



# **ORANGE COUNTY**

**PLANNING DIVISION**

## **2023-3 REGULAR CYCLE AMENDMENT**

**2023-3-A-1-1 &**

## **REZONING REQUEST LUP-23-06-183**

2010 - 2030 COMPREHENSIVE PLAN

## **LOCAL PLANNING AGENCY**

**SEPTEMBER 19, 2024  
ADOPTION PUBLIC HEARING**

**PREPARED BY:**  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION



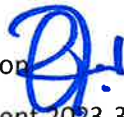




DATE: September 19, 2024

TO: Nelson Pena, Chairman  
Planning and Zoning Commission (PZC)/Local Planning Agency (LPA)  
-AND-  
Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) Members

FROM: Jason Sorensen, AICP, Chief Planner, Current Planning Section  
Planning Division

THROUGH: Alberto A. Vargas, MArch., Manager, Planning Division 

SUBJECT: 2023-3 Regular Cycle Comprehensive Plan Amendment 2023-3-A-1-1 and  
Concurrent Rezoning Request LUP-23-06-183  
LPA Adoption Public Hearing

Please find the staff report for the proposed 2023-3 Regular Cycle Comprehensive Plan Amendment. Associated supporting materials and copies of the staff report are also available online at the September 19 P&Z entry of the County Calendar at [www.ocfl.net/home/countycalendar](http://www.ocfl.net/home/countycalendar). The LPA adoption public hearing for the amendment is scheduled for September 19, 2024. The amendment will also be scheduled for a Board of County Commissioners (BCC) adoption public hearing on October 8, 2024.

#### **Amendment Summary**

The **2023-3 Regular Cycle State-Expedited** Review Amendment scheduled for consideration on September 19 includes one privately-initiated Future Land Use Map Amendment located in District 1 with a concurrent rezoning request. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size.

The **2023-3 Regular Cycle State-Expedited** Review Amendment was heard by the PZC/LPA at a transmittal public hearing on February 15, 2024, and by the BCC at a transmittal public hearing on March 26, 2024. This amendment was reviewed by the Department of Commerce ("Department"), as well as other state and regional agencies. On May 9, 2024, the Department issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be considered for adoption within 180 days of the comment letter. If adopted, the Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after the Department notifies the County that the plan amendment package is complete.

#### PLANNING DIVISION

ALBERTO A. VARGAS, *Planning Manager*

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	-and-		
	Rezoning Case LUP-23-06-183	No County-Assigned Zoning Classification to PD (Planned Development District) (Hartzog Road Attainable Housing Community PD/LUP) and assignment of the Apartment District and Wetland Special Planning Area land use designations to the site	

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2023-3 Regular Cycle Comprehensive Plan Amendment  
Privately-Initiated Future Land Use Map Amendment

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	BCC Commission District	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec
2023-3-A-1-1 Hartzog Road Attainable Housing Community	LUP-23-06-183	Walt Disney Parks and Resorts US, Inc. & ARDC-OCALA 201, LLC	Jose Morales, Walt Disney Imagineering	08-24-27-0000-00-010 08-24-27-0000-00-036 08-24-27-0000-00-038 08-24-27-0000-10-000	Generally located south and west of Hartzog Rd., west of SR 429, and east of Avalon Rd.	1 - Nicole Wilson	No Designation	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.	No County-Assigned Zoning Designation	PD (Planned Development District) (Horizon West Village H Hartzog Road Attainable Housing Community PD/LUP)	114.23 gross ac. 75.20 net developable ac.	Jason Sorensen Jennifer DuBois Rebecca Bowden	Adopt & Approve, subject to twenty-three (23) conditions

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/1-Rural Settlement 1/1; RS 1/2-Rural Settlement 1/2; RSLD 2/1-Rural Settlement Low Density; GC-Growth Center; V-Village; LP-Lake Pickett; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; PD-Planned Development District; SR-State Road; AC-Acres



# 2023 THIRD REGULAR CYCLE

## AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN

### LOCAL PLANNING AGENCY ADOPTION BOOK

#### INTRODUCTION

This is the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) adoption public hearing book for the proposed Third Regular Cycle Amendment (2023-3) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearings for the amendment will be conducted before the PZC/LPA on September 19, 2024, and before the Board of County Commissioners (BCC) on October 8, 2024.

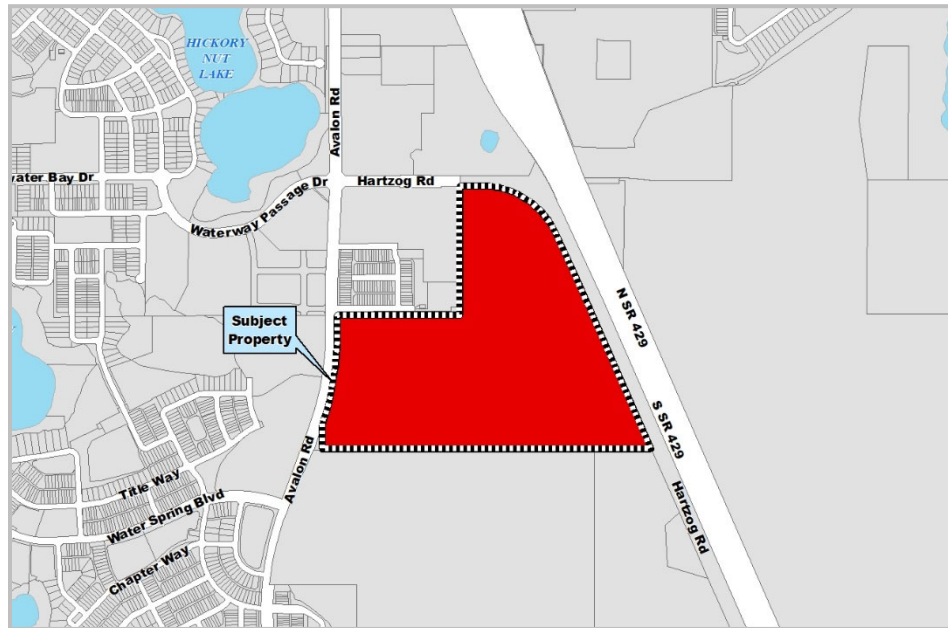
The 2023-3 Regular Cycle State-Expedited Review Amendment scheduled for PZC/LPA consideration on September 19 was heard by the PZC/LPA at a transmittal public hearing on February 15, 2024, and by the BCC at a transmittal public hearing on March 26, 2024.

The 2023-3 **Regular Cycle State-Expedited** Review Amendment scheduled for PZC/LPA consideration on September 19 include one privately-initiated Future Land Use Amendment located in District 1 with a concurrent rezoning request. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size.

The 2023-3 **Regular Cycle-State-Expedited Review Amendment** was reviewed by the Department of Commerce ("Department"), as well as other state and regional agencies. On May 9, 2024, FloridaCommerce issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to § 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after the Department notifies the County that the plan amendment package is complete.

Any questions concerning this document should be directed to Alberto A. Vargas, Manager, Planning Division at (407) 836-5308 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net), or Jason Sorensen, AICP, Chief Planner at (407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net).





**Applicant/Owner:**  
Jose Morales, Walt Disney Imagineering/Walt Disney Parks and Resorts U.S., Inc. and ARDC-Ocala 201, LLC

**Location:** Generally located south and west of Hartzog Road, west of SR 429, and east of Avalon Road

**Existing Use:** Former Reedy Creek Improvement District RIBS site, undeveloped land, and wetlands

**Parcel ID Numbers:**  
08-24-27-0000-00-010/036/038 and 08-24-27-0000-10-000

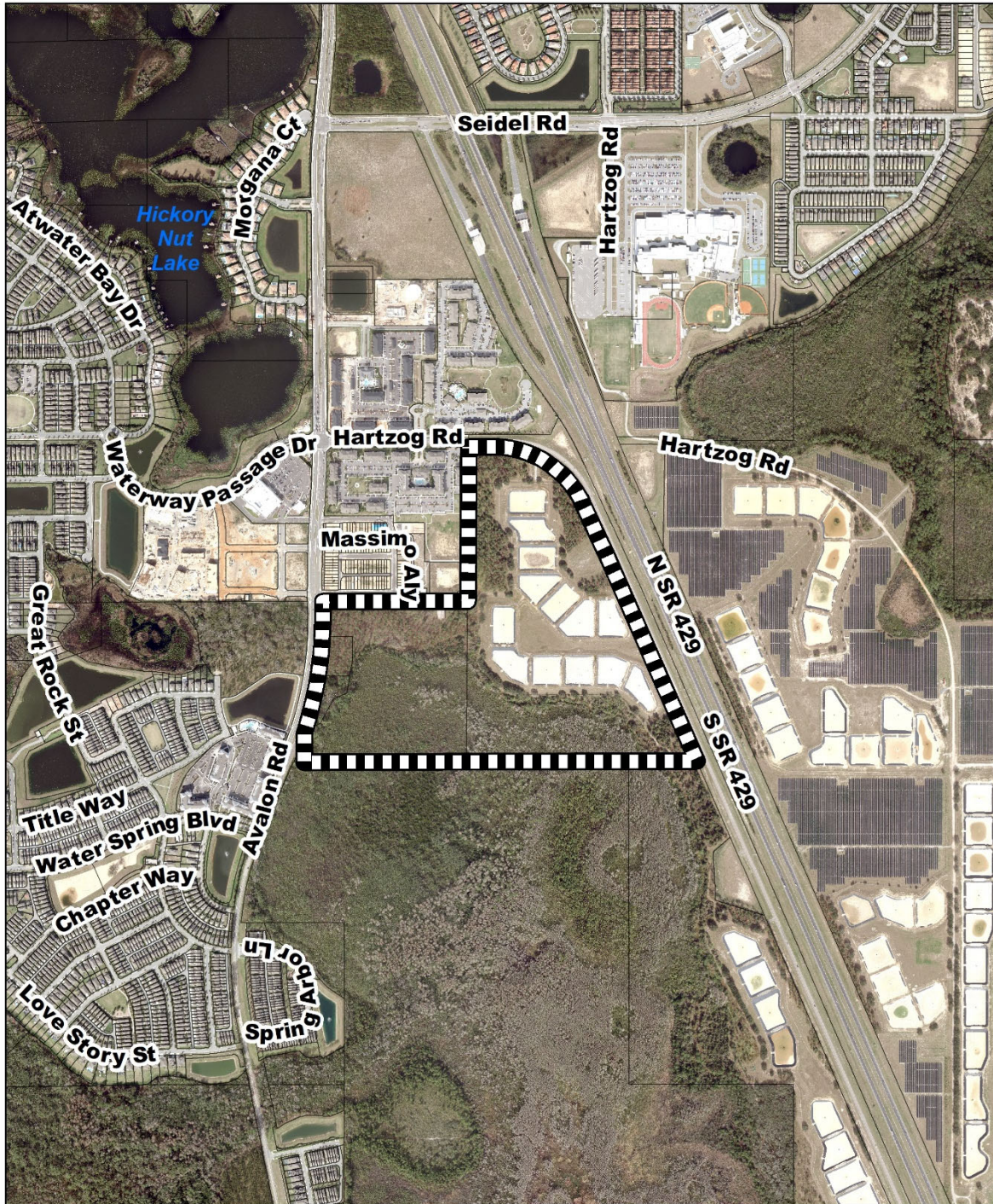
**Tract Size:** 114.23 gross / 75.20 developable acres

The following meetings and hearings have been held:			Project Information	
Report/Public Hearing		Outcome		
✓	A community meeting with 70 attendees was held September 6, 2023. A second meeting with 106 attendees was held March 18, 2024.	The need for affordable housing was discussed. Attendees voiced concerns about traffic, public safety, availability of supporting infrastructure, and school overcrowding.	<b>Request:</b> Future Land Use Map (FLUM) Amendment to expand the Horizon West Village H Special Planning Area (SPA) boundary and apply the Village (V) FLUM designation to the subject property, previously located in the former Reedy Creek Improvement District	
✓	Staff Report	Recommend Transmittal	<b>Proposed Development Program:</b> Multi-family community with up to 1,410 dwelling units. Per the applicant, 75 percent of the units will meet the Orange County definition of Affordable Housing.	
✓	LPA Transmittal February 15, 2024	Recommend Transmittal (4-3)	<b>Public Facilities and Services:</b> Please see the Public Facilities & Services Appendix for analysis of each facility. <b>Environmental:</b> Conservation Area Determination CAD-23-06-101, issued September 27, 2023, identified 39.04 acres of Class I wetlands within the project boundary.	
✓	BCC Transmittal March 26, 2024	Transmit (4-2)	<b>Transportation:</b> The proposed use will result in an increase of 644 p.m. peak hour trips and, therefore, will impact area roadways. <b>Utilities:</b> The Central Florida Tourism Oversight District (CFTOD) has requested that Orange County Utilities (OCU) serve this project for potable water, wastewater, and reclaimed water.	
✓	State Comments May 9, 2024	Staff received no objections to the proposed amendment.	<b>Schools:</b> Formal School Capacity Determination Letter - Revised OC-23-034 was extended by Executive Order to April 6, 2026. Capacity is expected to be available at the elementary, middle, and high schools anticipated to serve the project.	
	LPA Adoption	September 19, 2024	<b>Adequate Public Facilities:</b> Adequate Public Facilities Agreement APF-24-08-206 will be considered with the proposed FLUM Amendment and rezoning during the BCC adoption hearing.	
	BCC Adoption	October 8, 2024	<b>Concurrent PD/LUP Rezoning:</b> Case LUP-23-06-183 (Hartzog Road Attainable Housing Community PD/LUP) A proposed rezoning to PD (Planned Development District) to assign the Horizon West SPA designations of Apartment District and Wetland to the subject property and establish design and development standards for the project will be considered concurrently with the requested FLUM Amendment.	

