



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, October 8, 2024

2:00 PM

County Commission Chambers

24-1400 Adoption of Future Land Use Map Amendment 2023-3-A-1-1, Ordinance, and Concurrent PD Rezoning Request LUP-23-06-183, Jose Morales

a. Amendment 2023-3-A-1-1

Consideration: Requested Future Land Use Map Amendment to apply the Village (V) FLUM designation to the subject property through the expansion of the Horizon West Village H Special Planning Area boundary and assign the Apartment District and Wetland Special Planning Area land use designations to the site & LUP-23-06-183.

Location: District 1; Generally located south and west of Hartzog Rd., west of SR 429, and east of Avalon Rd; Parcel ID#s: 08-24-27-0000-00-010/036/038 and 08-24-27-0000-10-000; 114.23 gross ac.

And

b. Ordinance for Proposed Amendment

Consideration: AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010- 2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES; FOR THE 2023 CALENDAR YEAR (THIRD CYCLE); AND PROVIDING AN EFFECTIVE DATE.

And

c. Rezoning LUP-23-06-183

Consideration: No County-Assigned Zoning Classification to PD (Planned Development District) (Hartzog Road Attainable Housing Community PD/LUP). Also requested is one (1) waiver from Orange County Code Section 38-1476(a) to use alternative parking ratios for the project of 1.3 spaces for studio and 1 bedroom units, in lieu of the requirement for 1.5 spaces for efficiencies and 1 bedroom units, and 1.8 spaces for 2 bedroom and larger units, in lieu of the requirement for 2.0 spaces for 2 bedroom and larger units.

Location: District 1; Generally located south and west of Hartzog Rd., west of SR 429, and east of Avalon Rd; Parcel ID#s: 08-24-27-0000-00-010/036/038 and 08-24-27-0000-10-000; 114.23 gross ac.

New Condition of Approval # 24:

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 Area Median 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 their designee for a period of twenty (20) years after recording."

A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, determine that the proposed amendment is in compliance; further, adopt Amendment 2023-3-A-1-1 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; further; adopt the associated Ordinance 2024-29 for the proposed Future Land Use Map Amendment; further, make a finding of consistency with the Comprehensive Plan; further, approve the rezoning request LUP-23-06-183 from No County-Assigned Zoning Classification to Planned Development (PD) (Hartzog Road Attainable Housing Community PD/LUP) subject to the twenty-three (23) conditions of approval listed in the Staff Report dated September 23, 2024; further, approve new condition of approval #24; further, approve and execute Adequate Public Facilities Agreement 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); further; approve and execute 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; further, accept the findings and recommendations of the Environmental Protection Division; and further, approve the Conservation Area Impact Permit (CAI-24-02-008) subject to the twenty four (24) conditions of approval listed in the Staff Report dated September 10, 2024. The motion carried by the following vote:

Aye: 5 - Mayor Demings, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Scott

Nay: 1 - Commissioner Wilson

Absent: 1 - Commissioner Bonilla



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 22ND DAY OF OCTOBER 2024.

L. High

 for DEPUTY CLERK
 BOARD OF COUNTY COMMISSIONERS
 ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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