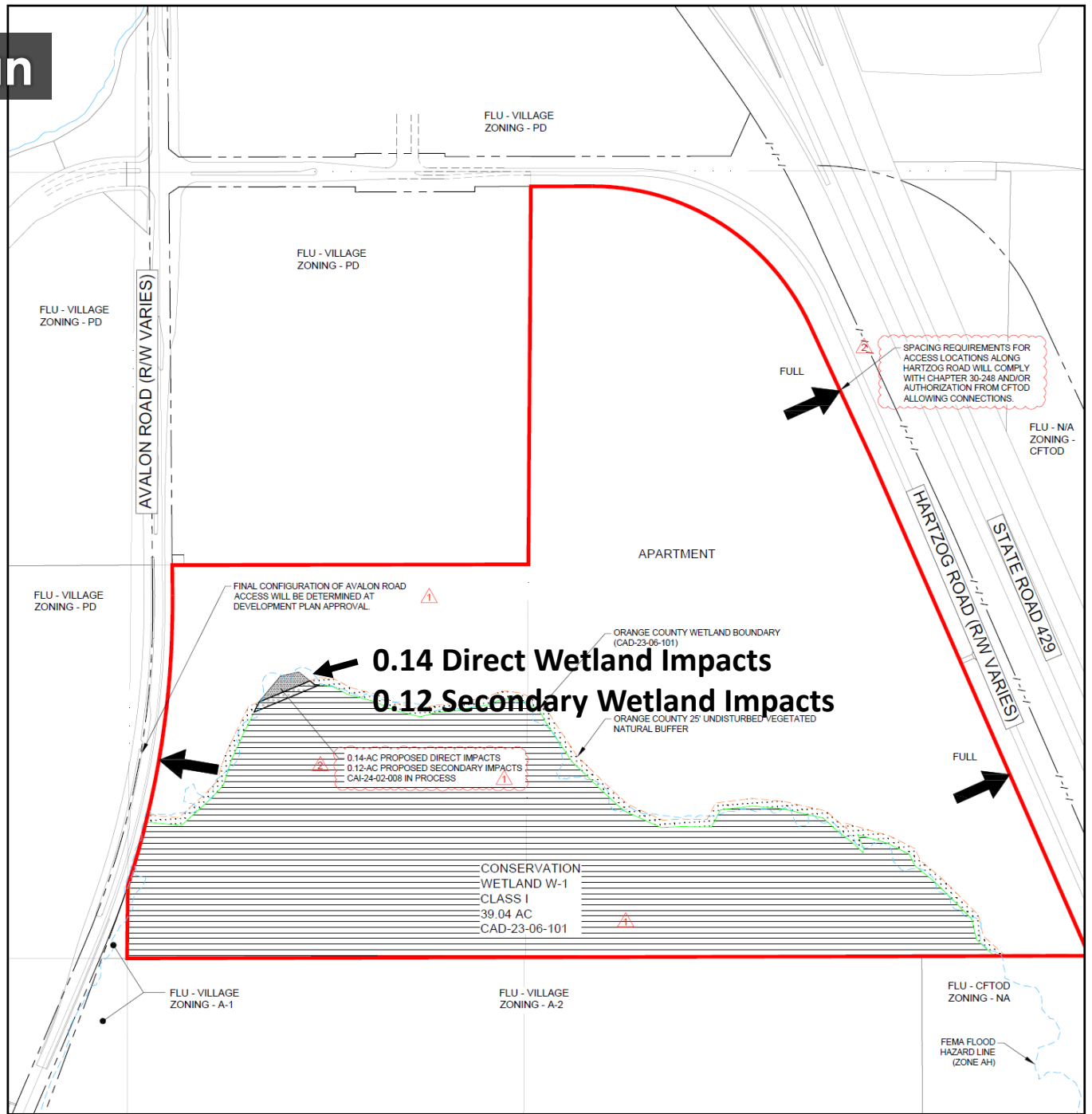
**Village I
Boundary**

A-2

PD Land Use Plan

One Waiver Requested:

1.3 parking spaces for studio and 1 bedroom units, in lieu of 1.5 spaces for efficiencies and 1 bedroom units; and
 1.8 spaces for 2 bedroom and larger units, in lieu of the 2.0 spaces.



LEGEND

PD BOUNDARY	
RIGHT OF WAY	
PD ACCESS	
ORANGE COUNTY 25' UNDISTURBED VEGETATED NATURAL BUFFER	
CAD WETLAND AREA	
ORANGE COUNTY WETLAND BOUNDARY CAD-23-06-101	
ORANGE COUNTY WETLAND BUFFER	
FEMA FLOOD HAZARD LINE SEE SHEET C-001 FOR INFORMATION	
WETLAND IMPACT	
SECONDARY IMPACT	

PROJECT: HORIZON VILLAGE HARTZOG ROAD ATTAINMENT HOUSE COMMUNITY

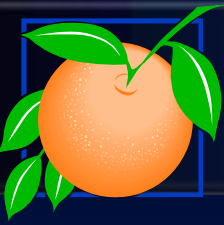
10901 AVALON RD W FL 34777

UNDESIGN PROJ# 612110

REVISION / IS	
NO.	DESCRIPTION
	TRG SUBMITT
1	TRG RESPON
2	TRG RESPON

DESIGNED BY: BF
 DRAWN BY: EG
 CHECKED BY: BF

SCALE



ADDITIONAL CONDITION OF APPROVAL

24. “Prior to plat recording for the Property, a restriction shall be recorded against the Property for the benefit of the County as follows:

- At least 75% of all multi-family units available for rent on the Property shall be reserved for residents earning between 50% and 100% of the Median Family Income (AMI) for the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area.

Such restriction may be included in a restrictive declaration made by the fee owner of the property provided that such declaration provides that such restriction may not be changed, waived, or rescinded by the declarant without the prior written approval of the County Administrator or its designee for a period of twenty (20) years after recording.”