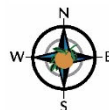


AERIAL

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



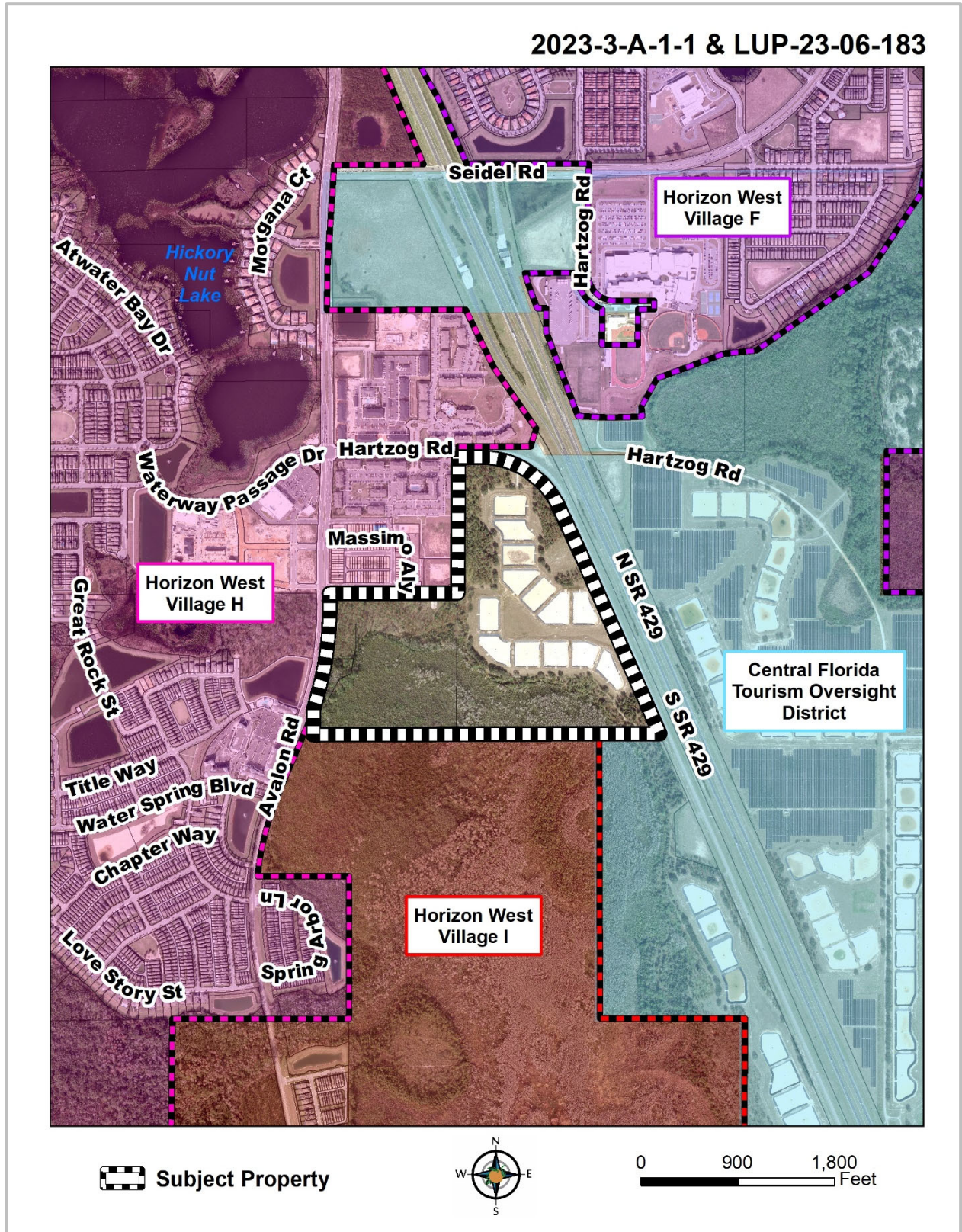
 Subject Property



0 900 1,800 Feet



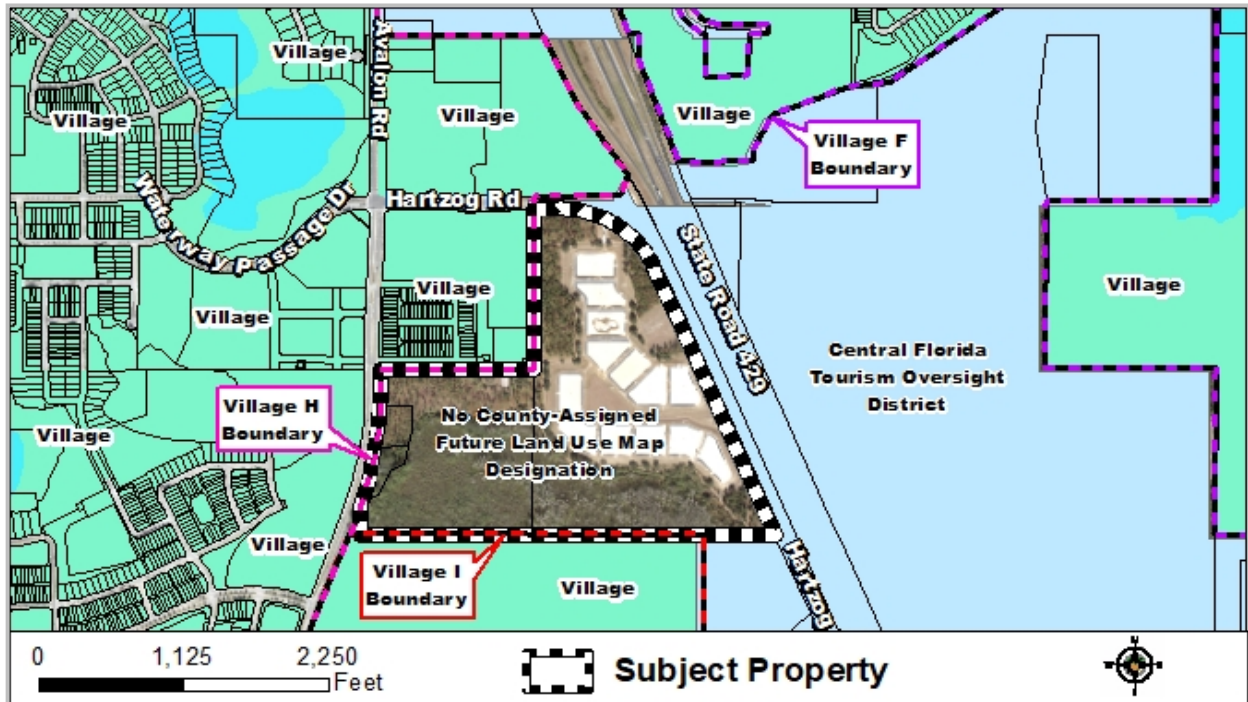
LOCATION





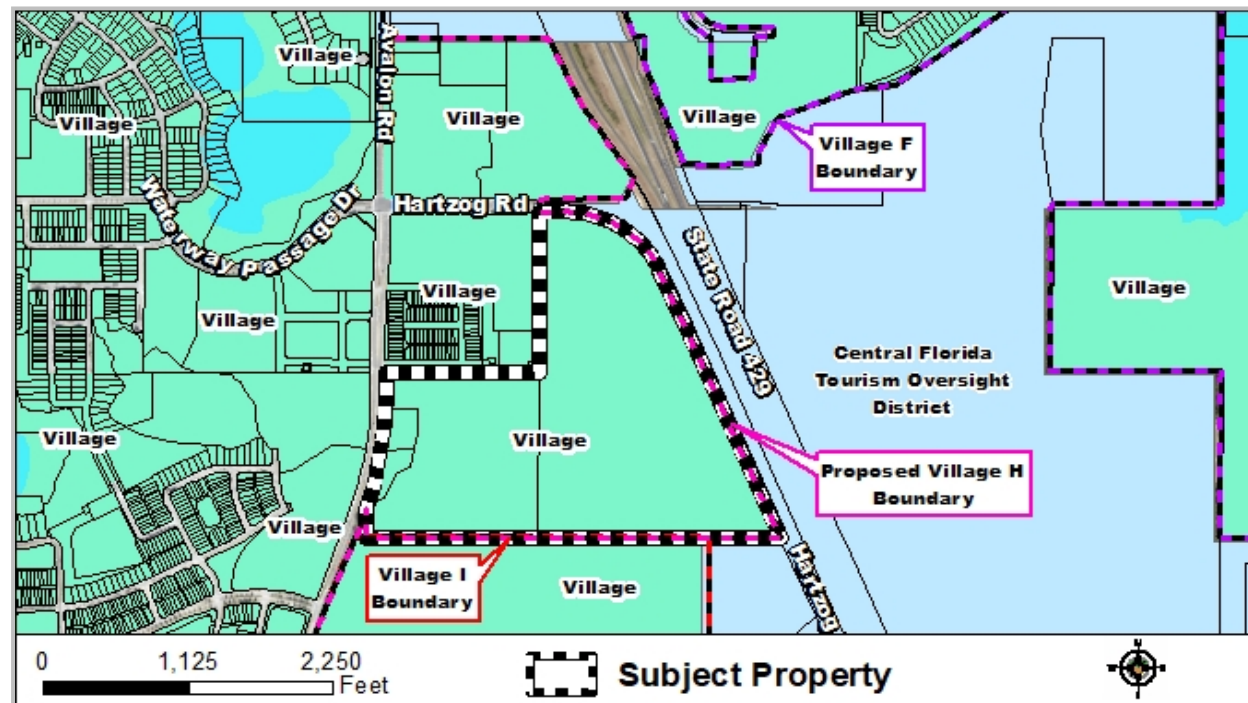
## FUTURE LAND USE – CURRENT

No County-Assigned Future Land Use Map Designation (formerly within the Reedy Creek Improvement District)



## FUTURE LAND USE – PROPOSED

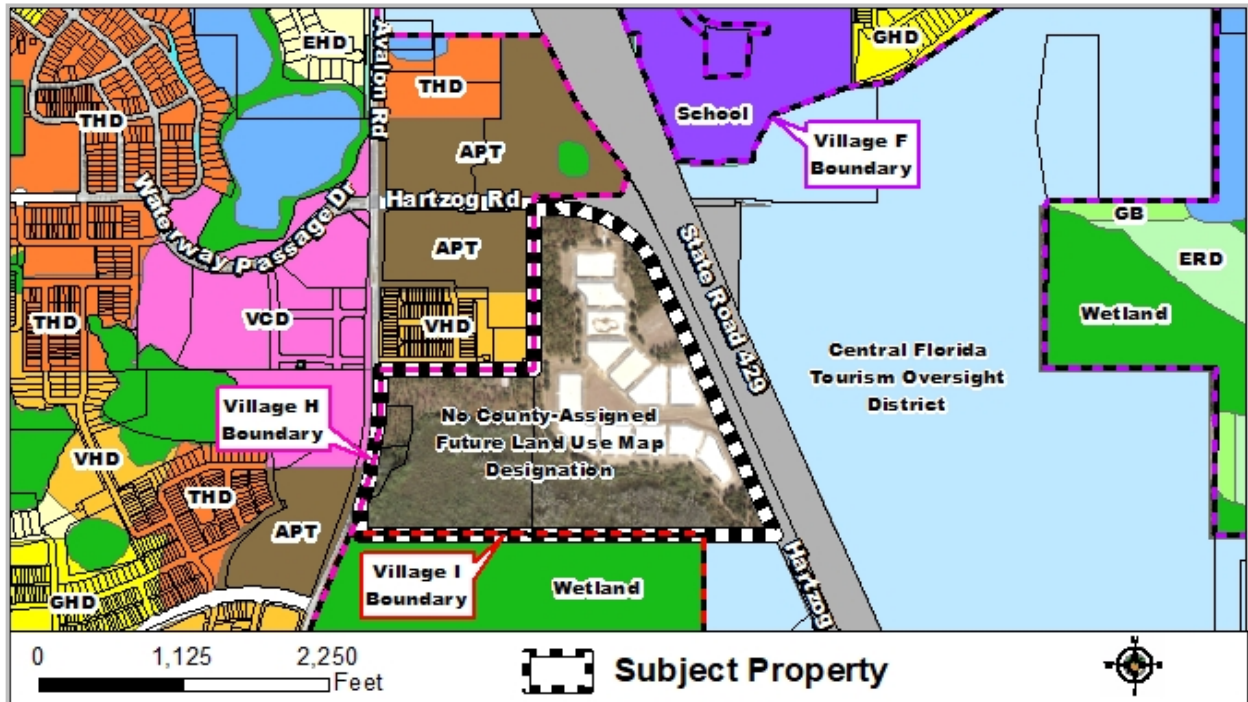
Village (V) – Horizon West Village H Special Planning Area





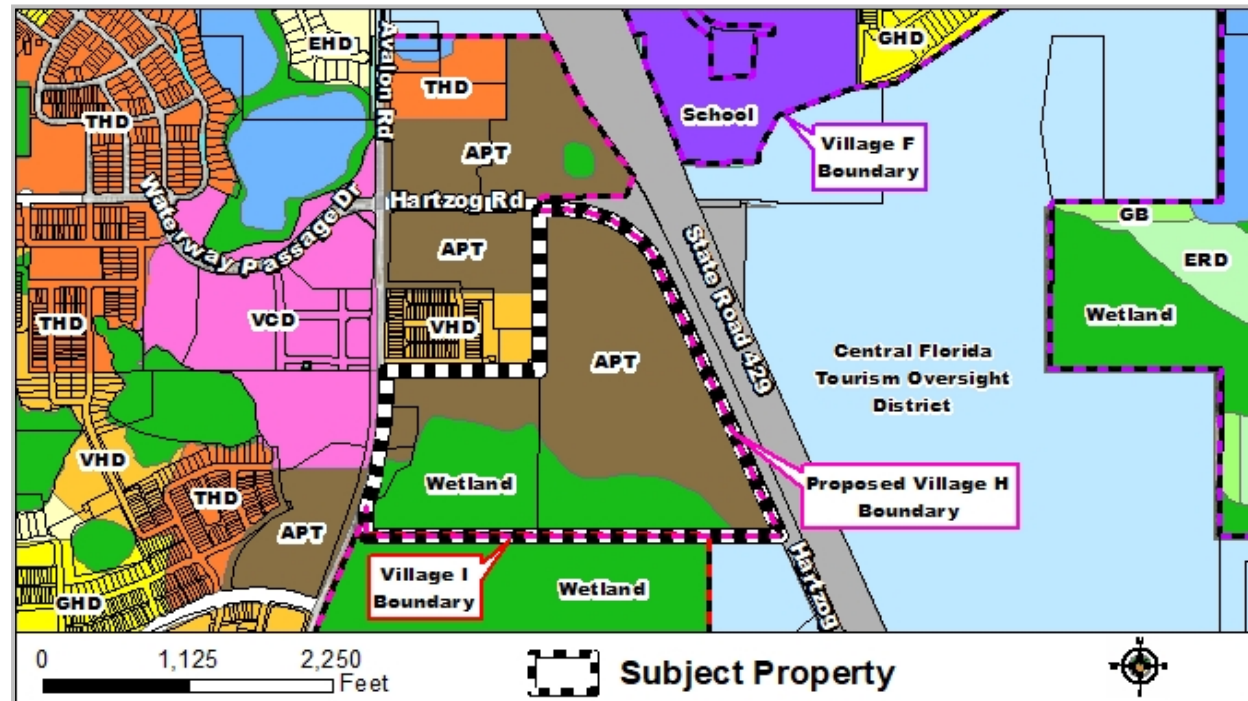
## HORIZON WEST SPECIAL PLANNING AREA LAND USE – CURRENT

No County-Assigned Future Land Use Map Designation (formerly within the Reedy Creek Improvement District)



## HORIZON WEST SPECIAL PLANNING AREA LAND USE – PROPOSED

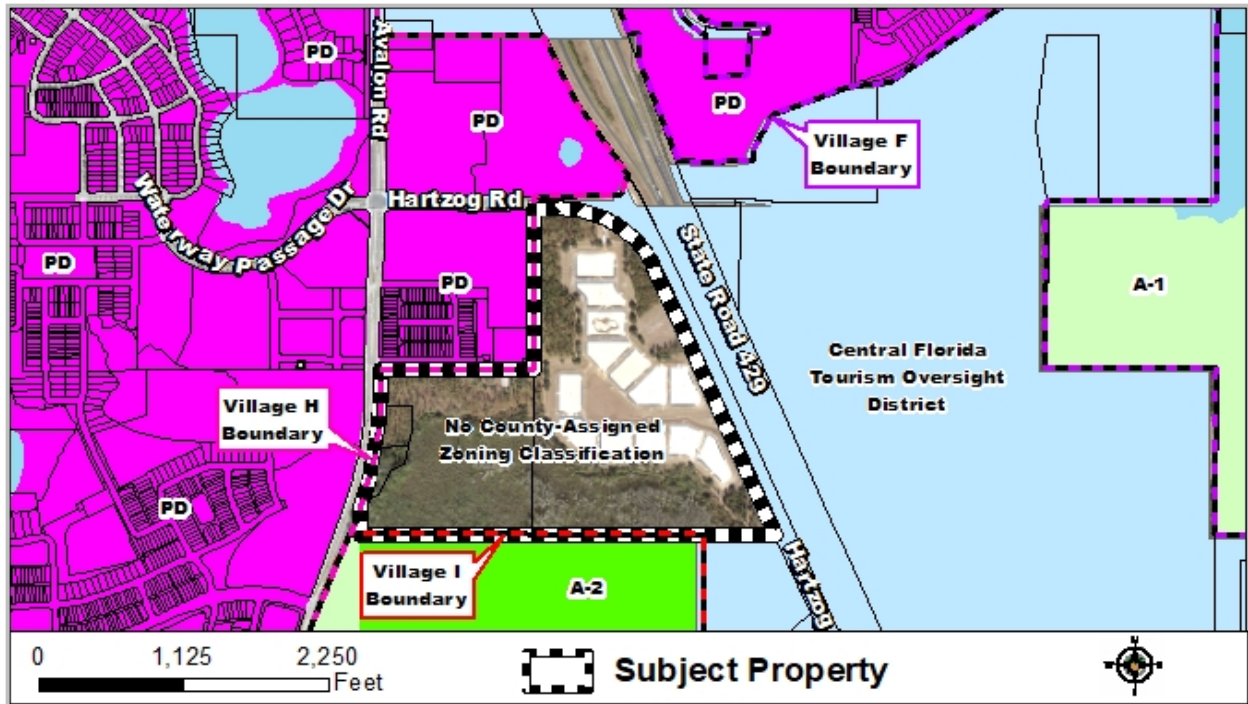
Horizon West Village H Special Planning Area - Apartment District and Wetland





