

An aerial photograph of a large, modern multi-story apartment complex. The complex features light-colored siding, multiple balconies, and a central courtyard with a swimming pool. A large parking lot is visible in the foreground. The text "Sutton Lakes & Sutton Grande" is overlaid in a white box in the center of the image.

Sutton Lakes & Sutton Grande





PROJECT SUMMARY

SUTTON GRANDE

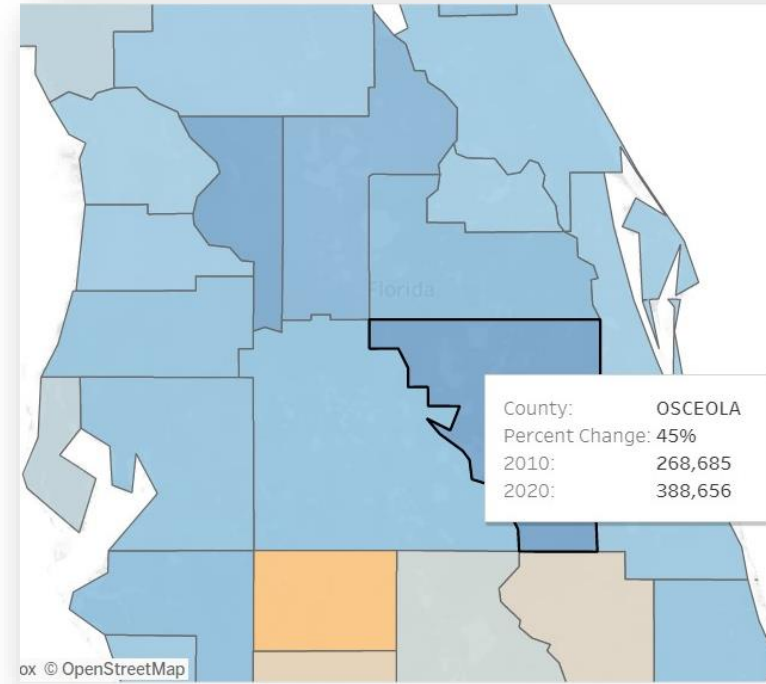
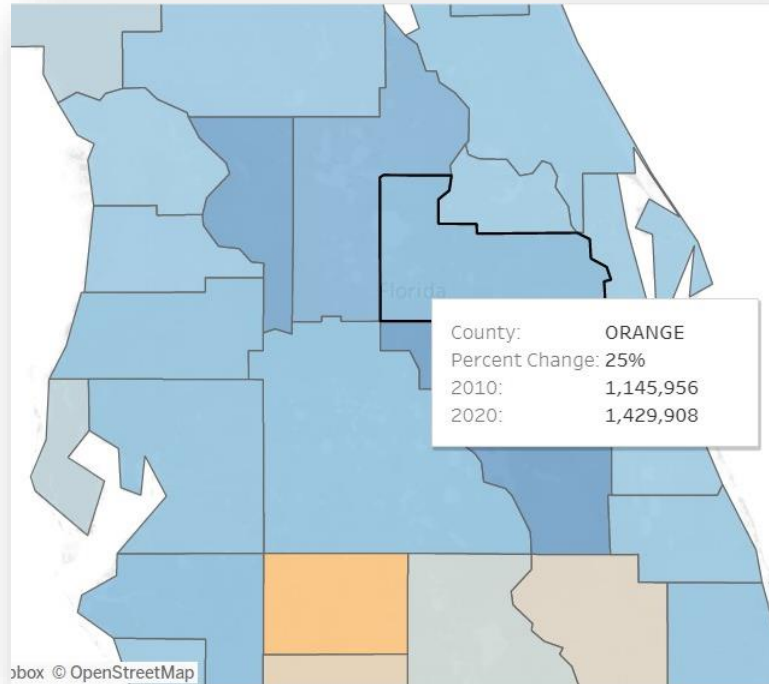
- Proposing to rezone 13.83 acres from A-1 to PD in order to construct 250 multifamily residential dwelling units
- The current future land use is commercial. Applicant is requesting a change in the future land use to medium/high density residential
- Only ~9 acres of developable land
- Multifamily is the highest and best use

SUTTON LAKES

- Proposing a Change Determination Request to add multifamily as an allowable use on the 139 acre site
- Currently approved for ~700 single family units
- Proposed development plan is for 250 single family units, 300 multifamily units, and 20,000 square feet of commercial

TOTAL: 800 RESIDENTIAL UNITS +/-

POPULATION GROWTH BY COUNTY



ORANGE COUNTY HOUSING CRISIS

NICOLE WILSON

ORANGE COUNTY COMMISSIONER – ORLANDO SENTINEL ON JANUARY 10, 2023

"I think it's such a key component to our overall housing-crisis conversation," said Commissioner Nicole Wilson, whose west Orange district includes real-estate hot spots Horizon West and Winter Garden. "There was so much attention given (last year) to rent stabilization but this is where the rubber meets the road and we figure out, really, how do we provide inventory up and down the line?"