TARGET INCOME GROUPS

AREA MEDIAN INCOME AND HOME PRICE CAPS

\$90,400

AREA MEDIAN INCOME (2024)*

**Affordable
Housing**

30% - 50% AMI (Very Low Income)
Earn between \$28,950 – \$48,250 annually

= Rent Limit (0-3 bedrooms)
\$507- \$1,255

50% - 80% AMI (Low Income)
Earn between \$48,250 – \$77,200 annually

= Rent Limit (0-3 bedrooms)
\$845 - \$2,008

**Attainable
Housing**

80% - 120% AMI (Moderate Income)
Earn between \$77,200 – \$115,800 annually

= Rent Limit (0-3 bedrooms)
\$1,352 - \$3,012

120% - 140% AMI (Middle Income)
Earn between \$115,800 – \$135,100 annually

= Rent Limit (0-3 bedrooms)
\$2,028 - \$3,514

*Source: U.S. Department of Housing & Urban Development (HUD)

TARGET INCOME GROUPS

AREA MEDIAN INCOME AND HOME PRICE CAPS

\$90,400

AREA MEDIAN INCOME (2024)*

Affordable
Housing

30% - 50% AMI (Very Low Income)
Earn between \$28,950 – \$48,250 annually

= Rent Limit (0-3 bedrooms)
\$507- \$1,255

50% - 80% AMI (Low Income)
Earn between \$48,250 – \$77,200 annually

= Rent Limit (0-3 bedrooms)
\$845 - \$2,008

Attainable
Housing

80% - 120% AMI (Moderate Income)
Earn between \$77,200 – \$115,800 annually

= Rent Limit (0-3 bedrooms)
\$1,352 - \$3,012

120% - 140% AMI (Middle Income)
Earn between \$115,800 – \$135,100 annually

= Rent Limit (0-3 bedrooms)
\$2,028 - \$3,514

Industry and Affordability

Scenario

*One couple, working in the
Tourism Industry, living in
Orange County*

Accommodation and
Food Services



\$36,352

Leisure and
Hospitality



\$40,933

**2022 Average
Annual Wage
(2023 USD)**

Combined
Income
\$77,285

**Maximum
Affordable Rent**
30% of Income

\$23,185
\$1,932
/month

Rent Ranges by AMI



\$823 (50% AMI)
to
\$1,647 (100% AMI)



\$988 (50% AMI)
to
\$1,977 (100% AMI)

Source:

Florida Housing Finance Corporation 2023 Income Limits and Rent Limits
Florida Housing Data Clearinghouse Shimberg Center for Housing Studies

Board of County Commissioners

**Conservation Area Impact Permit
Application**

CAI-24-02-008

Applicants:

**Walt Disney World Parks and Resorts US, Inc.
and ARDC-Ocala 201, LLC**

October 8, 2024



Existing Conditions



Depiction of approximate extent of onsite wetland.

Wetland delineation was approved under CAD-24-06-101.

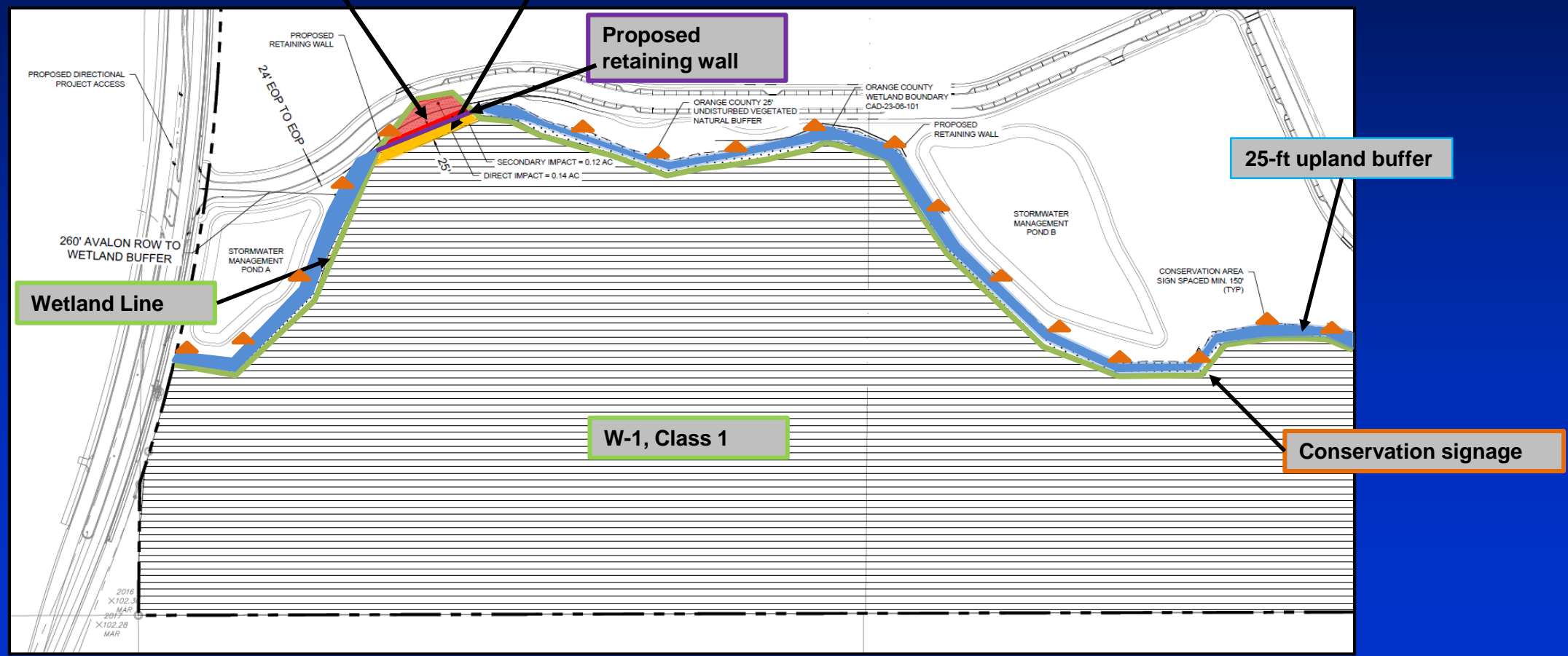
Wetland (W-1)	39.03 ac.
Upland	75.19 ac.
Total	114.23 ac.