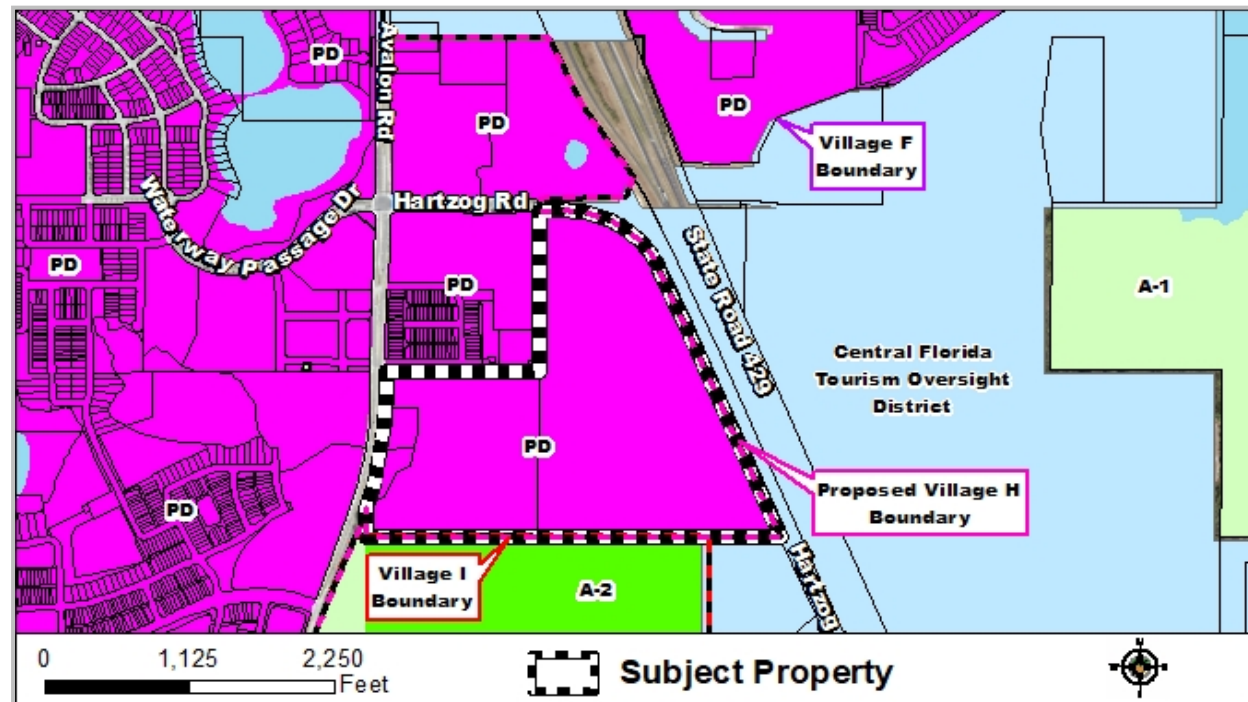
## ZONING – CURRENT

No County-Assigned Zoning Classification



## ZONING – PROPOSED

PD (Planned Development District) (Hartzog Road Attainable Housing Community PD/LUP)





## Staff Recommendations

**FUTURE LAND USE MAP AMENDMENT 2023-3-A-1-1:** Make a finding of consistency with the Comprehensive Plan (See Future Land Use Element GOAL FLU4, Objectives FLU4.1 and FLU8.2, and Policies FLU1.1.1, FLU4.1.1, FLU4.6.2, FLU4.6.4, FLU4.6.5, and FLU8.2.1; Housing Element GOAL H1, Objective H1.1, and Policy H1.3.11; and Conservation Element Objective C1.4), determine that the amendment is in compliance, and recommend **ADOPTION** of 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, previously located in the former Reedy Creek Improvement District and possessing no County-assigned Future Land Use Map designation.

**REZONING LUP-23-06-183 (August 28, 2024, DRC Recommendation):** Make a finding of **consistency** with the Comprehensive Plan and recommend **APPROVAL** of 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 following twenty-three (23) conditions, including one (1) requested waiver from Orange County Code, and subject to the associated Comprehensive Plan Future Land Use Map Amendment (Case 2023-3-A-1-1), Adequate Public Facilities (APF) Agreement (APF-24-08-206), and Conservation Area Impact (CAI) Permit (CAI-24-02-008) moving forward to the Board of County Commissioners simultaneously with this rezoning request.

1. Development shall conform to the Hartzog Road Attainable Housing Community Land Use Plan (LUP) dated "Received June 11, 2024," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received June 11, 2024," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of)



- development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
  4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
  5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
  6. If applicable, an Acknowledgement of Contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, must be executed and recorded in the Public Records of Orange County, Florida, prior to final approval of this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
  7. Any development associated within this Planned Development shall provide adequate off-site improvements as determined by the County Engineer to accommodate the



project as proposed in any development plan and/or preliminary subdivision plan, including but not limited to improvement of Avalon Road and also Hartzog Road.

8. Prior to any site construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
9. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).
10. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.
11. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
12. In compliance with Section 19 of the Orange County Code, the property owner / engineer may be required to provide a series of FEMA Letter of Map Changes (LOMC). For development within the 1% annual chance flood (100-year flood) floodplain without an established Base Flood Elevations (BFE), depicted as Zone A, the owner/engineer must perform a study to establish the BFE and obtain a FEMA LOMR (Letter of Map Revision) prior to site construction plan submittal. For modifications to a determined BFE (Zone AE), floodway, or flood hazard area boundaries on the Flood Insurance Rate Maps (FIRMs), a FEMA Conditional Letter of Map Revision (CLOMR) must be obtained prior to site construction plan approval; a subsequent FEMA Letter of Map Revision (LOMR) reflecting final construction will be required. Said FEMA LOMR approval must be obtained by the owner / engineer and must be submitted to the Floodplain Administrator prior to the release of the Certificate of Occupancy and / or Certificate of Completion. Compensation Storage for all projects within the 1% annual chance flood (100-year flood) floodplain shall be provide on a "cup for cup" basis in accordance with Chapter 19-107(1).
13. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant



wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan, with a tree removal and mitigation plan, have been approved by Orange County.
15. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
16. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
17. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the PD and to accommodate the ultimate flows for the entire Village. Utilities infrastructure shall be built connecting to the buildout points of connection approved in the Village H MUP.
18. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
19. A Master Utility Plan (MUP) consistent with the Village H MUP shall be submitted to Orange County Utilities prior to the first PSP/DP. The MUP must be approved prior to Construction Plan approval.
20. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities.
21. Prior to construction plan approval, all property owners within Village H, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternative financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
22. The amendment to the territorial agreement between Orange County and Central Florida Tourism Oversight District must be approved by the Board of County Commissioners prior to or concurrent with approval of any Development Plan within this Planned Development.
23. A waiver from Orange County Code Section 38-1476(a) is granted for 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.

## Analysis

### 1. Background and Development Program

The applicant, Jose Morales of Walt Disney Imagineering, is requesting a Future Land Use Map (FLUM) Amendment to expand the Horizon West Village H Special Planning Area (SPA) boundary to add the 114.23-acre subject property to Village H—which borders the site to the north and west—and apply the Village (V) FLUM designation to this acreage. The property, comprised of four individual parcels (Parcels 08-24-27-0000-00-010, 08-24-27-0000-00-036, 08-24-27-0000-00-038, and 08-24-27-0000-10-000) was previously located in the Reedy Creek Improvement District (RCID) but presently lies outside the boundary of the Central Florida Tourism Oversight District (CFTOD). Due to the change to the political boundary line by the state legislature, the site is now located within unincorporated Orange County but currently possesses no County-assigned FLUM designation or zoning classification.

The subject parcel is situated south and west of Hartzog Road, west of SR 429, and east of Avalon Road. The site consists of 75.20 upland acres and 39.04 acres of Class I wetlands, established via Conservation Area Determination CAD-23-06-101, issued by the Orange County Environmental Protection Division (EPD) on September 27, 2023. As depicted on the aerial and location maps, the upland portion of the property was previously an RCID Rapid Infiltration Basin System (RIBS) site that provided for water reuse and aquifer recharge. The applicant has verified that the onsite RIBs are no longer in use and will be formally decommissioned. Forested wetlands—part of a large system that extends offsite—are present on the remainder of the parcel.

The proposal—a collaborative initiative between Disney and prospective developer The Michaels Organization—entails the development of a mixed-income multi-family community with up to 1,410 dwelling units and related amenities. The applicant has confirmed that 75 percent of these units (up to 1,057 apartment homes) will be reserved for individuals and families with incomes in the range of 50% - 100% of the Area Median Income (AMI). These reserved units will meet Orange County's definition of Affordable Housing and will help further the goals of Orange County's Housing for All 10-Year Action Plan, which aims to preserve and create 30,300 affordable and attainable housing units by 2030. Per the applicant, the remaining 25 percent of the proposed multi-family units will be leased at market rate.

The proposal further entails the preservation of the subject property's Class I wetlands, with the exception of 0.14 acre of direct and 0.12 acre of secondary wetland impacts requested through Conservation Area Impact (CAI) Permit application CAI-24-02-008 to allow access via Avalon Road. CAI-24-02-008 is presently undergoing review by the Orange County Environmental Protection Division (EPD) and will require approval by the Board of County Commissioners (BCC).

In conjunction with the requested FLUM Amendment, the applicant is seeking to create the Hartzog Road Attainable Housing Community Planned Development (PD). The applicant has applied for a rezoning to PD (Planned Development District)—Case LUP-23-06-183—to assign the Horizon West SPA designations of Apartment District and Wetland to the subject property and establish design and development standards for the project consistent with the Village Planned Development Code, as set forth in Chapter 38, Article VIII, Division 8 of the Orange County Code.



The proposed incorporation of the subject property into the Horizon West Village H SPA necessitates the execution of an Adequate Public Facilities (APF) Agreement between the property owners and Orange County. There are 7.43 acres of required APF acreage credits associated with the requested FLUM Amendment and PD rezoning petition. Per the draft APF Agreement submitted for concurrent consideration with the two applications, there are no APF lands planned for the subject property, thereby creating a 7.43-acre APF deficit. In lieu of conveyance of 7.43 acres of APF land to the County, the property owners will instead pay the County an APF fee to address the deficit, established at \$403,767.90 in the draft APF Agreement and payable prior to the County's approval of the first platting of the PD property.

On August 28, 2024, the Orange County Development Review Committee (DRC) recommended approval of Rezoning Case LUP-23-06-183, subject to twenty-three (23) Conditions of Approval, including one (1) requested waiver from Orange County Code. In accordance with the DRC's recommendation, Case LUP-23-06-183 is scheduled for concurrent consideration with the proposed FLUM Amendment during a September 19, 2024, adoption public hearing before the Local Planning Agency (LPA)/Planning and Zoning Commission (PZC). Additionally, the DRC's recommendation of approval included the stipulation that the rezoning petition, the requested FLUM Amendment, and the associated APF Agreement and CAI Permit move forward to the BCC simultaneously. Staff anticipates that the BCC will consider the four items concurrently during an adoption public hearing tentatively scheduled for October 8, 2024.

## 2. Project Analysis

### *Consistency*

The requested Future Land Use Map Amendment appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

As stated previously, the applicant is proposing to expand the Horizon West Village H Special Planning Area (SPA) boundary to add the 114.23-acre subject property to Village H and apply the Village (V) FLUM designation to the site. Concurrent with this petition, the applicant has applied for a rezoning to PD (Planned Development District) to assign the Horizon West SPA designations of Apartment District and Wetland to the property. Approval of the two requests will allow for the repurposing of the defunct RIBS site for the development of a 1,410-unit mixed-income multi-family community—to be constructed, owned, and operated by the prospective developer—on the property's 75.20 upland acres. The applicant has communicated that 75 percent of these units will be reserved for individuals and families with incomes in the range of 50% - 100% of the Area Median Income (AMI), meeting Orange County's definition of Affordable Housing. This planned mixed-income community will add housing opportunities to Horizon West—homes within the rental range of Affordable Housing—that do not exist today. Approval of the two applications will simultaneously help ensure the preservation of the site's 39.04 acres of Class I wetlands, save for 0.14 acre of direct and 0.12 acre of secondary wetland impacts requested through Conservation Area Impact Permit application CAI-24-02-008 to allow ingress and egress via Avalon Road. It is staff's belief that the proposed amendment is consistent with **Future Land Use Element GOAL FLU4 - HORIZON WEST**, which states that it is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

As shown on the location map, Village H borders the subject property—a remnant of the former Reedy Creek Improvement District—to the north and west. Given this contiguity, it is the opinion of staff



that the incorporation of the site into Village H and the assignment of the Village FLUM designation to the property via the FLUM Amendment process are appropriate, as is the applicant's intent to seek the SPA designations of Apartment District and Wetland through a corresponding rezoning to PD and establish design and development standards for the project consistent with the Village Planned Development Code, as required by **Future Land Use Element Policies FLU4.6.2 and FLU4.6.5**. As illustrated on the existing and proposed Special Planning Area Land Use Maps, the property is proximate to four multi-family communities within Village H that possess the same Apartment District SPA designation: the 340-unit Vintage Horizon West, 300-unit Ascend Waterleigh Club, and 354-unit Braxton Waterleigh developments to the north of the site and the 284-unit Solay Horizon West complex to the west, on the west side of Avalon Road. However, per the applicant, none of these communities includes units that meet the County's Affordable Housing criteria.

Staff finds the requested addition of the subject property to Village H consistent with the goals and intent of the Horizon West Special Planning Area, which features a mix of land uses, including residential neighborhoods, commercial areas, schools, public parks, trails, and recreational facilities. This mixed-use approach aims to reduce the need for extensive commuting and promoting walkability and bikeability. With its convenient access to the regional transportation network, its proximity to the major employment center of Walt Disney World and other tourism industry employers (particularly those along the U.S. 192 tourist commercial corridor), and the existing and planned shopping, dining, and personal services available in the Village H Village Center directly west of the site and in the nearby Flamingo Crossings shopping, dining, and hotel district to the south, the subject property is ideally situated to support the desired multi-family residential development.

Staff also finds the proposed amendment consistent with **Future Land Use Element Policy FLU1.1.1**, which mandates that urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements. Staff views the 114.23-acre subject property as an underutilized parcel that provides an opportunity for infill development and much-needed housing on the parcel's upland acreage—particularly affordable housing given the site's proximity to substantial tourist- and service-oriented activity. The applicant's commitment to preserving the onsite Class I wetlands in perpetuity and adhering to the County's upland buffer requirements, as addressed on the PD Land Use Plan, will also help ensure the protection of the extensive forested wetland acreage that continues offsite, consistent with **Conservation Element Objective C1.4**, which establishes that Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats.

Staff further finds the proposed amendment and requested residential development program consistent with Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its present and future residents. The applicant's intent to develop a multi-family community with up to 1,410 dwelling units—75 percent of which will meet Orange County's Affordable Housing criteria—is consistent with **Housing Element GOAL H1 and Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. As set forth in **Housing Element Policy H1.3.11**, affordable housing is allowed in all zoning categories, while **Future Land Use Element Policy FLU4.6.4** establishes that the Apartment housing product type shall be allowed in the desired Apartment SPA designation, with the location of this housing type to be specified on the Planned Development Land Use Plan.



## ***Community Meetings***

### **Community Meeting 1**

A community meeting for this requested amendment was held September 6, 2023, at Water Spring Elementary, with 70 members of the public in attendance. Orange County staff provided a summary of the requested amendment and the public hearing process. The applicant team also gave an overview of the proposed project, noting that the Disney-initiated development of an affordable and/or attainable housing community on the subject site has been in the works for a considerable period of time. The applicant team stated that the units are not being developed solely for Disney cast members; rather, they will be available for lease by any qualifying individual.