JON WEISS

PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES – ORLANDO SENTINEL ON JANUARY 10, 2023

"We're still in a crisis," Weiss said. "We still have an awful lot of work in front of us."

He said the county may be willing to convert failing commercial properties into housing.

"You've got these sort of dead, dying or underutilized shopping centers," Weiss said, speaking hypothetically. "What else could it be? There may be opportunities for housing or some type of redevelopment. ... We think there's a lot of opportunities across the county for that."

By adding housing inventory, the county could loosen the tight rental market

When demand for housing outpaces supply, home values climb, putting home ownership out of reach for many, Weiss said.

WESH 2 – JANUARY 2023

Orange County isn't looking at helping people pay their rent or punish landlords. The county is trying to make it easier for developers to build housing and consider places they wouldn't otherwise.

Rent has been exploding over the past couple of years and a big reason has been because of a shortage of places to live.

ORANGE COUNTY HOUSING CRISIS & POPULATION GROWTH

SPECTRUM NEWS 13 – JANUARY 2023

With rising costs of both materials and construction, housing production has been down.

Due to that, the more people who move to Orange County, which is an estimated 5% increase a year in population, is driving the costs of rental units. If potential buyers can't buy a home then they are snagging up apartments.

The county is working to identify places like run-down shopping centers or vacant lots that could be redeveloped for housing.

ORLANDO BUSINESS JOURNAL – NOVEMBER 2022

Orange, alongside Miami-Dade, Hillsborough, Broward and Palm Beach counties, are expected to make up nearly 52% of the growth between 2020-2030. Osceola County is No. 8, with an expected population growth of 179,540 new residents during that time.

ORLANDO BUSINESS JOURNAL – DECEMBER 2021

Population growth in metro Orlando has created demand for new housing, among other factors, [Devon Quist](#), senior development associate at Dominion, previously told *Orlando Business Journal*.

WFTV 9 – JANUARY 2023

Data from the county shows only slightly above the average number of units that are being built right now. Developers say part of that is the county's own problem.

Staff and commissioners are also taking up to three years to give projects the green light, delays that add to a project's cost to build.

WHY RESIDENTIAL OVER COMMERCIAL?