Current Site Plan

0.14 ac. Direct Wetland Impacts

0.12 ac. Secondary Wetland Impacts





Site Conditions





Mitigation

- To offset the 0.14-acre direct wetland impacts and the 0.12-acre secondary wetland impacts, the applicants have proposed to purchase 0.09 Freshwater Uniform Mitigation Assessment Method (UMAM) mitigation bank credits from the Southport Ranch Mitigation Bank, located in Osceola County, which services the project area.
- EPD has determined that the mitigation is appropriate and sufficient to offset adverse impacts to wetlands that will occur as a result of the project.



Chapter 15, Article X – Review Criteria

- Pursuant to Chapter 15, Article X, adopted 1987, Section 15-362(5), *“Where wetlands serve a significant and productive environmental function, the public health, safety and welfare require that any alteration or development affecting such lands should be so designed and regulated as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners.”*
- Additionally, Section 15-396(3)(a) states, *“The removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. The protection, preservation and continuing viability of Class I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. When encroachment, alteration or removal of Class I conservation areas is permitted, habitat compensation or mitigation as a condition of development approval shall be required.”*



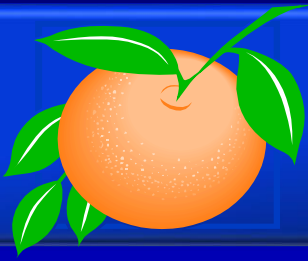
Chapter 15, Article X – Review Criteria

- The applicants have designed the site to avoid and minimize impacts to Class I wetlands to the greatest extent practicable within the constraints of the available space.
- The direct impacts of Class I wetlands have been limited to only a small area on the northwest edge of the wetland system where there are encroaching invasive species.
- Therefore, impacts to the overall environmental productivity of the Class I wetlands is anticipated to be minimal, and the applicants will offset any adverse impacts with appropriate mitigation.



Finding

- EPD staff has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, adopted 1987, Sections 15-362(5) and 15-396(3)(a) and recommends approval of CAI Permit No. CAI-24-02-008, subject to the conditions listed in the staff report.

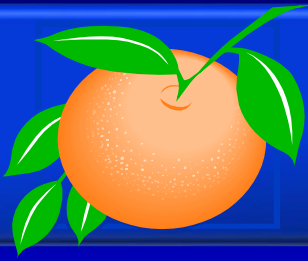


Transportation Analysis

Development impact on transportation network

- Applicant's traffic report reviewed and findings are acceptable
- Summary of development program
 - Up to 1,410 attainable multi-family units
 - 6,401 new daily vehicle trips
 - 609/550 AM/PM Peak Hour trips
- Summary of road impacts
 - Avalon Road: Western Way to Water Springs Boulevard
 - Avalon Road and Hartzog Road Intersections
 - Developer to construct
 - #2 – NB/SB right/left turn lanes on Avalon Road
 - Install new traffic signal
 - #3 – Reduce length of NB left turn lanes on Avalon Road
 - #6 & 7 – NB left turn lane on Hartzog Road and SB right turn lane on Hartzog Road