Central to the discussion was the need for affordable housing in the area. A few members of the community expressed support for the multi-family project, asserting that the need for affordable housing in Horizon West is great, given its proximity to Walt Disney World and other tourist-oriented employment centers. However, the majority of the attendees were opposed to the proposal, stating that there are already too many apartments in the vicinity of the subject property and voicing concerns about traffic and congestion, safety, lack of public transportation, and school overcrowding.

With respect to aquifer recharge, two attendees questioned why the rapid infiltration basins (RIBs) are being removed, as they return water back to the aquifer. The applicant team responded that the subject property was formerly a Rapid Infiltration Basin System (RIBS) site but that it is no longer being used for that purpose.

### **Community Meeting 2**

A second community meeting with an “open house” format was held March 18, 2024, at Horizon High School, with 106 members of the public participating. Planning Administrator Nicolas Thalmueller welcomed the meeting attendees and introduced District 1 Commissioner Nicole Wilson. Mr. Thalmueller provided an overview of the requested amendment and the associated PD rezoning application. He discussed the public hearing process, noting the March 26 transmittal public hearing date. Mr. Thalmueller explained that if the amendment is transmitted to the Florida Department of Commercial, it will return for adoption public hearings before the LPA and BCC. He encouraged the meeting attendees to provide their contact information on the sign-in sheets to ensure receipt of notice of the adoption hearings.

Tajiana Ancora-Brown, Walt Disney World Resort’s Director of External Affairs, discussed the need for affordable housing in Central Florida and stated that Disney is partnering with The Michaels Organization, the nation’s largest privately-held affordable housing developer, which will build, own, and operate the multi-family community. Ms. Ancora-Brown clarified that the multi-family project will be privately funded and noted that The Michaels Organization will not be requesting fee waivers typically available to affordable housing developments, but rather will pay impact fees to help address transportation infrastructure and school capacity needs. Public policy consultant Adrianna Sekula, representing The Michaels Organization, also spoke to the need for affordable housing in the area. Ms. Sekula noted that The Michaels Organization has a 50-year history of affordable and attainable housing development and verified that the company will not be requesting impact fee waivers or subsidies. She presented the conceptual plan for the community, which will be divided into six distinct neighborhoods with a mix of apartments, flats, and townhome-style units. The development is proposed to feature two amenity buildings and a network of trails, parks, and gathering spaces. The project will have three full access points: one providing connectivity to Avalon Road to the west and



two linking the site to Hartzog Road to the east. Ms. Sekula communicated that over 1,000 of the proposed 1,410 multi-family units will be reserved for individuals and families with incomes in the range of 50% - 100% of the Area Median Income (AMI), meeting Orange County's definition of Affordable Housing. (**Staff note:** The applicant has since confirmed that 75 percent of the proposed multi-family units will be reserved for residents earning 50% - 100% of the AMI, with the remainder to be leased at market rate.)

In lieu of a typical question-and-answer session, the initial presentation was followed by informal conversation between meeting attendees, County staff, and members of the project team. Representatives of Walt Disney World Social Responsibility, The Michaels Organization, and Orange County—including employees of Orange County Public Schools, Housing and Community Development, Environmental Protection, Traffic Engineering, Transportation Planning, Fire Rescue, and the Sheriff's Office—were on hand at individual stations to provide information and answer attendees' questions. Upon conclusion of this discussion period, Commissioner Wilson and Mr. Thalmueller thanked the meeting participants for their involvement.

### ***Compatibility***

The requested Future Land Use Map Amendment and associated development program appear to be **compatible** with the development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. The applicant's intent to develop a 1,410-unit multi-family residential community with a significant Affordable Housing component while simultaneously protecting and preserving the onsite forested wetlands is consistent with the site's proposed location in Village H and the general purpose and intent of the Village Land Use classification established in **Future Land Use Element Objective FLU4.1**. As set forth in **OBJ FLU4.1**, Orange County shall use a Village Land Use Classification to realize the long-range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl; create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and replace piecemeal planning that reacts to development on a project-by-project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues.

As stated previously, staff believes the applicant's requested inclusion of the subject property in Village H, the proposed assignment of the Village FLUM designation to the site, and the intent to seek the SPA designations of Apartment District and Wetland through a corresponding PD rezoning are consistent with the General Village Principles set forth in **Future Land Use Element Policy FLU4.1.1**, which states that each Village Special Planning Area shall be designed based on an urban development pattern, which encourages the formation of a suburban village while ensuring the provision of adequate public facilities and services concurrent with development and protection of environmental quality. It is the opinion of staff that the multi-family family community, as currently proposed, has been designed to further these principles, with a focus on the attainment of compatibility with existing



and planned development within Village H, as well as with neighboring Village I to the south. Staff specifically finds the project consistent with the following provisions of **Policy FLU4.1.1**:

- A. Planning for the Village shall be in the form of complete and integrated neighborhoods containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the Village residents.

Village H features a mix of residential neighborhoods with a variety of housing types, including apartments, townhomes, and single-family detached homes; commercial areas; schools; public parks; trails; and recreational facilities. The proposed project entails the repurposing of a defunct RIBS site proximate to four multi-family developments within Village H that likewise possess the Apartment District SPA designation for a 1,410-unit mixed-income multi-family community and related amenities, to be designed in accordance with the Village Planned Development Code. This community will provide additional housing within Village H and, with 75 percent of the units proposed to meet the County's definition of Affordable Housing, will add a residential opportunity that is currently not available within the Village, thus furthering the objective of planning for a "complete" neighborhood. In addition to the residential component, the community is proposed to feature a network of trails, parks, and gathering spaces, including a large central green that—per the prospective developer—will accommodate events that will be open to the public, such as art walks, festivals, and concerts.

Per Orange County Utilities (OCU), the subject site is presently located within the CFTOD's potable water, wastewater, and reclaimed water service area. The CFTOD, however, has requested OCU serve this project for potable water, wastewater, and reclaimed water, and OCU has sufficient plant capacity to provide these services.

- B. Village size shall be designed so that housing is generally within a 1.2 mile-radius of the Village Center (shops, services and other activities). This radius may be relaxed where natural or community facilities and services interrupt the design.

As shown on the current and proposed Horizon West Special Planning Area Land Use maps in this report, the Village H Village Center—with its mix of existing and planned shopping, dining, and personal service establishments—lies directly opposite the subject site, on the west side of Avalon Road. Residents of the multi-family community will likely patronize the businesses within the Village Center, and its convenient location will reduce their need to travel long distances for everyday necessities.

- C. A Village shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

As stated above, the proposed mixed-income community—with its substantial Affordable Housing component—will serve citizens with income levels that render current housing options in the area unattainable, thereby increasing the diversity of Horizon West's population.

- D. The Village and each neighborhood shall have a center focus that combines commercial, civic, cultural and recreational uses. Higher density residential development should be encouraged in proximity to these centers, with the highest density/attached housing encouraged in proximity to the Village Center District. These residential and adjacent uses shall be



sufficiently integrated to support convenient and comfortable pedestrian and bicycle movement and enhance the viability of future transit connections.

As with the four existing multi-family communities within Village H that possess the Apartment District SPA designation, the 1,410-unit multi-family development—if approved—will be situated in close proximity to the Village Center. As discussed previously, staff anticipates that the residents of the community will patronize the shopping, dining, and personal service establishments that locate within it. The network of trails and paths planned for the multi-family project will link to the sidewalks that are already in place along Avalon Road and Hartzog Road. A signalized crosswalk at the Avalon Road/Hartzog Road intersection provides pedestrians and bicyclists safe access to the Village Center and lies approximately 1/4-mile north of the subject site.

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

Inclusion of the subject property within the boundary of Village H will provide a permanent Village edge adjacent to Hartzog Road and SR 429 to the east. As illustrated on the aerial photo and maps in this report, expansion of Village H beyond the subject property is not possible. As shown on the aerial photo and maps, the abutting segments of Hartzog Road and SR 429 lie within the CFTOD (formerly the RCID), with a 603-acre CFTOD RIBS facility and solar farm situated immediately east of SR 429, opposite the subject site.

Village H was created via the June 13, 2006, adoption of Amendment 2005-2-A-1-2, effective September 6, 2006. The adopted Village H Specific Area Plan (SAP) states:

*A perimeter buffer is to be provided around each Village in Horizon West to discourage sprawl and create a definable area of urban development. The Village H perimeter buffer is shown on the Master Development Plan and is described as follows:*

. . .

***East Edge***

- *Buffer provided by C.R. 545 and S.R. 429 rights-of-way as well as offsite public lands and RCID lands*

. . .

The present Village H Special Planning Area Land Use Map (SPALUM) shows that CR 545 (Avalon Road), SR 429, and/or offsite CFTOD lands provide a defining perimeter buffer for the proximate parcels on the eastern edge of Village H, in lieu of a greenbelt. If the subject property, no longer within the RCID, is incorporated into Village H, Hartzog Road, SR 429, and the CFTOD RIBS facility and solar field will likewise collectively define the east edge of the expanded Village and render a greenbelt unnecessary.

Moreover, the forested wetlands on the property's southern boundary are part of the wetlands system on the northern boundary of the abutting Village I, thus creating a significant conservation area protected from development that provides a permanent natural buffer separating Village H and Village I. Additionally, this wetlands system extends onto the



adjacent CFTOD parcel to the east and would further define the edge of an expanded Village H.

- G. Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of fully connected and interesting routes from individual neighborhoods to the Village Center District and to other villages. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high-speed traffic.

As stated above, the proposed multi-family community will feature a network of trails, paths, and internal roads that will serve pedestrians and bicyclists, as well as automobile drivers. The draft PD Land Use Plan, currently undergoing DRC review, depicts three full access points: one providing connectivity to Avalon Road to the west and two linking the site to Hartzog Road to the east.

- H. Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved with superior examples contained within parks or greenbelts.

The proposed project entails the preservation of the site's 39.04 acres of Class I wetlands in perpetuity, with the exception of 0.14 acre of direct and 0.12 acre of secondary wetland impacts requested through Conservation Area Impact Permit application CAI-24-02-008 to allow ingress and egress via Avalon Road. As noted previously, these preserved wetlands will provide a permanent natural buffer separating Village H and Village I to the south.

It is staff's position that the proposed residential project would contribute to the County's larger goals of promoting infill development and redevelopment on vacant or underutilized properties, providing for a range of living options, furthering the County's Housing for All initiative, efficiently using existing and planned infrastructure, reducing trip lengths, and protecting and preserving environmentally-sensitive land. Staff, therefore, recommends adoption of this requested amendment.

## ***Public Facilities and Services***

### **Environmental**

The Orange County Environmental Protection Division (EPD) has reviewed the proposed amendment application and has provided the following analysis:

#### **EPD Review Summary:**

- An Orange County Conservation Area Determination application, CAD-23-06-101, was submitted on June 28, 2023, and is in progress. A classification letter was issued on July 20, 2023. This request will be reviewed in its entirety when the final CAD Determination Letter is complete.

**Planning Division staff notes:** Conservation Area Determination CAD-23-06-101 was issued September 27, 2023, following EPD's August 4, 2023, comments. CAD-23-06-101 identified 39.04 acres of Class I wetlands and 75.20 acres of uplands within the project boundary. This determination expires September 27, 2028.

A Conservation Area Impact (CAI) Permit application, CAI-24-02-008, was submitted February 12, 2024, and is currently undergoing review by EPD staff. The application entails 0.14 acre of direct impacts and 0.12 acre of secondary impacts to the onsite Class I wetlands to allow for ingress and egress via Avalon Road. CAI-24-02-008 will be considered concurrently with



the proposed amendment and requested rezoning during the October 8, 2024, BCC adoption public hearing.

- Any wetland encroachments will require submittal of an application for a Conservation Area Impact (CAI) Permit to the Orange County Environmental Protection Division, as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and for verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

**FLUM Amendment Comments:**

1. Conservation Area Determination in Progress – An Orange County Conservation Area Determination application, CAD-23-06-101, was submitted on June 28, 2023, and is in progress. A classification letter was issued on July 20, 2023. The applicant must then submit a letter of agreement to the classification and submit a certified boundary survey showing the limits of the wetlands.
2. Developable Acreage Determination – All acreages regarding conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Every application for activity subject to Orange County Code Chapter 15 Environmental Control shall be reviewed to determine the functional significance, scarcity, replaceability, vulnerability, and productivity of the habitat on the lands to be considered in both the pre- and post-development condition.
3. Conservation Area Impacts – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area, including upland buffer and shoreline, without first obtaining a Conservation Area Impact Permit approved by the County and obtaining other applicable jurisdictional agency permits. *Reference OC Chapter 15 Environmental Control, Article X Wetland Conservation Areas, Sec. 15-376.*
4. Class I Impacts – 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, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit. Class I impacts require consideration at a public hearing before the Orange County Board of County Commissioners. *Reference OC Code Chapter 15, Article X Wetland Conservation Areas, Division 1 Generally, Section 364 Definitions, Subsection (a).*
5. Habitat Protection Requirement – Development of the subject property shall comply with all state and federal regulations pertaining to wildlife or plants that are listed as endangered, threatened, or species of special concern by the U.S. Fish and Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).
6. Gopher Tortoise – The applicant has submitted an Environmental Assessment Report by Bio-Tech Consulting Inc. dated May 19, 2023, which identifies gopher tortoise burrows on this site. The applicant shall comply with the Florida Fish & Wildlife Conservation Commission (FWC) regulations. Forward any related permits to the Orange County Environmental



Protection Division.

7. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code. However, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to, the Army Corps of Engineers, the Florida Department of Environmental Protection, the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS), and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed request be addressed on a multi-agency basis.

**Additional Comments:**

1. Solid Waste Management Facility Proximity - This site could be adversely impacted by existing solid waste management activities from the Bay Lake Class III Landfill, located about 1.3 miles to the northeast. Potential odor and noise disturbance to residents should be considered during design. Prospective property owners should be notified of this proximity. *Reference OC Comprehensive Plan, Solid Waste Element SW1.7.4.*
2. Erosion Control - Use caution to prevent erosion during construction along the boundary of the property; into surface waters, wetlands, and buffers; and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. *Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*
3. Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite, including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste, shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

**Transportation**

The ~114.23-acre subject property currently has no County-assigned Future Land Use Map (FLUM) designation and, therefore, no associated baseline development density. The site is proposed to be incorporated into Village H of Horizon West. The proposed FLUM designation is Village, and the requested Horizon West land use district is Apartment, with a maximum development program of 1,450 attainable multi-family dwelling units. Based on trip generation estimates from the 11th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, the proposed project will generate 644 new p.m. peak hour trips.

**Planning Division staff note:** Although the Transportation Planning Division's August 1, 2023, analysis was based on a proposed residential development program of 1,450 multi-family dwelling units, the requested unit count has been reduced to 1,410.

**Future Roadway Network**

**Road Agreements:** There are presently no road agreements associated with the subject property.

**Planned and Programmed Roadway Improvements:** The Work Program and Long Range Transportation Plan include the planned widening of Avalon Road from two to four lanes, from US 192 to New Independence Parkway. Portions of the road have been improved, and the remaining segments are planned partnership projects. Additionally, Hartzog Road has been realigned and is planned to be



improved to four lanes as a partnership project. Finally, there are planned intersection improvements, including a new signal at Avalon Road and Waterway Passage Drive/Hartzog Road and an intersection control evaluation at Avalon Road and new Hartzog Road, which is also being signalized in the interim. Since these improvements are planned partnership with no committed construction date, they are reflected in the 2040 horizon year analysis.

**Right-of-Way Requirements:** There are presently no right-of-way requirements associated with the subject property.

### Summary

As stated above, the subject property currently has no County-assigned Future Land Use Map (FLUM) designation and, therefore, no associated baseline development density. The site is proposed to be incorporated into Village H of Horizon West. The proposed FLUM designation is Village, and the requested Horizon West land use district is Apartment, with a maximum development program of 1,450 attainable multi-family dwelling units.