UNICORP COMMERCIAL PROJECTS

Dellagio Town Center

Orlando, FL



Icon Park

Orlando, FL



UNICORP COMMERCIAL PROJECTS

Baldwin Park

Orlando, FL



Griffin Farm

Lake Mary, FL



UNICORP COMMERCIAL PROJECTS

Westside Shoppes

Windermere, FL



The Mark at Horizon West

Winter Garden, FL



UNICORP COMMERCIAL PROJECTS

O-Town West

Orlando, FL



Celebration Pointe

Celebration, FL



Current Future Land Use Plan

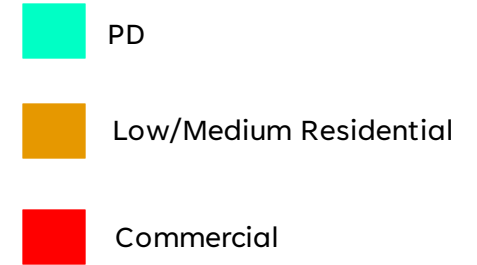
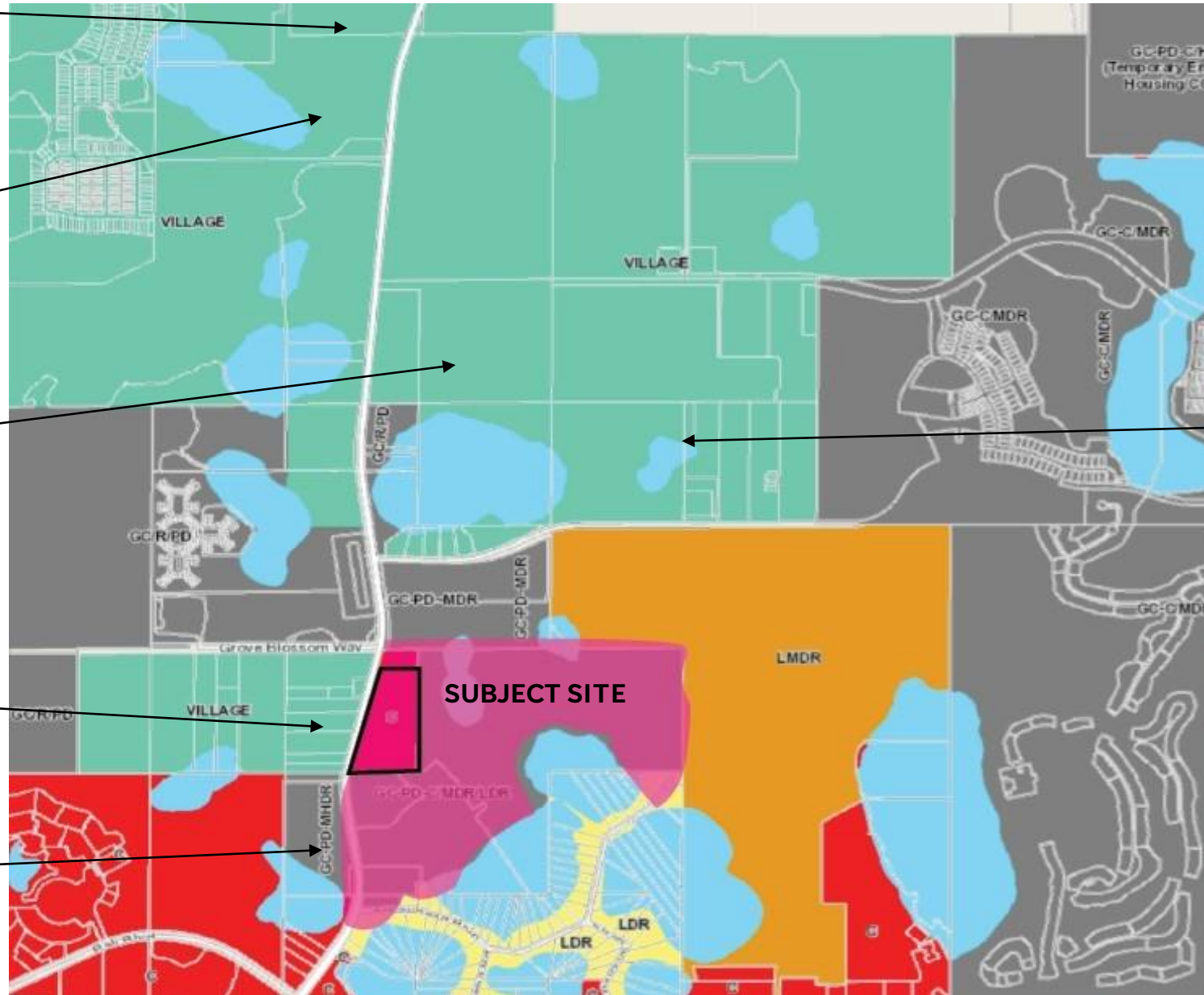
277 acres rezoned from A-1 to PD for 370 multifamily, 117 single family, an APF park, elementary school, 200,000 sf of retail in 2018 (LUP-18-10-334)

107 acres rezoned from A-1 and A-2 to PD for 399 dwelling units and 196,000 sf of retail in 2018 (LUP-18-07-225)

134 acres rezoned from A-1 to PD for 477 single family, 250 multifamily, and 10,000 sf of commercial in 2018 (LUP-18-11-375)

Proposed 22 acres rezone from A-1 to PD for 296 multifamily and 87,000sf of retail (C-1) in 2022 (LUP-22-06-199)

18 acres rezoned from A-1 (Agriculture) to PD for 360 multifamily in 2018 (LUP-18-12-417)



320 acres rezoned from A-1 and A-2 to PD for 814 residential units, 10,000 sf commercial, and public facilities in 2018 (LUP-18-07-223)

IN SUMMARY

- Since 2018, 878 acres of agricultural land along Avalon has been rezoned and approved for:
- 503,000 square feet of commercial
- ~1,200 multifamily units
- ~1,300 single family homes