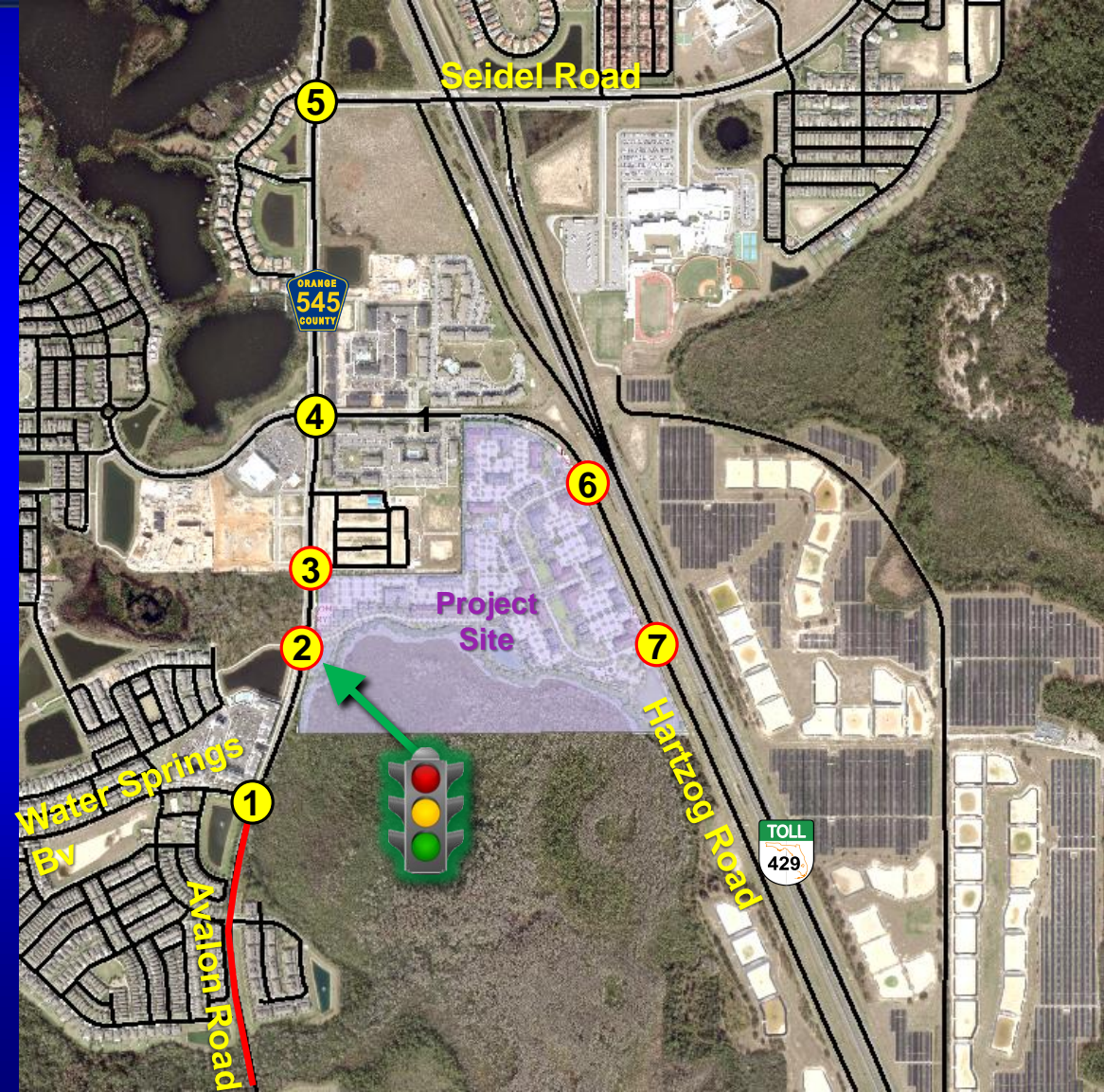


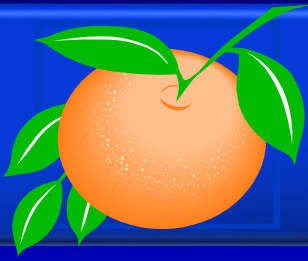


Transportation Analysis

Development impact on transportation network

- Applicant's traffic report reviewed and findings are acceptable
- Summary of development program
 - Up to 1,410 attainable multi-family units
 - 6,401 new daily vehicle trips
 - 609/550 AM/PM Peak Hour trips
- Summary of road impacts
 - Avalon Road: Western Way to Water Springs Boulevard
 - Avalon Road and Hartzog Road Intersections
 - Developer to construct
 - #2 – NB/SB right/left turn lanes on Avalon Road
 - Install new traffic signal
 - #3 – Reduce length of NB left turn lanes on Avalon Road
 - #6 & 7 – NB left turn lane on Hartzog Road and SB right turn lane on Hartzog Road



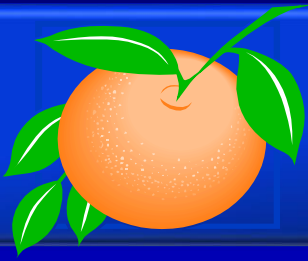


Transportation Analysis

Development impact on transportation network

- **Proportionate Share agreement**
 - Pulled from Consent Agenda and being considered during this hearing
 - Agreement occurring earlier than required by Code (zoning versus vertical permitting)
 - Fee calculated to mitigate deficient segment of CR 545 from Western Way to Water Springs Boulevard
 - Prior to building permit a fee of \$3,245,340 will be collected
- **Transportation Impact Fees**
 - Fee based on type and amount of development approved
 - Collected at time of vertical permitting
 - Amount: \$8,172,204.90
- **Fees will be used to accelerate acquisition of uncontrolled rights-of-way and construction of CR 545 in Village I**