Analysis of the project trips indicates that the proposed development will result in an increase in the number of p.m. peak trips and, therefore, will impact area roadways. However, based on the Concurrency Management System Database, all roadways within the project's impact area currently operate at acceptable levels of service, with limited capacity available to be encumbered.

- The subject property is not located within the County's Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the requested future land use will generate 644 p.m. peak hour trips.
- An analysis of existing conditions reveals that all roadway segments within the study area are currently operating at adequate Level of Service (LOS).
- Analysis of projected short-term year 2030 conditions indicates that one segment along Avalon Road and one segment along Old YMCA Road are projected to exceed their LOS due to background traffic growth. The proposed FLUM amendment is projected to cause two segments along Avalon Road to exceed its adopted LOS at buildout.

#### Avalon Road:

- o Hartzog Road to Western Way (Background)
- o Western Way to Flamingo Crossings Boulevard (Development)
- o Flamingo Crossings Boulevard to Seidel Road (Development)

#### Old YMCA Road:

- o Lake Hickory Nut Road to Avalon Road (Background)
- Analysis of projected 2040 horizon year conditions indicates that one segment of Avalon Road and one segment of Old YMCA Road are projected to exceed their LOS due to background traffic growth. The proposed FLUM amendment is projected to cause two segments of Avalon Road to exceed their adopted LOS at buildout.

#### Avalon Road:

- o Hartzog Road to Western Way (Background)



- o Western Way to Flamingo Crossings Boulevard (Development)
- o Flamingo Crossings Boulevard to Seidel Road (Development)

**Old YMCA Road:**

- o Lake Hickory Nut Road to Avalon Road (Background)
- The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

Final permitting of any development on this site will be subject to review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

**Utilities**

Per Orange County Utilities (OCU), the subject property is presently located within the Central Florida Tourism Oversight District's (CFTOD's) potable water, wastewater, and reclaimed water service area. CFTOD has requested OCU serve this project for potable water, wastewater, and reclaimed water, and OCU has sufficient plant capacity to serve the project. A draft amendment to the RCID/Orange County Water, Wastewater, and Reclaimed Water Service Territorial Agreement, removing this project from CFTOD's water, wastewater, and reclaimed water service area, has been drafted and executed by CFTOD. The amendment is anticipated to be scheduled for a future Board of County Commissioners meeting date.

**Orange County Public Schools**

On September 8, 2023, Orange County Public Schools (OCPS) issued Formal School Capacity Determination Letter – Revised #OC-23-034. This determination stated that capacity is expected to be available at the elementary, middle, and high schools anticipated to serve the project: Panther Lake Elementary School, Water Spring Middle School, and Horizon High School. This determination was previously valid until February 5, 2024, but was extended to April 6, 2026, by Executive Order 23-212 (Hurricane Idalia), issued by Governor DeSantis, together with notice from the applicant to OCPS. In their letter to the applicant dated January 25, 2024, OCPS acknowledged the extension of Formal School Capacity Determination Letter – Revised #OC-23-034 to the new expiration date.

### 3. PD/LUP Rezoning Analysis

**Overview**

The subject property is generally located south of Hartzog Road and east of County Road 545 (Avalon Road). The property is surrounded by wetlands to the south, the Central Florida Tourism Oversight District (CFTOD) RIBS site and solar farm to the east, and residential uses to the north and west. The subject property was previously located in the Reedy Creek Improvement District (RCID) but now lies outside the boundary of the Central Florida Tourism Oversight District (CFTOD). The site is, therefore, located within unincorporated Orange County but currently possesses no County-assigned Future Land Use Map (FLUM) designation or zoning classification.



Through this request, the applicant is seeking to rezone the subject property to PD (Planned Development District) to allow for the development of a mixed-income multi-family community with up to 1,410 dwelling units. Seventy-five (75) percent of the units will be in the attainable range for households with incomes from 50-100 percent of the Area Median Income (AMI), and the remaining units will be market rate. The request also includes one (1) waiver from Orange County Code to allow reduced parking ratios.

A Comprehensive Plan Future Land Use Map Amendment application, Case 2023-3-A-1-1, is associated with this request, entailing a proposal to expand the Horizon West Village H Special Planning Area (SPA) boundary to add the 114.23-acre subject property and apply the Village (V) FLUM designation.

There are 7.43 acres of Adequate Public Facilities (APF) acreage credits required with this application. There are no APF lands planned for the subject property. An APF Agreement, APF-24-08-206, has been submitted for concurrent execution with this request to address the deficit via a fee in lieu payment.

### **SITE ANALYSIS**

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### **Comprehensive Plan (CP) Consistency**

The proposed development program is compatible with existing development in the area and would not adversely impact any adjacent properties. The subject property is located adjacent to the Village H districts of Village Home, Apartment, and Village Center. Multi-family development is located adjacent to the subject property to the north and southwest. Townhomes are located to the northwest. The Village Center, consisting of commercial retail uses and multi-family units, is located on the west side of Avalon Road, across from the subject property. The subject property does not currently have an Orange County FLUM designation. The proposed PD zoning classification and development program are consistent with the requested Village FLUM designation.

Additionally, the request is consistent with the following Comprehensive Plan provisions:

**FLU1.4.1** states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

**FLU1.4.2** states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.



**GOAL FLU2** states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

**GOAL FLU4** (Horizon West) states that it is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

**OBJ FLU4.1** states that Orange County shall use a Village Land Use Classification to realize the long range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl now occurring in western Orange and eastern Lake County; create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues.

**FLU4.1.1** General Village Principles. Each Village Special Planning Area (SPA) shall be designed based on an urban development pattern, which encourages the formation of a suburban village while ensuring the provision of adequate public facilities and services concurrent with development and protection of environmental quality.

- A. Planning for the Village shall be in the form of complete and integrated neighborhoods containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the Village residents.
- B. Village size shall be designed so that housing is generally within a 1.2 mile radius of the Village Center (shops, services and other activities). This radius may be relaxed where natural or community facilities and services interrupt the design.
- C. A Village shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- D. The Village and each neighborhood shall have a center focus that combines commercial, civic, cultural and recreational uses. Higher density residential development should be encouraged in proximity to these centers, with the highest density/attached housing encouraged in proximity to the Village Center District. These residential and adjacent uses shall be sufficiently integrated to support convenient and comfortable pedestrian and bicycle movement and enhance the viability of future transit connections.
- E. The Village shall contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- F. Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development.
- G. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully connected and interesting routes from individual neighborhoods to the Village Center



District and to other villages. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high-speed traffic.

- H. Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved with superior examples contained within parks or greenbelts.

**OBJ FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

**FLU8.2.1** states that land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**FLU8.2.2** states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

**GOAL H1** states that Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

**OBJ H1.1** states that the County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

**H1.3.11** states that affordable housing is allowed within all residential zoning categories.

## Site Data

<b>Existing Use</b>	Former Reedy Creek Improvement District RIBS site, undeveloped land, and wetlands
<b>Adjacent Zoning</b>	N: PD (Planned Development District) (Horizon West Village H Parcels 12A and 12B PD/LUP) and PD (Planned Development District) (Waterleigh PD/LUP) E: Central Florida Tourism Oversight District (CFTOD) W: PD (Planned Development District) (Waterleigh PD/LUP) and PD (Planned Development District) (Springhill PD/LUP) S: A-1 (Citrus Rural District), A-2 (Farmland Rural District), and CFTOD
<b>Adjacent Land Uses</b>	N: Vintage Horizon West, Ascend Waterleigh Club, and Braxton Waterleigh (multi-family communities) and Tribute at Ovation (townhome subdivision currently under construction) E: CFTOD RIBS site and solar field and SR 429 W: Village H Village Center (commercial/retail and multi-family development) and Solay Horizon West (multi-family community) S: Wetlands and CFTOD RIBS site



### Applicable PD Development Standards

Wetland Buffer: 25 feet

### Apartment District Standards

#### Lot standards

Front Setback: 10 feet, including porch  
Side Setback: 15 feet/10 feet front porch or bay  
Side Street Setback: 15 feet  
Rear Setback: 20 feet for primary structure  
Building Height: 5 stories/65 feet  
Minimum Lot Width: 85 feet  
Minimum Living Area: 500 square feet  
Maximum Project Impervious Coverage: 75 percent  
Minimum Building Separation: 20 feet/45 feet\*

\*45 feet when utilized as common space, recreation area, or park tract as to achieve a block break which may be counted toward the 7.5 percent required open space (Sec. 38-1387.2(a)(8)(e))

### SPECIAL INFORMATION

#### Community Meeting Summary

A community meeting was held on September 6, 2023, at Water Spring Elementary School, with 70 members of the public in attendance. Residents expressed concern for too many apartments in the area, traffic, inadequate road infrastructure, and school overcrowding. A second community meeting was held on March 18, 2024, with 106 members of the public in attendance. Residents expressed the same concerns: overdevelopment of multi-family residential units and impacts to transportation and school infrastructure.

#### Environmental

Orange County Conservation Area Determination CAD-23-06-101 was completed, with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD), on September 27, 2023. The CAD identified 39.04 acres of Class I wetlands and 75.20 acres of upland area within the project boundary.

In a letter sent August 15, 2024, the Conservation Area Impact (CAI) Permit application CAI-24-02-008, submitted on February 12, 2024, for proposed 0.14 acre of direct impacts and 0.12 acre of secondary impacts to Class I wetlands, is now considered substantially complete. No conservation area or buffer encroachments shall be permitted, unless an impact permit is approved by the Orange County EPD consistent with OC Code Chapter 15, Article X.

No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) Permit approved by the County and obtaining other applicable jurisdictional agency permits.



Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Any miscellaneous regulated solid waste found or generated onsite, including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste, shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.

This site could be adversely impacted by existing solid waste management activities from the Bay Lake Class III Landfill, located approximately 1.3 miles to the northeast. Potential odor and noise disturbance to residents should be considered during design. Prospective property owners should be notified of this proximity.

This environmental review only addresses Orange County environmental regulatory code. However, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to, the Army Corps of Engineers, the Florida Department of Environmental Protection, the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS), and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it. It is imperative that this proposed plan be addressed on a multi-agency basis. The permittee must comply with the most stringent requirements.

#### **Transportation Planning**

Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

Existing/Valid transportation capacity entitlements not found. This development will require transportation capacity via a Capacity Encumbrance Letter (CEL) Application. Should this project be located near failing roadways then a traffic study will be required with the CEL application.

Based on the Concurrency Management System (CMS) database dated June 26, 2023, there are multiple failing roadway segments within the project's impact area. Avalon Road from Hartzog Road to Seidel Road (3 segments), Old YMCA Road from Lake Hickory Nut Drive to Avalon Road (3 segments), and Valencia Parkway from Schofield Road to Old YMCA Road are failing. This information is dated and subject to change.



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**Water / Wastewater / Reclaimed Water**

Water: Orange County Utilities (OCU)\*  
Wastewater: Orange County Utilities (OCU)\*  
Reclaimed Water: Orange County Utilities (OCU)\*

\*Refer to PD Conditions of Approval 17-22.

**Schools**

On September 8, 2023, Orange County Public Schools (OCPS) issued Formal School Capacity Determination Letter – Revised #OC-23-034. This determination stated that capacity is expected to be available at the elementary, middle, and high schools anticipated to serve the project: Panther Lake Elementary School, Water Spring Middle School, and Horizon High School. This determination was previously valid until February 5, 2024, but was extended to April 6, 2026, by Executive Order 23-212, together with notice from the applicant to OCPS. In their letter to the applicant dated January 25, 2024, OCPS acknowledged the extension of Formal School Capacity Determination Letter – Revised #OC-23-034 to the new expiration date.

**Specific Project Expenditure Report and Relationship Disclosure Forms**

The original Specific Project Expenditure Report and Relationship Disclosure Forms are currently on file with the Planning Division.

## **4. Policy References**

**Future Land Use Element**

**GOAL FLU4** HORIZON WEST. It is Orange County’s goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

**OBJ FLU4.1** Orange County shall use a Village Land Use Classification to realize the long range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl; create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues. Properties with Village Future Land Use Map (FLUM) designation, as well as six villages adopted to date, are depicted on Map 2 of the FLUM series.

**FLU4.1.1** General Village Principles. Each Village Special Planning Area (SPA) shall be designed based on an urban development pattern, which encourages the formation of a suburban village while ensuring the provision of adequate public facilities and



services concurrent with development and protection of environmental quality.

- I. Planning for the Village shall be in the form of complete and integrated neighborhoods containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the Village residents.
- J. Village size shall be designed so that housing is generally within a 1.2 mile radius of the Village Center (shops, services and other activities). This radius may be relaxed where natural or community facilities and services interrupt the design.
- K. A Village shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- L. The Village and each neighborhood shall have a center focus that combines commercial, civic, cultural and recreational uses. Higher density residential development should be encouraged in proximity to these centers, with the highest density/attached housing encouraged in proximity to the Village Center District. These residential and adjacent uses shall be sufficiently integrated to support convenient and comfortable pedestrian and bicycle movement and enhance the viability of future transit connections.
- M. The Village shall contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- N. Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development.
- O. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully connected and interesting routes from individual neighborhoods to the Village Center District and to other villages. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high-speed traffic.
- P. Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved with superior examples contained within parks or greenbelts.
- Q. The Village Center District shall be designed to encourage and accommodate future linkage with the regional transit system.

FLU4.6.2      **Land Development Code Update.** All development within the boundary of an adopted Village shall comply with the provisions of the Village Planned Development of the Orange County Code and the Planned Development District processing and site development regulations. Where the performance standards in the Village Development Code conflict with said regulations, the Village Development Code shall govern, except as noted in the adopted Village Development Code. Orange County shall amend the Adequate Public Facilities, and Transfer of Development Rights Provisions of the Orange County Code to incorporate the requirements for the adopted Villages as needed.

FLU4.6.3      The following residential districts and densities are established for the adopted Villages:



Residential District	Density
Estate Rural	1
Estate	2
Estate Home	3
Garden Home	4
Village Home	6
Townhome	8
Townhome/Apt	12
Condominium/Apartment	16

**Notes:**

- In order to accommodate the design principles of FLU4.1.4, the boundary between two adjacent residential districts may be blended within any particular Village Planned Development and the density of the adjacent districts may be blended. Such boundary revisions and density mixes may not be allowed at the perimeter of the Planned Development.

**Lakeside Village**

- In order to provide for compatibility with existing and approved development abutting Lake Mabel, any redevelopment within the boundaries of the existing Lake Mabel Shores Subdivision shall be limited to a minimum one (1) acre lot size. Development of existing platted lots within the Lake Mabel Shores Subdivision shall be permitted in accordance with the existing zoning and subdivision as recorded in Plat Book Q, page 151, Orange County Records.

**Village of Bridgewater**

- Development within the Townhome/ Apartment district of the Fourth Neighborhood shall be limited to Townhomes only (no apartments) and shall allow the density within the Townhome District of the Fourth Neighborhood to be reduced from a net density of 12.0 dwelling units per acre to 8 to 10 dwelling units per acre, which shall be designated on the land use plan for the Fourth Neighborhood.
- In order to achieve the required density of 6.0 dwelling units per acre in the Village Home District while maintaining the housing diversity of the overall Village, townhomes shall be considered a permitted use in the Village Home District. Approval of Townhomes within the Village Home district shall only be allowed as a component of the PD. The PD shall indicate compliance with the principles of the Horizon West Policies and the Village Development Code.

**Village H**

- Village H Master PD LUP allows minimum and maximum densities within identified parcels that vary from the above standards.



- Estate District Parcel 9 may develop at a minimum density of 1.0 DU/AC based upon commitments made to the Hickory Nut Lake Estates Rural Enclave homeowners during adoption of the Village. Minimum densities in the PD LUP are without the use of TDRs.
- New homes within the Rural Enclave may be developed at up to one dwelling unit per developable acre. Homes and lands in the Rural Enclave shall not be included in determining the overall density of Village H or requirements for Adequate Public Facilities. The Rural Enclave is not subject to the Adequate Public Facilities' requirements of Village H, unless determined otherwise by the County for new development.