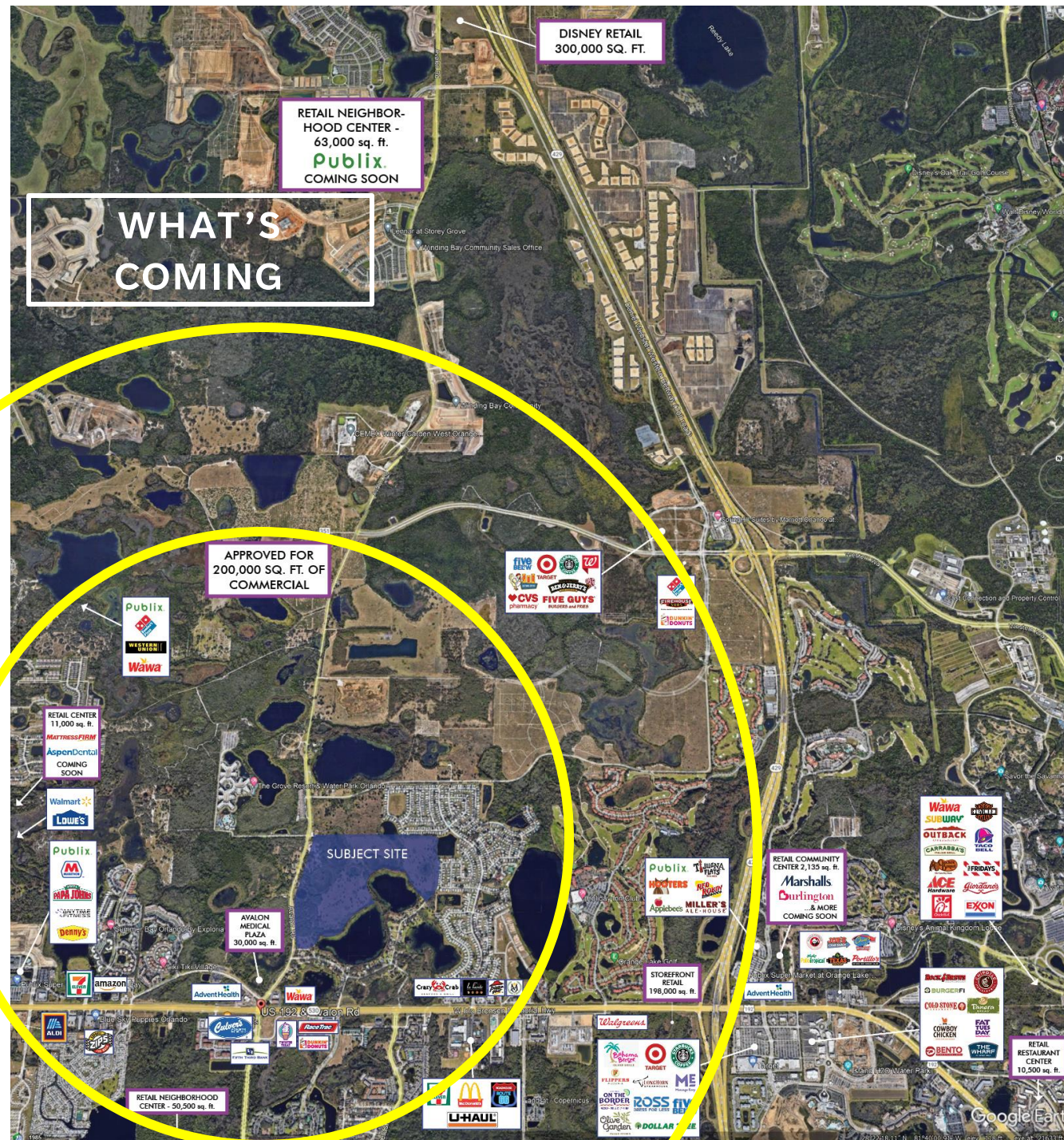
2023

SUBJECT SITE



1.5 Mile Radius

- Publix (x2)
- Aldi
- Walmart
- Lowes
- Advent Health
- Culver's
- Fifth Third Bank
- Twistee Treat
- Marathon Gas
- Papa Johns
- Anytime Fitness
- Denny's
- 7/11 (x2)
- Amazon Distribution Center
- RaceTrac
- Dunkin Donuts
- Wawa (x2)
- Crusty Crab
- Pizza Hut
- McDonalds
- 200, 000 sq. ft. of approved commercial



2 Mile Radius

- Publix (x3)
- Aldi
- Walmart
- Lowes
- Advent Health
- Culver's
- Fifth Third Bank
- Twistee Treat
- Marathon Gas
- Papa Johns
- Anytime Fitness
- Denny's
- 7/11 (x2)
- Amazon Distribution Center
- RaceTrac
- Dunkin Donuts (x2)
- Wawa (x2)
- Crusty Crab
- Pizza Hut
- McDonalds
- 200, 000 sq. ft. of approved commercial
- Target (x2)
- Walgreens (x2)
- CVS Pharmacy
- Starbucks (x2)
- PDQ
- Firehouse Subs
- Dominoes
- Miller's Ale House
- Applebees
- Red Robin
- Flippers
- Olive Garden
- Five Below (x2)
- Massage Envy
- Longhorn Steakhouse
- Bahama Breeze



CONCLUSION

- Unanimous staff support after a 1-year continuous discussion
- Approval from LPA (all but 1 commissioner supports the plan – because he wanted more residential density)
- Orange County needs additional housing, but does not need more commercial centers



THANK YOU

*Please support Orange County's
newest residential community*