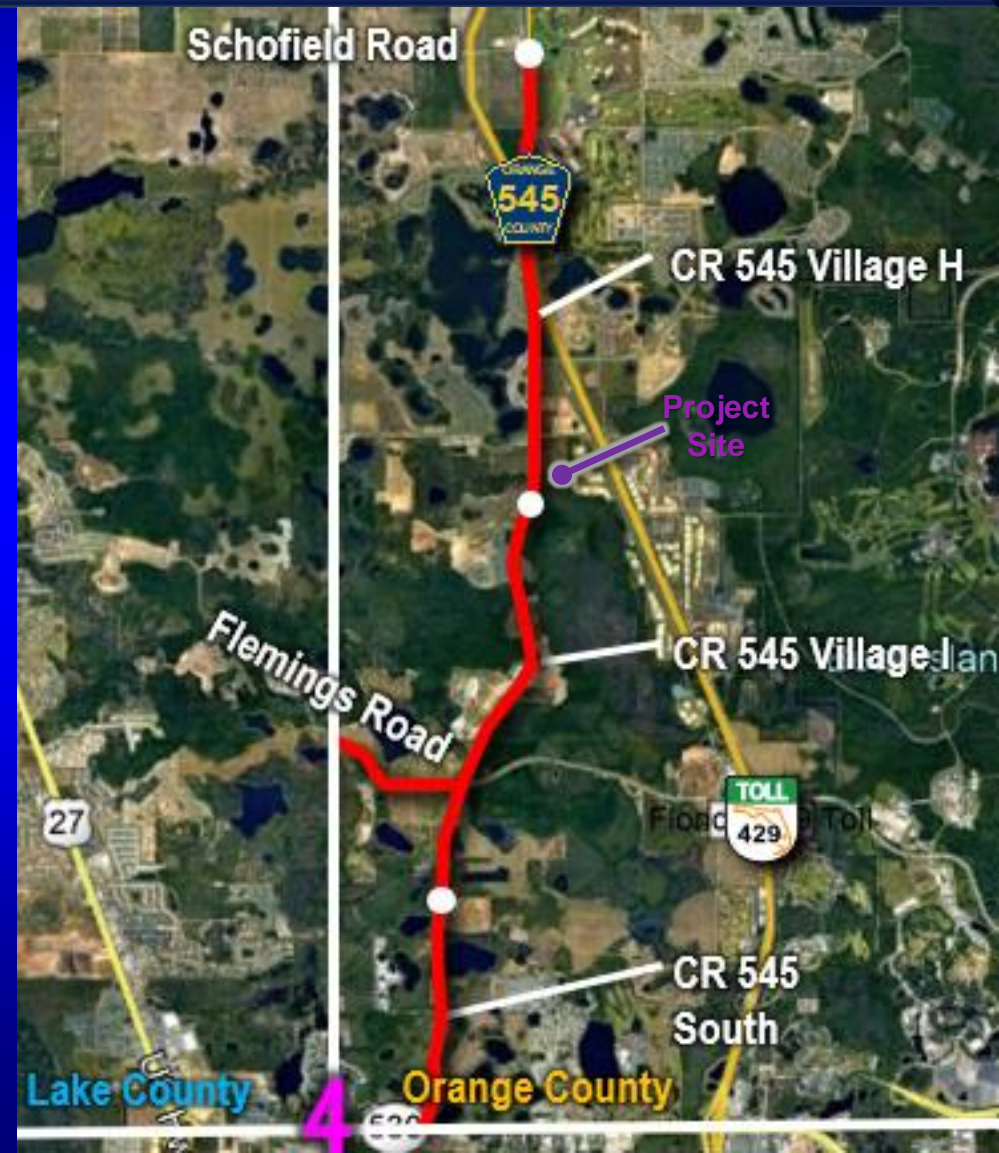


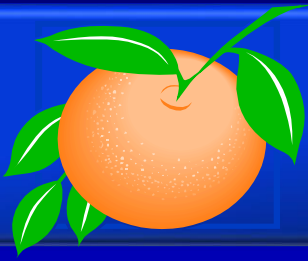


Transportation Analysis

Orange County Road Projects

- All Horizon West major roads
 - Partnership projects in LRTP
 - Subject to Board approved road network agreements
 - Includes performance thresholds that regulate development permitted versus road infrastructure delivered
- CR 545 (Avalon Road)
 - Village H
 - Village I (includes Flemings Road)
 - South Segment (outside Horizon West)

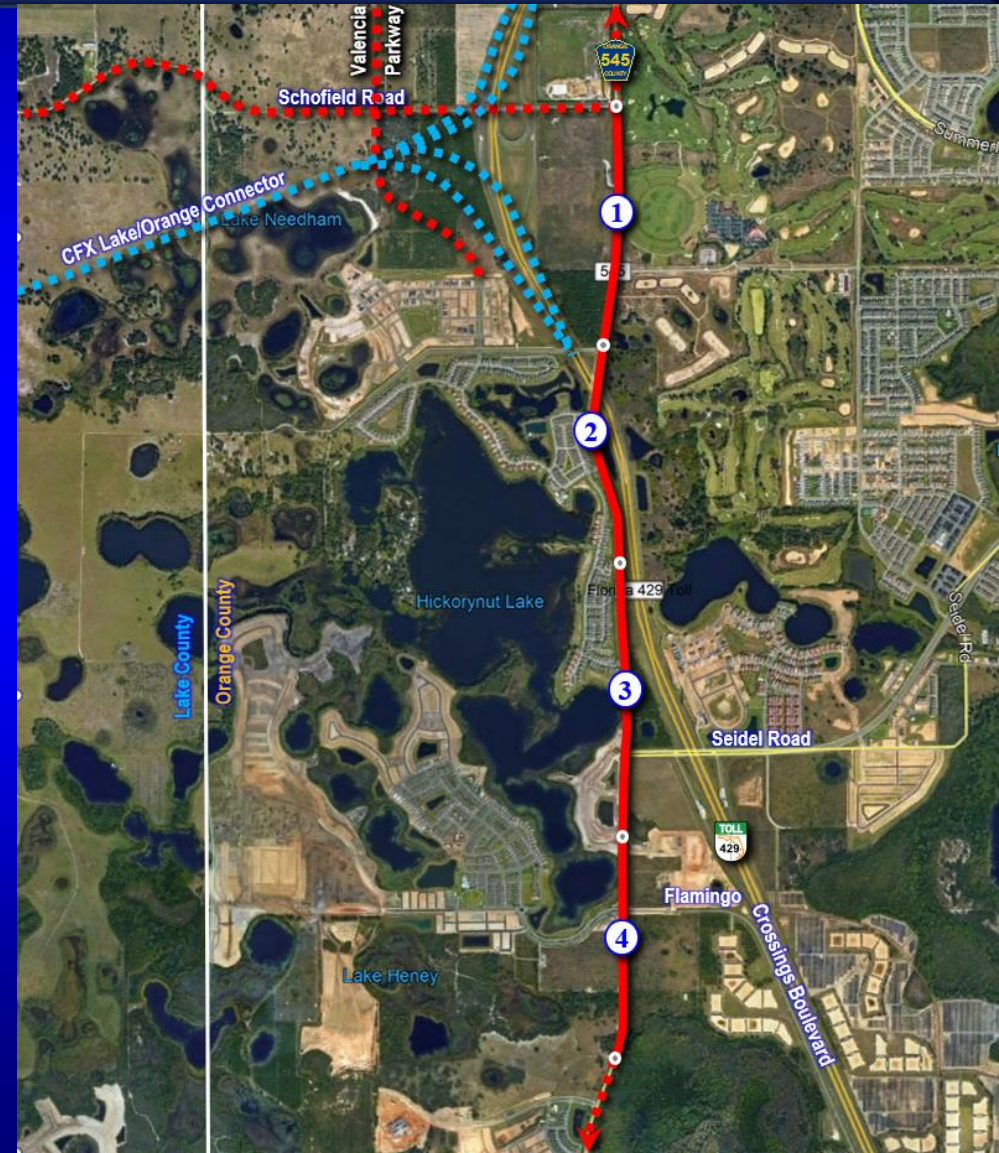


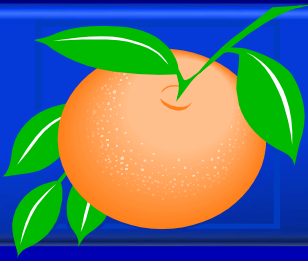


Transportation Analysis

Orange County Road Projects

- **CR 545 Village H**
 - Public/private partnership
 - 4-lane widening from South of Hartzog Road to Schofield Road
 - Segment 1 completed January 2023
 - Segment 2 completed January 2021
 - Segment 3 completed July 2021
 - Segment 4 completed December 2021