#### **Village F**

- Minimum lot size in the Estate Rural District is 1 acre.
- In order to achieve the required density of 6.0 dwelling units per acre, while maintaining the housing diversity of the overall Village, townhomes shall be considered a permitted use in the Village Home District. Approval of townhomes within the Village Home District shall only be allowed as a component of the PD and shall be in compliance with Village Development Code.
- To ensure a mix of housing types in the Garden Home District, townhomes shall be considered a permitted use, provided that lots are no less than 25 feet in width.
- Consistent with the density requirements outlined in FLU4.1.4, the Village F Townhome District shall be limited to either single family detached units or attached townhomes (no apartments). In Townhome Districts adjacent to the Village Center, live-work units with ground floor office or residential uses shall be permitted.
- Approval of townhomes within the Village Home District shall only be allowed as a component of the PD and shall be in compliance with Village Development Code.
- Apartments are permitted as a residential use in the Village Center.
- The minimum density for the Estate Rural district in Village F is 0.

#### **Village I**

- In order to reflect an appropriate development transition from the adjacent and more intense U.S. Highway 192 Tourist/Commercial Growth Center, a minimum average net density range of 16.0 to 18.0 dwelling units per acre may be considered in the Apartment Districts located in the Village I East Neighborhood.

FLU4.6.4

Housing product types shall be allowed in each district, as established in the following table. The Planned Development Land Use Plan shall specify the location for each housing type proposed for development. Following approval of the Land Use Plan, any proposed change in housing type shall be subject to a substantial change determination.

<i><b>District</b></i>	<i><b>Product Type</b></i>				
	<i><b>Apts.</b></i>	<i><b>Condos</b></i>	<i><b>Townhome</b></i>	<i><b>Duplex</b></i>	<i><b>Single</b></i>
Estate Rural	No	No	No	No	Yes



Estate	No	No	No	No	Yes
Estate Home	No	No	No	No	Yes
Garden Home (single-family only)	No	No	No	No	Yes
Garden Home	No	Yes	Yes	Yes	Yes
Village Home	No	Yes	Yes	Yes	Yes
Townhome	No	Yes	Yes	Yes	Yes
Condominium	No	Yes	Yes	Yes	No
Apartment	Yes	Yes	Yes	Yes	No
Village Center/ Neighborhood Center	Yes	Yes	Yes	Yes	No

Properties within the Lakeside and Bridgewater Villages that are designated as Townhome/Apartment District shall identify on the PD Land Use Plan the specific location and use of townhomes or apartments, consistent with the adopted Village Development Code, as amended. Properties within the Lakeside and Bridgewater Villages that are designated as Garden Home District shall identify on the PD Land Use Plan the specific location of townhomes, consistent with the adopted Village Development Code, as amended.

FLU4.6.5

**Design Standards.** The Village Development Code shall establish design standards to control building location, landscaping and signage. In addition, the Village Development Code shall include the following:

- To encourage appropriate residential neighborhood design, the Village Development Code shall establish maximum block lengths and require mixing of block sizes and regulate on-site parking for residential uses.
- The design standards of the Village Development Code shall apply, except that waivers or variances may be approved for such features as garage setbacks, building heights, Village Center parking lot landscaping, lot coverage, building setbacks, lots sizes, other items, when determined by the Board of County Commissioners to further the design objectives of Horizon West through the application of design measures suitable to offset the waived or varied Village Development Code standard.
- To encourage appropriate Neighborhood Center Design, the Village Development Code contains parking controls, including provisions for on-street parking and controls on garage location.

**OBJ FLU8.2**

**COMPATIBILITY.** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies



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shall guide regulatory decisions that involve differing land uses.

**FLU1.1.1** Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

**FLU1.1.2** The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development.

Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities.

The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

**FLU8.2.1** Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

#### **Housing Element**

**GOAL H1** Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

**OBJ H1.1** The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

**H1.3.11** Affordable housing is allowed within all residential zoning categories.

#### **Conservation Element**

**OBJ C1.4** Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats.



## **ACTION REQUESTED**

### **Local Planning Agency (LPA) Recommendation – (February 15, 2024)**

Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that the amendment, 2023-3-A-1-1, be **TRANSMITTED** to the state reviewing agencies.

### **Local Planning Agency (LPA) Transmittal Public Hearing Synopsis**

Chief Planner Jason Sorensen presented the staff report to the PZC/LPA with the recommendation that they make a finding of **consistency** with the Comprehensive Plan and recommend **TRANSMITTAL** of Amendment 2023-3-A-1-1 to the state reviewing agencies. The applicant, Kathy Hattaway of Walt Disney Imagineering, was present and agreed with the staff recommendation. Tajiana Ancora-Brown, Walt Disney World Resort’s Director of External Affairs, spoke to the need for affordable housing in the area and stated that Disney is partnering with The Michaels Organization, the nation’s largest privately-held affordable housing developer, which will build, own, and operate the multi-family community. Ms. Ancora-Brown informed the LPA that the project will be privately funded and noted that The Michaels Organization will not be requesting fee waivers typically available to affordable housing developments, but rather will pay impact fees to help address transportation infrastructure and school capacity needs.

Ned Williams of The Michaels Organization provided an overview of the proposed project. Mr. Williams stated that the mixed-income community will be developed in accordance with the Horizon West design standards. The community will be divided into six distinct neighborhoods with a mix of building typologies, with a combination of apartments, flats, and townhome-style units planned. The development is proposed to feature two amenity buildings and a network of trails, parks, and gathering spaces, including a large central green that will accommodate such events as art walks, festivals, and concerts that will be open to the public. The project will have three full access points: one providing connectivity to Avalon Road to the west and two linking the site to Hartzog Road to the east. Mr. Williams communicated that over 1,000 of the 1,410 units will be reserved for individuals and families with incomes in the range of 50% - 100% of the Area Median Income (AMI). These reserved units will meet Orange County’s definition of Affordable Housing, with rent starting at around \$800 per month for a one-bedroom unit.

Six members of the public appeared to comment on the proposed amendment, one in favor of the request and five in opposition. The speaker in favor of the project stated that the Horizon West area is facing an affordability crisis, and the development of more affordable housing is needed. Opponents expressed concern about the density of the project and its compatibility with existing residential development in the area, with one speaker asserting that it would introduce an urban use into a suburban area and another stating that while there is a need for affordable housing in the community, more apartments should not be approved, as the rental market is already saturated. Rather, the focus should be on home ownership and the development of affordable single-family homes and townhomes.



The present lack of shopping and dining options was also mentioned. The LPA questioned whether the addition of a commercial element to the project had been considered. Mr. Williams replied that the potential inclusion of commercial uses is being discussed.

Speakers opposed to the project also voiced worries about traffic and congestion on area roads and pedestrian safety. Further concerns were raised about school overcrowding, the possibility of increased crime, and the potential burden on emergency services and cell service. In addition, several speakers questioned whether a second community meeting would be held for this application.

During their ensuing discussion, each of the Commissioners in attendance expressed their belief that more affordable housing is needed in the County. However, while several Commissioners stated that the infill project has merit, described it as well-planned, and noted that it simultaneously provides for affordable housing while preserving the onsite wetlands, others voiced concerns about the proposed unit count, the project density, and the intended minimum unit size of 570 square feet. **(Staff Note:** The Horizon West Planned Development Code establishes a minimum living area of 500 square feet for apartments.)

In regard to the proposed unit breakdown, Mr. Williams stated that the multi-family community will offer a mix of junior one-bedroom apartments and one-, two-, three-, and four-bedroom units. He estimated that the project will have a construction period of four years, noting that if construction begins in the fall, the first units will come online by 2026. Joe Shivell of The Michaels Organization informed the LPA that 80 percent of the proposed 1,410 units will be one- and two-bedroom units and will range from 650 to 950 square feet in living area. The largest units in the community will have a living area of approximately 1,000 square feet.

With respect to utility infrastructure, Ms. Hattaway confirmed that Orange County Utilities (OCU) will provide water, wastewater, and reclaimed water service to the project. She further verified that the RIBS site is now defunct and that it will be formally decommissioned.

In answer to a question regarding the possible presence of sand skinks on the subject property, Danny Gough of Bio-Tech Consulting stated that the coverboard survey found no sand skinks on the premises. However, gopher tortoises were observed and will be relocated offsite.

In regard to the traffic and congestion concerns raised by several speakers, Mohammed Abdallah of Traffic & Mobility Consultants stated that a Roadway Agreement will be necessary and that the developer will be required to mitigate any impacts of the project on the roads within its impact area. Mr. Abdallah stated that a number of area road construction projects are currently in the works, including planned improvements to Avalon Road, Seidel Road, and Reams Road.

The LPA noted that the subject property lies in close proximity to the major employment center of Walt Disney World and asked whether shuttle service to Disney will be provided for cast members living in the community. Mr. Abdallah replied that the units are not being developed solely for Disney cast members; rather, they will be available for lease by any qualifying individual. However, if the concentration of Disney cast members is high, shuttle service may be considered.

In answer to a question posed by the LPA, Ms. Ancora-Brown verified that Disney will not receive payment for the land from the Michaels Organization, but rather will dedicate it for the development of a mixed-income community with a significant affordable housing component. In response to the LPA, Mr. Williams stated that the applicant team would consider a potential reduction of the proposed unit count. With respect to a second community meeting, Ms. Ancora-



Brown confirmed that the applicant team would hold an open house-style meeting, at which the requested unit count would be among the topics discussed. (**Staff Note:** This second community meeting has been scheduled for Monday, March 18, 2024, at 6:00 p.m. at Horizon High School.)

Stating concerns for too many apartment units, Commissioner Boers made a motion, seconded by Commissioner Wiggins, to recommend non-transmittal of proposed Amendment 2023-3-A-1-1 to the state reviewing agencies. The motion failed by a vote of 2-5, with Commissioners Boers and Wiggins voting in favor of non-transmittal and Commissioners Arrington, Evans, Pavon, Pena, and Spears voting in opposition.

Commissioner Evans made a second motion, seconded by Commissioner Arrington, to recommend transmittal of the requested amendment to the state reviewing agencies. In response to Commissioner Pena, Commissioner Evans stated that she would not amend her motion to require a second community meeting and the consideration of a reduction of the unit count by the applicant team. The motion carried by a vote of 4-3, with Commissioners Arrington, Evans, Pavon, and Spears voting in favor of transmittal and Commissioners Boers, Pena, and Wiggins voting in opposition.

<b>Motion / Second</b>	<i>Camille Evans / Michael Arrington</i>
<b>Voting in Favor</b>	<i>Michael Arrington, Camille Evans, Walter Pavon, Jr., and Gordon Spears</i>
<b>Voting in Opposition</b>	<i>David Boers, Nelson Pena, and George Wiggins</i>
<b>Absent</b>	<i>Evelyn Cardenas and Eddie Fernandez</i>

### **BCC Outcome**

#### **Board of County Commissioners (BCC) Recommendation – (March 26, 2024)**

Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that the amendment, 2023-3-A-1-1, be **TRANSMITTED** to the state reviewing agencies.

### **Board of County Commissioners (BCC) Transmittal Public Hearing Synopsis**

Chief Planner Jason Sorensen presented the staff report to the Board with the recommendation that they make a finding of **consistency** with the Comprehensive Plan and **TRANSMIT** Amendment 2023-3-A-1-1 to the state reviewing agencies. The applicant, Kathy Hattaway of Walt Disney Imagineering, was present and agreed with the staff recommendation. Tajiana Ancora-Brown, Walt Disney World Resort’s Director of External Affairs, spoke to the need for affordable housing in the area, noting that over 1,000 of the proposed 1,410 multi-family units will meet Orange County’s definition of Affordable Housing. Ms. Ancora-Brown stated that The Michaels Organization, the nation’s largest privately-held affordable housing developer, will build, own, and operate the multi-family community. She also provided a synopsis of the second community meeting for the requested amendment, held on March 18, 2024, at Horizon High School.



Public policy consultant Adrianna Sekula, representing The Michaels Organization, provided an overview of the proposed project. Ms. Sekula displayed conceptual renderings of the community, which will be comprised of six distinct neighborhoods with a mix of building typologies, with a combination of apartments, flats, and townhome-style units planned. The development is proposed to feature two amenity buildings and a network of trails, parks, and gathering spaces. She noted that the project will have three full access points: one providing connectivity to Avalon Road to the west and two linking the site to Hartzog Road to the east.

Ms. Sekula confirmed that over 1,000 of the 1,410 units will be reserved for individuals and families with incomes in the range of 50% - 100% of the Area Median Income (AMI). She verified that the project will be privately funded and noted that The Michaels Organization will not be requesting fee waivers typically available to affordable housing developments, but rather will pay impact fees to help address infrastructure needs.

45 members of the public appeared to comment on the proposed amendment, 18 in favor of the request and 26 in opposition. Another member of the public appeared to speak about an unrelated matter. Those in favor of the project stated that the Horizon West area is facing an affordability crisis, and the development of more affordable housing is needed. Several speakers in favor of the project asserted that individuals working in the area should have the opportunity to live in the community they serve.

Opponents expressed concern about the density of the project and its compatibility with existing residential development in the area. Several speakers stated that while there is a need for affordable housing in the community, more apartments should not be approved, as the rental market is already saturated.

Speakers opposed to the project also voiced worries about traffic and congestion on area roads and the safety of pedestrians and bicyclists. Further concerns were raised about the present lack of public transportation in the area, school overcrowding, the possibility of increased crime, and the potential burden on utility infrastructure, emergency services, and cell service.

During their ensuing discussion, each of the Commissioners in attendance voiced their belief that more affordable housing is needed in the County. However, the timing of planned transportation infrastructure improvements and the future provision of public transit in the area were central topics of discussion. The appropriateness of expanding Village H to encompass the subject property and the ability of the proposed project to meet the Horizon West design and development standards were also discussed.

In response to a Commissioner's question, Ms. Hattaway expressed her belief that the amendment application package—a copy of which she entered into the record—meets the statutory and County requirements to be deemed “sufficiently complete” and eligible for transmittal to the state for review and comment. She noted that if the proposed amendment is transmitted, it will return for concurrent consideration with the Planned Development (PD) Land Use Plan—currently proceeding through the Development Review Committee (DRC) review process—during the adoption public hearing stage.

Mayor Demings made a motion, seconded by Commissioner Uribe, to transmit proposed Amendment 2023-3-A-1-1 to the state reviewing agencies. The motion carried by a vote of 4-2, with Mayor Demings and Commissioners Gomez Cordero, Moore, and Uribe voting in favor of transmittal and Commissioners Bonilla and Wilson voting in opposition.



