



March 26, 2024

Mayor Jerry Demings  
Orange County Administration Building  
201 S. Rosalind Avenue  
Orlando, Florida 32801

RE: Hartzog Road Attainable Housing Community  
Future Land Use Map (FLUM) Amendment  
Application #2023-3-A-1-1

Dear Mayor Demings:

The Staff Recommendation section of the LPA Transmittal Staff Report for today's public hearing on our Future Land Use Map (FLUM) Amendment (2023-3-A-1-1) finds that our application meets the requirements of Orange County and Florida Statutes for Transmittal to the state reviewing agencies.

In furtherance of the Staff Report finding, additional information follows regarding the professionally accepted studies, analyses and data that were included in our Future Land Use Map Amendment application package.

We concur with the Staff Recommendation section of the Staff Report statement (p.5) that "the proposed amendment has the potential to be found "in compliance," as defined by Section 163.3184(1)(b), Florida Statutes;" and, more specifically, represent that our application package, as submitted, included the analyses required by Section 163.3177(6)(a)8., Florida Statutes.

In compliance with the required analyses cited in the foregoing paragraph, our application submittal package included the following reports:

- Environmental - Environmental Assessment Report prepared by Bio-Tech Consulting Inc. dated May 19, 2023. The report includes information on property soil types, land use types, vegetative communities, wetlands and protected flora and fauna.
- Transportation - Transportation Facilities Analysis prepared by Traffic & Mobility Consultants dated June 2023. The report includes analyses of existing traffic conditions, future traffic conditions and the impact of anticipated project traffic on the road network in the years 2030 and 2040.



Walt Disney Imagineering

- Land Use - Justification Statement prepared by Kathy Hattaway, AICP, and included as Section IV. of the Future Land Use Map Amendment application package. The Justification Statement included an analysis confirming the compatibility of the proposed future land use with adjacent land uses and an analysis confirming the consistency of the proposed future land use with the Orange County Comprehensive Plan.

We trust that the above-referenced documents are included in the application file. In addition to the submitted documents confirming compliance with the statutory requirements, our application package included the following information required by Orange County:

- School Capacity - Orange County Public Schools Formal Capacity Determination Letter.
- Property Survey - Topographic survey with existing conditions and features of the subject property.
- Location Maps - Map series including aerial location, proposed future land use, proposed zoning, floodplain and topography.

In addition, Orange County requires a Community Meeting prior to the first public hearing unless waived by the District Commissioner. Two (2) Community Meeting have been held on the application. The first Community Meeting was held September 6, 2023, at Water Spring Elementary School prior to the February 15, 2024, LPA Transmittal Hearing ("first public hearing"); a second Community Meeting was held March 18, 2024, at Horizon High School.

As evidenced by the information provided in this letter, and confirmed by the Staff Report, our Future Land Use Map Amendment application (2023-3-A-1-1) meets the requirements of Orange County and Florida Statutes for Transmittal to the state review agencies.

Sincerely,

Kathy Hattaway, AICP

c: Board of County Commissioners  
Todd Rimmer, WDI  
Elizabeth Watkins, WDW