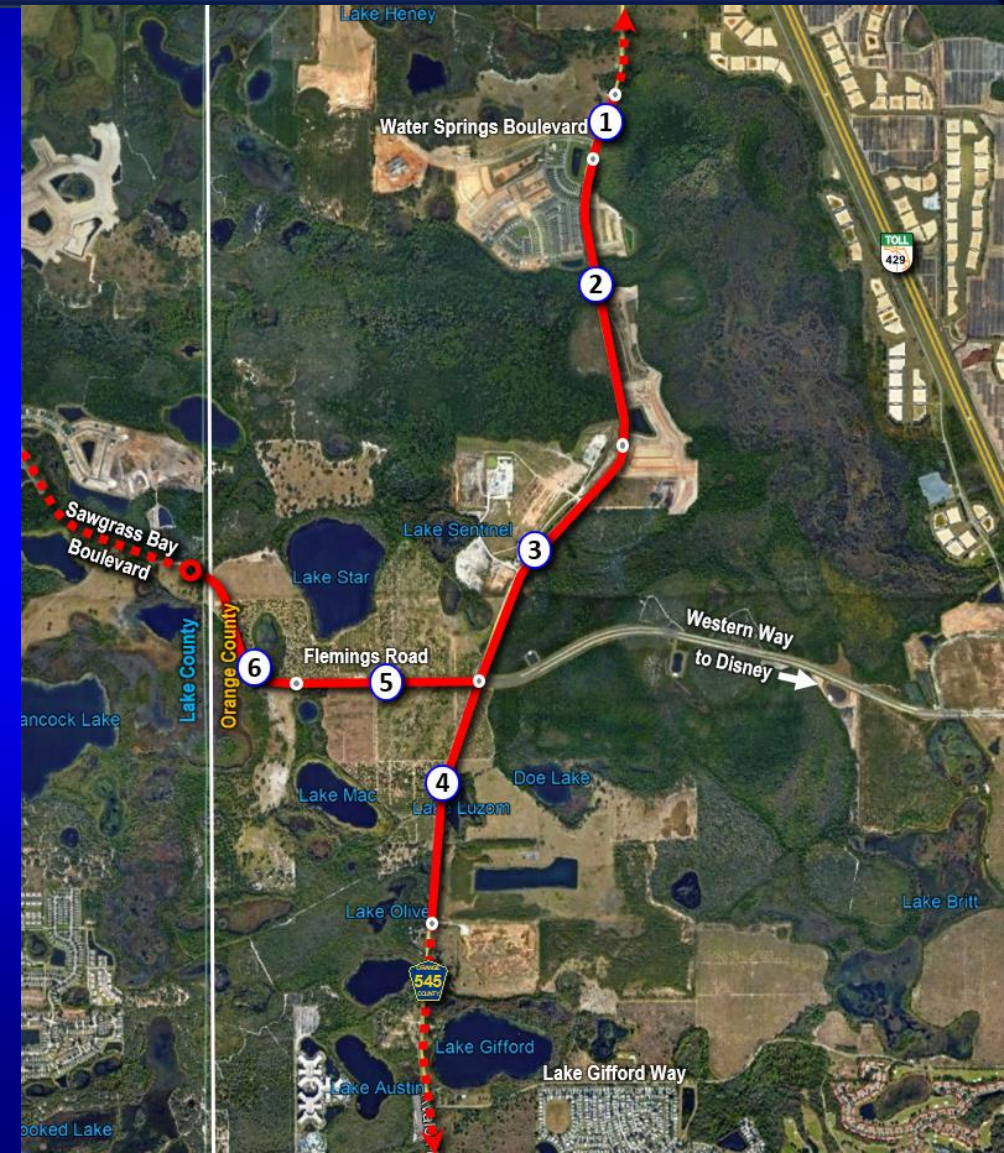


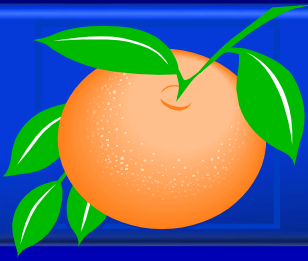


Transportation Analysis

Orange County Road Projects

- **CR 545 Village I**
 - Public/private partnership
 - 4-lane widening from “New” Hartzog Road to north of Water Springs Boulevard
 - Six road segments includes four-lane Flemings Road
 - **Segments 1, 2 & 3:**
 - Currently the design plans are at 30% and comments submitted to developer’s consultant
 - Final design & permitting completion July 2025
 - **Segment 4:**
 - Currently waiting on 90% design plan submittal
 - Final design & permitting completion June 2025
 - Right-of-way acquisition December 2024 to April 2026
 - Construction start in May 2025
 - **Segment 5 & 6 (Flemings Road):**
 - Currently waiting on 100% design plan submittal
 - Final design & permitting completion December 2024
 - Right-of-way acquisition May 2024 to September 2025
 - Construction start in Q1/Q2 2025