<b>Motion / Second</b>	<i>Mayor Jerry Demings / Commissioner Mayra Uribe</i>
<b>Voting in Favor</b>	<i>Mayor Jerry Demings, Commissioner Maribel Gomez Cordero, Commissioner Christine Moore, and Commissioner Mayra Uribe</i>
<b>Voting in Opposition</b>	<i>Commissioner Emily Bonilla and Commissioner Nicole Wilson</i>
<b>Absent</b>	<i>Commissioner Michael Scott</i>

**ACTION REQUESTED**

**Local Planning Agency/Planning and Zoning Commission (PZC) Recommendation** – (September 19, 2024)

*TO BE DETERMINED*



**Local Planning Agency/Planning and Zoning Commission (PZC) Public Hearing Synopsis**

*TO BE DETERMINED*






<b>Motion / Second</b>	<i>TO BE INSERTED</i>
<b>Voting in Favor</b>	<i>TO BE INSERTED</i>
<b>Voting in Opposition</b>	<i>TO BE INSERTED</i>
<b>Absent</b>	<i>TO BE INSERTED</i>



Site Visit Photos

Subject Site	Subject Site
	
Subject Site	Subject Site
	
South of Subject Site	South of Subject Site
	



<p>North of Subject Site</p> 	<p>North of Subject Site</p> 
<p>North of Subject Site</p> 	<p>East of Subject Site</p> 
<p>West of Subject Site</p> 	<p>West of Subject Site</p> 













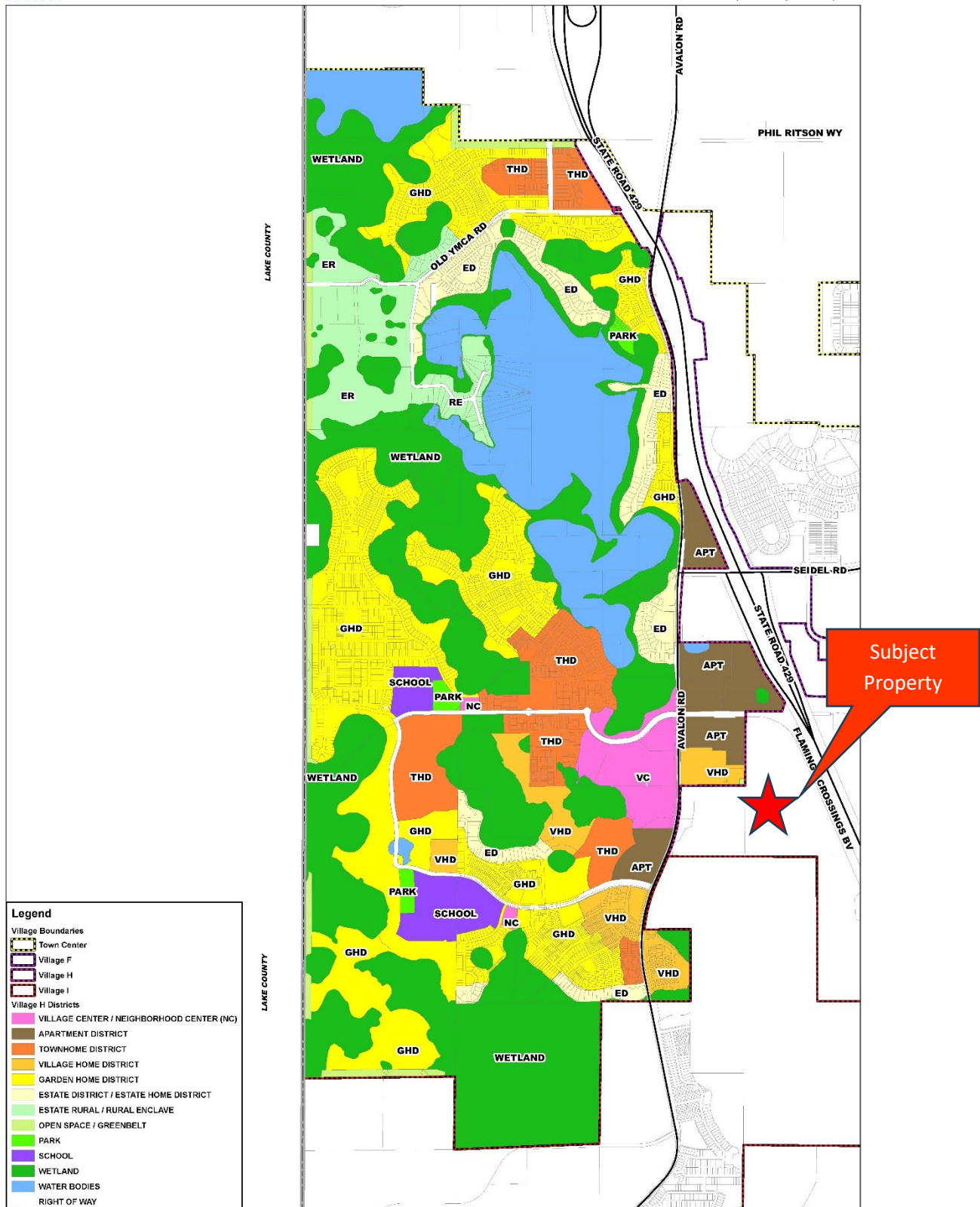




## Horizon West - Village H Land Use Map

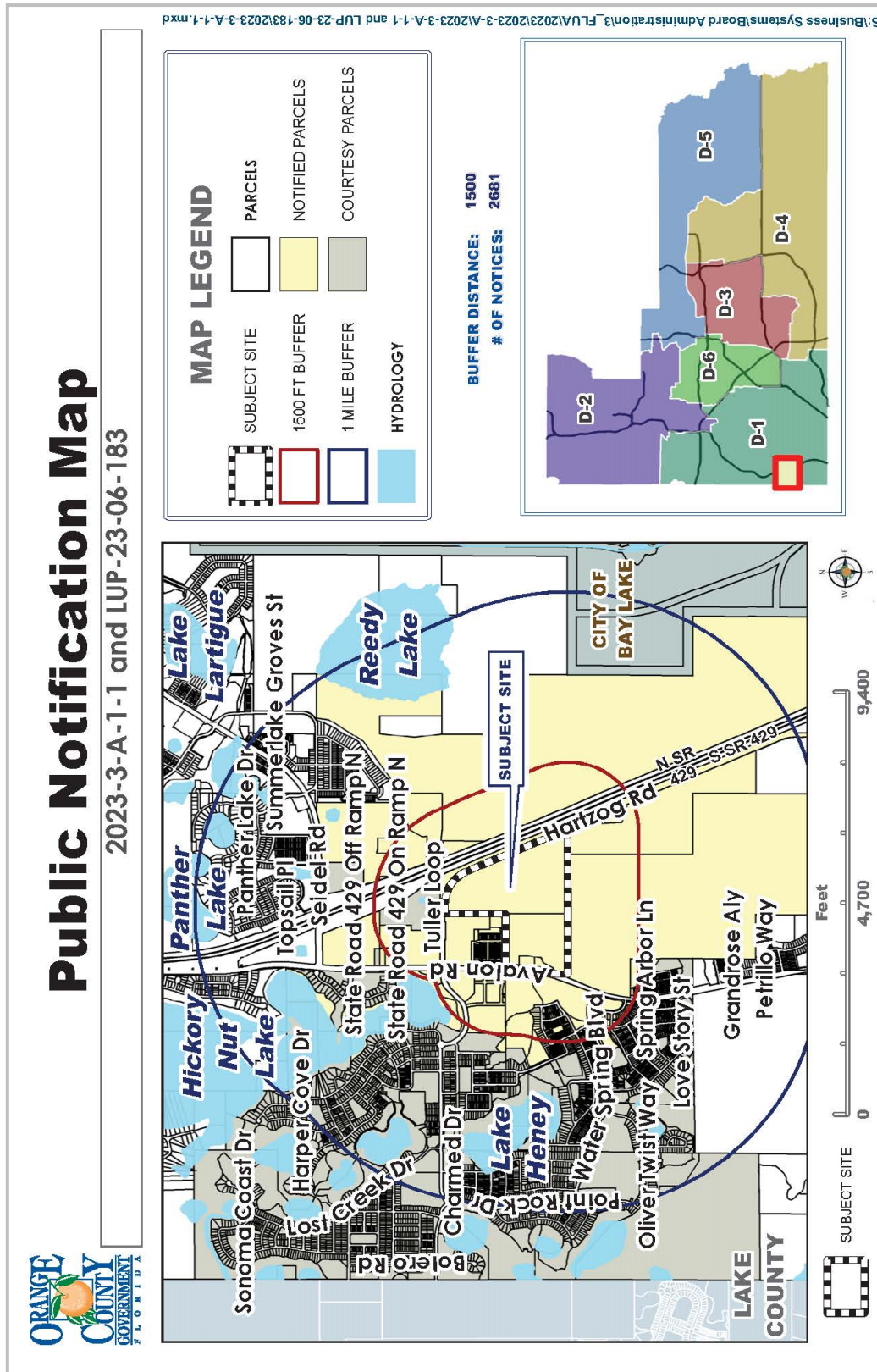


Updated: September 7, 2021





# PUBLIC NOTIFICATION MAP





May 9, 2024

The Honorable Jerry Demings  
Mayor, Orange County  
Board of County Commissioners  
201 South Rosalind Avenue, 5th floor  
Orlando, Florida 32801

Dear Mayor Demings:

The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for Orange County (Amendment No. 24-01ESR) received on April 9, 2024. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

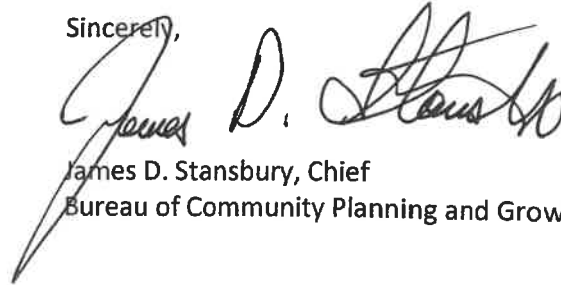
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.



If you have any questions concerning this review, please contact Jon Coulter, Planning Analyst, by telephone at (850)-717-8421 or by email at [jon.coulter@commerce.fl.gov](mailto:jon.coulter@commerce.fl.gov).

Sincerely,



James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS /jc

Enclosure(s): Procedures for Adoption

cc: Jason Sorensen, AICP, Chief Planner, Orange County

Tara McCue, AICP, Executive Director, East Central Florida Regional Planning Council



**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.



**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



**From:** [Sorensen, Jason H](#)  
**To:** [Resta, James H](#); [Dubois, Jennifer](#); [Watson, Sue](#); [Cahill, Maria A](#)  
**Subject:** FW: Orange County proposed comprehensive plan amendment 24-01ESR  
**Date:** Tuesday, April 30, 2024 12:01:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)

---

FYI

**Jason H. Sorensen, AICP | Chief Planner**  
Planning Division – Current Planning Section  
Planning, Environmental, and Development Services Department  
201 S. Rosalind Avenue | Orlando, FL | 32801  
P: 407-836-5602  
E: [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)

**Did you know that DRC case information is available online?**  
[https://fasttrack.ocfl.net/OnlineServices/DC\\_DevelopmentReviewCommittee.aspx](https://fasttrack.ocfl.net/OnlineServices/DC_DevelopmentReviewCommittee.aspx)



Visit [www.OCFL.net/Vision2050](http://www.OCFL.net/Vision2050)  
to learn more and get involved.

---

**From:** Steve Fitzgibbons <[SFitzgibbons@sjrwmd.com](mailto:SFitzgibbons@sjrwmd.com)>  
**Sent:** Tuesday, April 30, 2024 11:48 AM  
**To:** Vargas, Alberto A <[Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net)>; Sorensen, Jason H <[Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)>  
**Cc:** DCPexternalagencycomments@deo.myflorida.com  
**Subject:** Orange County proposed comprehensive plan amendment 24-01ESR

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Vargas,

St. Johns River Water Management District (SJRWMD) staff have reviewed Orange County proposed comprehensive plan amendment 24-01ESR in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). Based upon review of the submitted materials, SJRWMD staff have no comments on the proposed amendment. The property associated with the proposed amendment is not located within the SJRWMD. Orange County is within the boundaries of both the SJRWMD and South Florida Water Management District. The South Florida Water Management District will provide their comments in a separate response.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to the SJRWMD by email at [sfitzgibbons@sjrwmd.com](mailto:sfitzgibbons@sjrwmd.com).



Sincerely,  
Steve Fitzgibbons

Steven Fitzgibbons, AICP  
Intergovernmental Planner  
St. Johns River Water Management District  
7775 Baymeadows Way, Suite 102  
Jacksonville, FL 32256  
Office (386) 312-2369  
Email: [sfitzgib@sjrwmd.com](mailto:sfitzgib@sjrwmd.com)  
Website: [www.sjrwmd.com](http://www.sjrwmd.com)  
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



[www.sjrwmd.com/ePermit](http://www.sjrwmd.com/ePermit)

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

#### Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>





## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

JARED W. PERDUE, P.E.  
SECRETARY

May 14<sup>th</sup>, 2024

Mr. Jason Sorensen, AICP  
Chief Planner  
Orange County  
Comprehensive Planning Section  
201 South Rosalind Avenue, 2nd Floor  
Post Office box 1393  
Orlando, Florida 32802-1393

Subject: **Orange County Proposed Comprehensive Plan Amendment 24-01ER**  
Response Type: **No Comments**

Dear Mr. Sorensen,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the amendment package for the Orange County Proposed 24-01ER, as requested in your transmittal letter, dated April 9<sup>th</sup>, 2024.

### **Proposed Ordinance:**

The comprehensive plan amendment proposes changing the future land use designation of the subject property containing ±114 acres, from the Reedy Creek Improvement District, to Orange County Horizon West Village H Special Planning Area - Apartment District and Wetland Future Land Use. The location is generally located north and south of CR 561A (the "Property") were annexed and assigned a PUD Zoning District. The location maps of the subject properties are shown in **Appendix A**. As shown in the map, S.R. 429/Western Beltway is located within a 3-mile radius and identified as a state roadway of state importance<sup>1</sup>.

There is no adopted FLUM policy for this parcel. The densities for the proposed FLUM policy PUD in Minneola will be based on the maximum allowable uses that are noted within the amendment.

### **Analysis:**

An analysis of existing State facilities within three (3) miles of the subject area is included as **Appendix B**. This analysis showed that currently all segments of S.R. 429/Western Beltway are operating at acceptable LOS targets. Based on the future YR 2045 scenario, several segment of S.R. 429/Western Beltway located within the three (3) miles of the subject property is projected to exceed LOS targets.

**Appendix C** shows the trip generation potential for the adopted and proposed land use scenarios, as well as the change in daily and PM peak hour trips. **It should be noted that the trip generation potential in this analysis was estimated based on the proposed land use's highest and best**

---

<sup>1</sup> State roadway of state importance is defined as any roadway located on the SIS, SHS, or the NHS.



**use of the future land uses.** The proposed amendment states a total of 1,450 multi-family residential units.

Based on this trip generation analysis, there would be an increase in 9,730 daily vehicular trips, and 644 increase in PM Peak trips.

**Result:**

FDOT has reviewed the transmitted amendment for Orange County pursuant to Section 163.3184(3), Florida Statutes. The proposed FLU amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance.

We appreciate the opportunity to review the proposed amendment and request that a copy of the adopted amendment, be transmitted to the Department.

Thank you for coordinating the review of this proposed amendment with FDOT. If you have any questions, you may contact me at 386-943-5457 or by email at [james.rodriquez@dot.state.fl.us](mailto:james.rodriquez@dot.state.fl.us).