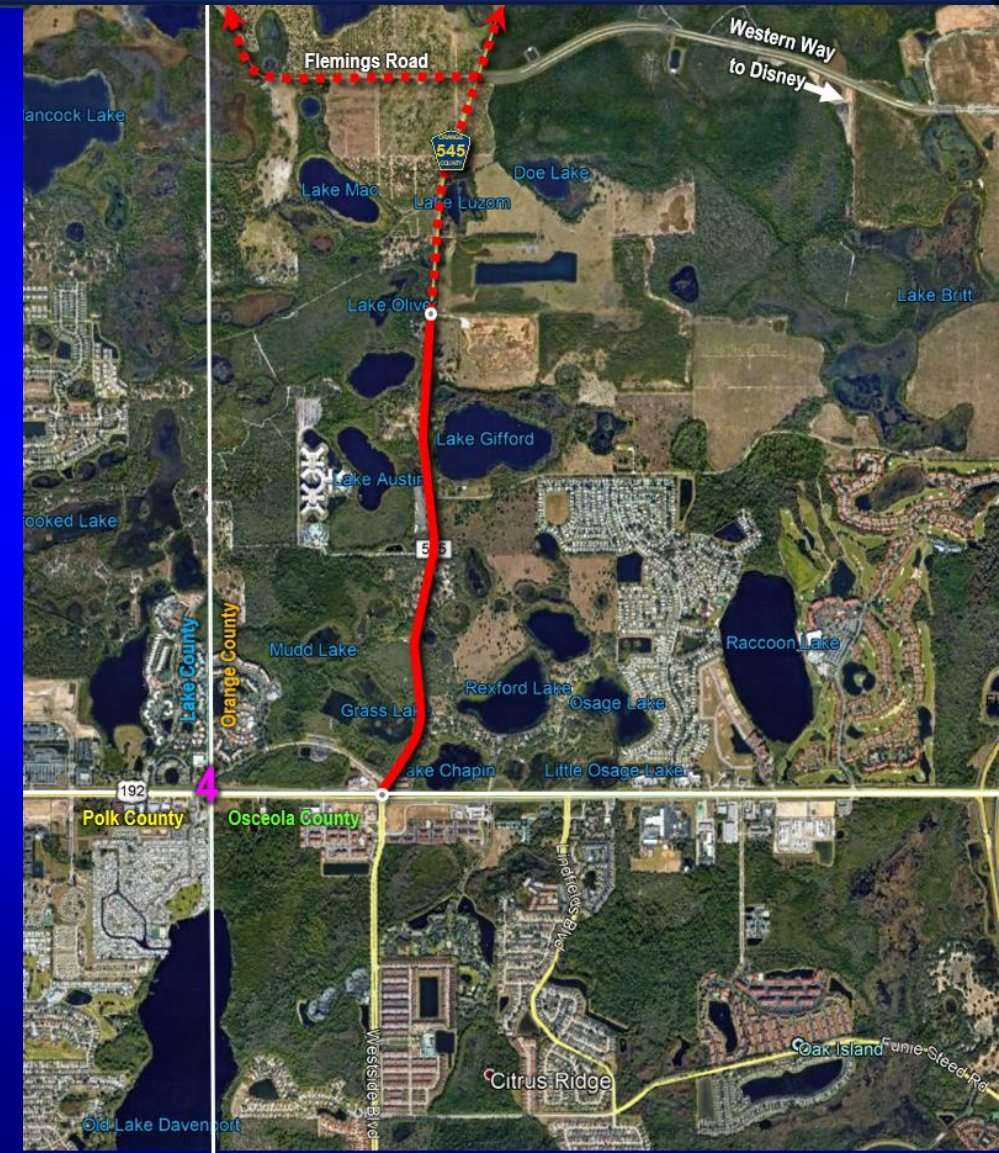




Transportation Analysis

Orange County Road Projects

- **CR 545 South**
 - Public Works CIP
 - 4-lane widening from US 192 to Hartzog Road
 - Currently finalizing design contract, complete December 2024
 - Final design & permitting completion January 2027
 - Right-of-way acquisition January 2027 to January 2029
 - Construction start in July 2030





Community Meeting Summary

September 6, 2023

March 18, 2024

Water Spring Elementary School

Horizon High School

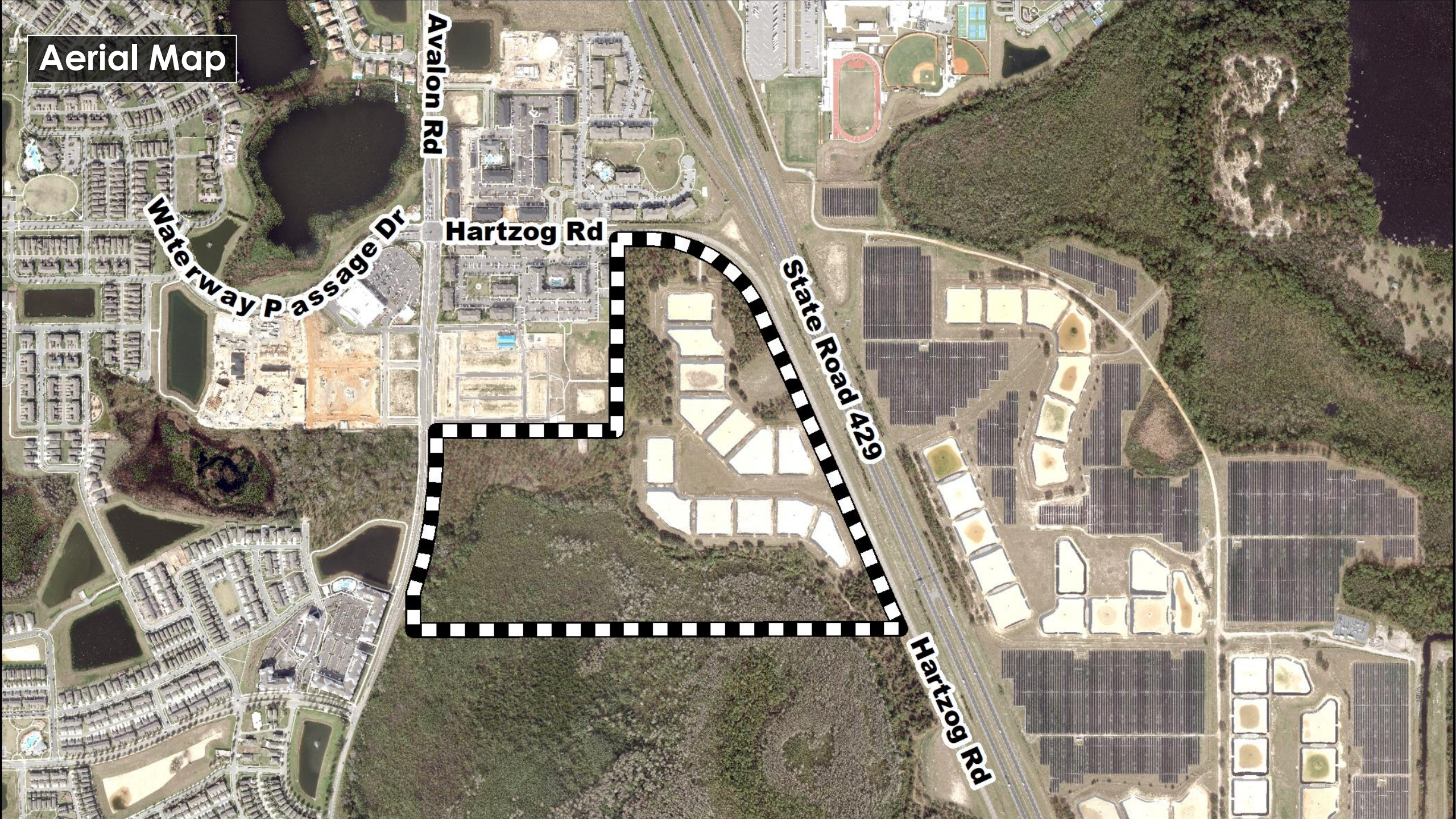
- **Attendance – 70 & 105 residents**

- **Concerns:**
 - **Traffic**

 - **Overdevelopment of apartments in the area**

 - **School impacts**

Aerial Map



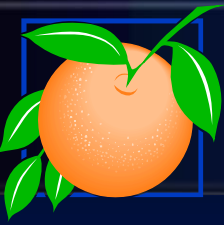
Avalon Rd

Waterway Passage Dr

Hartzog Rd

State Road 429

Hartzog Rd



ADDITIONAL CONDITION OF APPROVAL

24. “Prior to plat recording for the Property, a restriction shall be recorded against the Property for the benefit of the County as follows:

- At least 75% of all multi-family units available for rent on the Property shall be reserved for residents earning between 50% and 100% of the Median Family Income (AMI) for the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area.

Such restriction may be included in a restrictive declaration made by the fee owner of the property provided that such declaration provides that such restriction may not be changed, waived, or rescinded by the declarant without the prior written approval of the County Administrator or its designee for a period of twenty (20) years after recording.”



AMENDMENT 2023-3-A-1-1 & LUP-23-06-183

2023-3-A-1-1:

ADOPT

Ordinance:

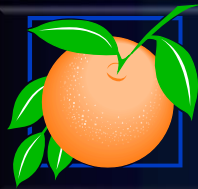
ADOPT

LUP-23-06-183:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance;**
- **ADOPT Amendment 2023-3-A-1-1, a request to expand the Horizon West Village H Special Planning Area (SPA) boundary and apply the Village (V) Future Land Use Map designation to the subject property;**
- **ADOPT the associated Ordinance for the proposed Future Land Use Map Amendment; and**
- **Make a finding of consistency with the Comprehensive Plan and APPROVE Rezoning Case LUP-23-06-183, *Hartzog Road Attainable Housing Community Planned Development/Land Use Plan (PD/LUP)*, dated "Received June 11, 2024", subject to the twenty-three (23) conditions listed in the staff report, including one (1) requested waiver from Orange County Code, and 1 additional condition as presented.**



AGREEMENTS

Action Requested:

Adequate Public Facility Agreement (APF-24-08-206)

- **Approve and Execute the Adequate Public Facilities Agreement for Hartzog Road Attainable Housing Community PD by and between Walt Disney Parks and Resorts U.S., Inc. and ARDC-Ocala 201, LLC and Orange County (APF-24-08-206)**

Adequate Public Facility Agreement (APF-24-08-206)

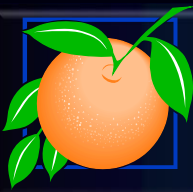
- **Approve and Execute the Proportionate Share Agreement for Hartzog Road Attainable Housing Community Avalon Road by and among ARDC-Ocala 201, LLC, Walt Disney Parks and Resorts U.S., Inc., and Orange County for a proportionate share payment in the amount of \$3,245,340.**



CONSERVATION AREA IMPACT PERMIT CAI-24-02-008

Action Requested:

- **Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-24-02-008 for Walt Disney Parks and Resorts U.S., Inc. and ARDC-Ocala 201, LLC, subject to the conditions listed in the staff report.**



HARTZOG ROAD ATTAINABLE HOUSING COMMUNITY

Requested Action:

- **Adopt:** **Amendment 2023-3-A-1-1**
- **Adopt:** **Regular Cycle Ordinance**
- **Approve:** **Rezoning Case LUP-23-06-183**
- **Approve and Execute:** **Adequate Public Facilities Agreement APF-24-08-206**
- **Approve and Execute:** **Proportionate Share Agreement for Hartzog Road Attainable Housing Community Avalon Road**
- **Approve:** **Conservation Area Impact Permit CAI-24-02-008**