Sincerely,



James Rodriguez  
D5 Growth Management Coordinator

Cc:

*Kirsten Warren, Orange County  
Sue Watson, Orange County  
Misty Mills, Orange County  
Marla Molina, Orange County  
Wendy Aviles, Orange County  
Azza Alisawi, Orange County  
Mirna Barq, Orange County*

*James Stansbury, DEO  
Jennifer Carver, FDOT  
Melissa McKinney, FDOT  
Tiffany Hill, FDOT*





## Florida Department of Transportation

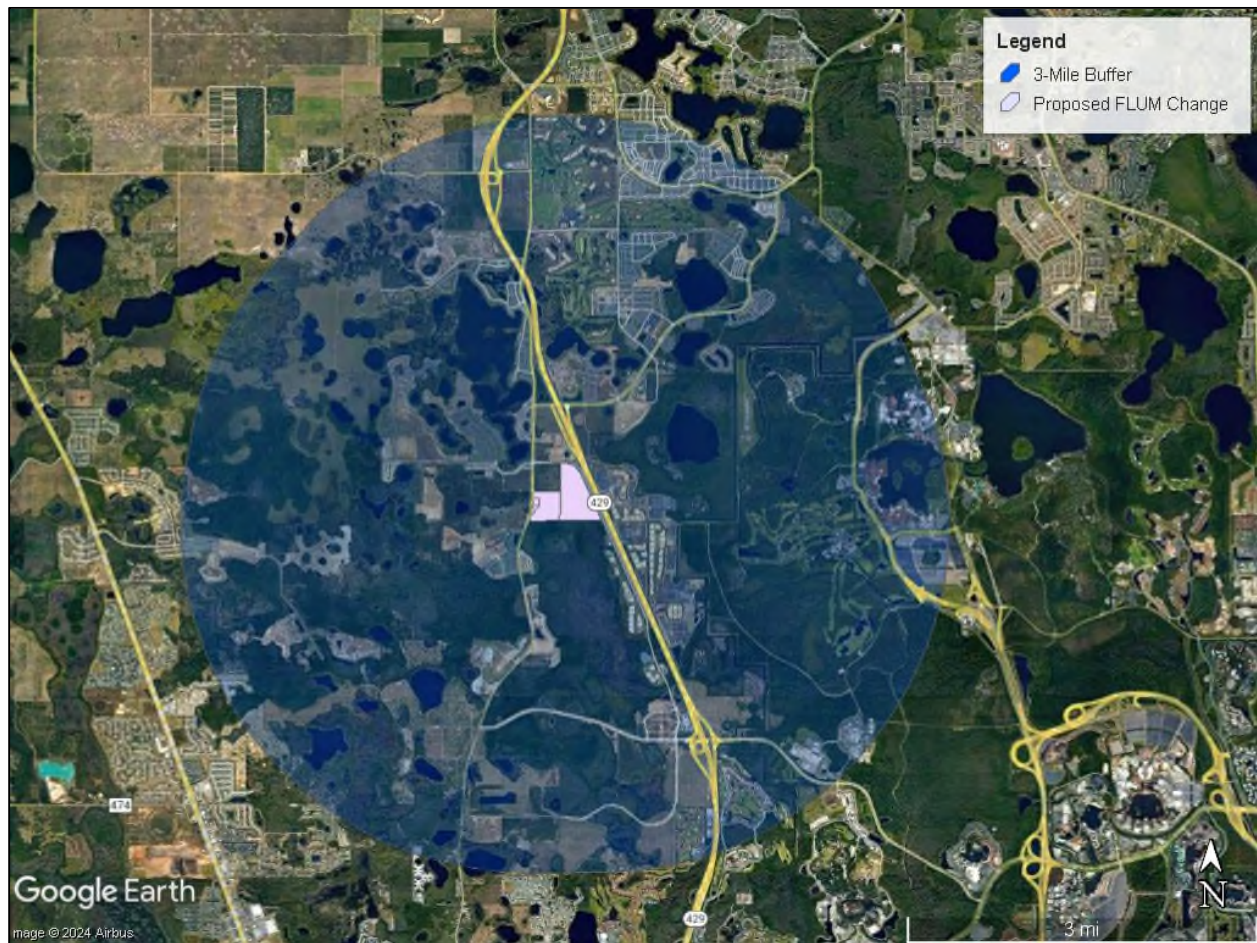
RON DESANTIS  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

JARED W. PERDUE, P.E.  
SECRETARY

### APPENDIX A

### LOCATION MAP



Source: Google Earth





## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

JARED W. PERDUE, P.E.  
SECRETARY

### APPENDIX B

#### STATE ROADWAY SEGEMENTS AFFECTED BY PROPOSED FLUM AMENDMENT

Roadway(s)	Begin Milepoint	End Milepoint	County	SIS	# of Lanes	LOS Target	2023			2045		
							Service Volume at LOS Target	AADT	Acceptable?	Service Volume at LOS Target	AADT	Acceptable?
S.R. 429/Western Beltway	18	20.121	Orange	SIS Corridor	4	D	84,900	56,500	Y	84,900	104,000	N
	20.121	22.08	Orange	SIS Corridor	4	D	84,900	56,500	Y	84,900	130,000	N





## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

JARED W. PERDUE, P.E.  
SECRETARY

### APPENDIX C

#### TRIP GENERATION ANALYSIS

##### Trip Generation Potential of Parcels Affected by FLUM Designation

Scenario	Land Use	Parcel size		ITE Code	Max Density	Allowed Development		Daily Trips	PM Peak Hour Trips
Adopted	None	-	-	-	-	-	-	-	-
Proposed	Village H of Horizon West	114	Acres	220	-	1,450*	D/U	9,730	644
Difference								9,730	644

\*Maximum Density determined by comprehensive plan amendment language, which assumes the allowed development.



**From:** [Sorensen, Jason H](#)  
**To:** [Resta, James H](#); [Watson, Sue](#); [Cahill, Maria A](#); [Dubois, Jennifer](#)  
**Subject:** FW: Orange County 24-01ESR Proposed  
**Date:** Thursday, May 9, 2024 4:02:15 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)

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Please save, thank you.

**Jason H. Sorensen, AICP | Chief Planner**  
Planning Division – Current Planning Section  
Planning, Environmental, and Development Services Department  
201 S. Rosalind Avenue | Orlando, FL | 32801  
P: 407-836-5602  
E: [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)

**Did you know that DRC case information is available online?**  
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Visit [www.OCFL.net/Vision2050](http://www.OCFL.net/Vision2050)  
to learn more and get involved.

---

**From:** Plan\_Review <Plan.Review@dep.state.fl.us>  
**Sent:** Thursday, May 9, 2024 4:01 PM  
**To:** Sorensen, Jason H <Jason.Sorensen@ocfl.net>; DCPexter@commerce.fl.gov  
**Cc:** Plan\_Review <Plan.Review@dep.state.fl.us>  
**Subject:** Orange County 24-01ESR Proposed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Jason Sorensen, AICP, Chief Planner

Re: Orange County 24-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject



to the Department's jurisdiction.

Please submit all future amendments by email to [Plan.Review@FloridaDEP.gov](mailto:Plan.Review@FloridaDEP.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



[Dep Customer Survey](#)







# East Central Florida Regional Planning Council

455 N. Garland Avenue, Orlando, FL 32801  
Phone 407.245.0300 • Fax 407.245.0285 • [www.ecfrpc.org](http://www.ecfrpc.org)

Tara McCue, AICP  
Executive Director

## MEMORANDUM

To: Jason Sorensen, AICP, Chief Planner

From: John Patterson, AICP Planner III, ECFRPC

Date: April 30, 2024

Subject: Local Government Comprehensive Plan Amendment Review | Orange County 24-01ESR

### Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes regional planning councils to review local government comprehensive plan amendments prior to their adoption. The comments from regional planning councils are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Any Council comments to the local government will be sent within 30 days of the receipt of the proposed amendments to the proposing government and the State Land Planning Agency.

The amendment package from Orange County was received on April 9, 2024. This report includes a summary of the proposed amendment and Council staff comments.

### Summary of Proposed Amendment

Requesting as extension of the Horizon West Village H Special Planning Area boundary and application the Village (V) future land use classification to the property, formerly Reedy Creek Improvement District property used as a Rapid Infiltration Basin System (RIBS)

### Comments and Recommendations

#### ***Regional Impacts***

The East Central Florida Regional Planning Council (ECFRPC) has reviewed this petition, and has not found any adverse effects on regional resources or facilities.





### ***Extra-jurisdictional Impacts***

The ECFRPC has reviewed this petition, and has not found extra-jurisdictional impacts.

### **Conclusion**

Adverse effects on regional resources or facilities and extra-jurisdictional impacts have not been identified with this petition. This petition is thus consistent with the ECFRPC's SRPP policies governing regional planning council reviews of comprehensive plan.

We thank you for the opportunity to review this comprehensive plan amendment. If you have any questions, please do not hesitate to contact John Patterson, AICP Planner III by email at [jpatterson@ecfrpc.org](mailto:jpatterson@ecfrpc.org), or by phone at (407) 245-0300, Extension (301).

Sincerely,

*John Patterson, AICP*  
*Planner III*  
East Central Florida Regional Planning Council

CC: James Stansbury, Florida Commerce



## Orange County Utilities Comments – 2023-3-A-1-1

This property is within Reedy Creek Improvement District for Water, Wastewater and Reclaimed Water Service Area.



## **AMENDMENT 2023-3-A-1-1 - Hartzog Road Attainable Housing Community (LUP-23-06-183)**

### **PROJECT SPECIFICS**

Parcel ID: 08-24-27-0000-00-038; 08-24-27-0000-10-000; 08-24-27-0000-00-010; and 08-24-27-0000-00-036

Location:

Acreage: ~114.23 gross acres / ~78.67 net acres

Request FLUM: From: Reedy Creek Improvement District

To: Horizon West Village H

Request Zoning: From: Reedy Creek Improvement District

To: Planned Development

Existing Development: Vacant/Former RIBS facility (portion of property)

Development Permitted Under Current FLUM: The property does not currently have a FLU designation. The property is proposed to be incorporated into Village H of Horizon West.

Proposed Density/Intensity: Up to 1,450 attainable multi-family units

### **Trip Generation (ITE 11<sup>th</sup> Edition)**

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use: Vacant/Former RIBS facility (portion of property)	0	0	0
Proposed Use: Up to 1,450 attainable multi-family units	644	100	644
Net New Trips (Proposed Development less Allowable Development): 644			

### **Future Roadway Network**

Road Agreements: None

Planned and Programmed Roadway Improvements: The Work Program and Long Range Transportation Plan includes the planned widening of Avalon Road from two (2) to four (4) lanes, from US 192 to New Independence Parkway. Portions of the road have been improved and the remaining segments are planned partnership projects. Additionally, Hartzog Road has been realigned and is planned to be improved to 4-lanes as a partnership project. Finally, there are intersection improvements including a new signal at Avalon Road and Waterway Passage Drive/Hartzog Road, and an intersection control evaluation at Avalon Road and new Hartzog Road, which is also being signalized in the interim. Since these improvements are planned partnership with no committed construction date, they are reflected in the 2040 horizon year analysis.

Right of Way Requirements: None

### **Summary**

The applicant is requesting to change ~114.23 acres from Rural to PD to allow up to 1,450 attainable multi-family units. The property does not currently have a FLU designation and therefore the existing condition does not provide baseline development density. The property is proposed to be incorporated into Village H of Horizon West. The proposed FLU designation is Village, and the requested Horizon West land use district is Apartment with a maximum development density of 1,450 attainable multifamily dwelling units.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will impact the area roadways. However, based on the Concurrency Management System Database, all the roadways within the project impact area currently operate at acceptable levels of service with limited capacity available to be encumbered.

- The subject property is not located within the County's Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 644 pm peak hour trips.
- An analysis of existing conditions reveals that all roadway segments within the study area are currently operating at adequate LOS.
- Analysis of projected short-term year 2030 conditions indicate that one segment along Avalon Road and one segment along Old YMCA Road are projected to exceed their LOS due to background traffic growth. The proposed FLU amendment is projected to cause two segments along Avalon Road to exceed its adopted LOS at buildout.



#### Avalon Road

- o Hartzog Road to Western Way (Background)
- o Western Way to Flamingo Crossings Boulevard (Development)
- o Flamingo Crossings Boulevard to Seidel Road (Development)

#### Old YMCA Road

- o Lake Hickory Nut Road to Avalon Road (Background)
- Analysis of projected 2040 horizon year conditions indicate that one segment of Avalon Road and one segment of Old YMCA Road are projected to exceed their LOS due to background traffic growth. The proposed FLU amendment is projected to cause two segments of Avalon Road to exceed their adopted LOS at buildout.

#### Avalon Road:

- o Hartzog Road to Western Way (Background)
- o Western Way to Flamingo Crossings Boulevard (Development)
- o Flamingo Crossings Boulevard to Seidel Road (Development)

#### Old YMCA Road

- o Lake Hickory Nut Road to Avalon Road (Background)
- The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.





6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · [www.ocps.net](http://www.ocps.net)

January 25, 2024

Kathy Hattaway  
Walt Disney Imagineering

**Re: Extension of Formal School Capacity Determination Capacity Letter for Walt Disney Park and Resorts U.S., Inc. and ARDC-Ocala 201, LLC, Pursuant to Declaration of State of Emergency for Hartzog Road Attainable Housing Community (OC-23-034)**

Dear Kathy,

The School Board of Orange County, Florida ("School Board") is in receipt of the correspondence dated January 23, 2024, in regard to the above-referenced matter delivered in accordance with Section 252.363, *Florida Statutes*. After review of your correspondence and the attached executive orders, we hereby acknowledge the extension of the Formal School Capacity Determination Capacity Letter - Revised, #OC-23-034, for the project known as Hartzog Road Attainable Housing Community, in Orange County, in accordance with the following schedule:

Executive Orders	Incident	Date Issued	Expiration Date	Combined Extension Period	Expiration Date	New Expiration Date
23-212	Hurricane Idalia	10/24/2023	12/23/2023	60 days + 24 months	February 5, 2024	April 6, 2026

Thank you for your attention in this matter. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Christopher C. Mills, AICP  
Senior Administrator – Facilities Planning

xc: Sue Watson, Orange County  
Thomas Moore, OCPS





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## FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER - REVISED

September 8, 2023

**VIA E-MAIL: Kathy Hattaway ([Kathy.Hattaway.-ND@disney.com](mailto:Kathy.Hattaway.-ND@disney.com))**

Kathy Hattaway  
Walt Disney Imagineering  
P.O. Box 10321  
Lake Buena Vista ,FL 32830

### Application OC-23-034 (Hartzog Road Attainable Housing Community)

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

Type of Development Application	<input checked="" type="checkbox"/> FLUM <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Amendment or Extension		
Development Application #:			
Project Name:			
OCPS Completed Application Date:			
Parcel #(s):			
Requested New Units (#):	SF:	MF: 1,450	TH:
Vested Unit(s):	SF:	MF:	TH:
Total Project Units:	1,450		
School Board District:	# 4		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

This determination expires on **February 5, 2024**. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from Orange County by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.



This determination is governed by the Interlocal Agreement, the provisions of Orange County's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at [christopher.mills@ocps.net](mailto:christopher.mills@ocps.net) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Mills", with a stylized flourish at the end.

Christopher Mills, AICP  
Senior Administrator, Facilities Planning

Attachments – Attachment A: Detailed Capacity Analysis

CC: Sue Watson, Orange County (via e-mail)  
Thomas Moore, OCPS (via e-mail)  
Project File



## Attachment A



### School Capacity Determination

User ID CCM August 9, 2023 09:43:47

Project ID: CEA – OC –23 –034

Valid Until: February 5, 2024

Project Name: <b>HARTZOG ROAD ATTAINABLE HOUSING COMMUNITY</b>					
Unvested Units	Single Family Units:	0	Vested Units	Single Family Units:	0
	Multi Family Units:	1073		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	HH		
	School:	PANTHER LAKE ES	WATER SPRING MS	HORIZON HS
	<b>Analysis of Existing Conditions</b>			
	School Capacity (2022-2023)	837	706	2,656
	Enrollment (2022-2023)	607	634	2,030
	Utilization (2022-2023)	0.0%	68.0%	68.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	314	72	626
	<b>Analysis of Reserved Capacity</b>			
	School Level	Elementary	Middle	
	Encumbered Capacity	0	168	348
	Reserved Capacity	0	0	0
	Adjusted Utilization	72.5%	113.6%	89.5%
	Adjusted Available Seats	314	0	278
	<b>Analysis of Proposed Development</b>			
	Students Generated	151.293	69.745	85.840
	Adjusted Utilization	90.6%	123.5%	92.8%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE*	AVAILABLE
	Number of Seats to Mitigate	0.000	69.745	0.000

PANTHER LAKE ES	
WATER SPRING MS	*AVAILABLE - SCHEDULED FOR RELIEF IN 2023.
HORIZON HS	





**School Capacity Determination**

User ID CCM August 9, 2023 09:42:42

Project ID: CEA – OC – 23 – 034 A Valid Until: February 5, 2024

Project Name: <b>HARTZOG ROAD ATTAINABLE HOUSING COMMUNITY</b>					
Unvested Units	Single Family Units:	0	Vested Units	Single Family Units:	0
	Multi Family Units:	377		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	HH		
	School:	WATER SPRING ES	WATER SPRING MS	HORIZON HS
	<b>Analysis of Existing Conditions</b>			
	School Capacity (2022-2023)	837	706	2,656
	Enrollment (2022-2023)	1,029	634	2,030
	Utilization (2022-2023)	137.0%	68.0%	68.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	0	72	626
	<b>Analysis of Reserved Capacity</b>			
	School Level	Elementary	Middle	
	Encumbered Capacity	650	168	348
	Reserved Capacity	29	0	0
	Adjusted Utilization	204.1%	113.6%	89.5%
	Adjusted Available Seats	0	0	278
	<b>Analysis of Proposed Development</b>			
	Students Generated	53.157	24.505	30.160
	Adjusted Utilization	210.4%	117.1%	90.7%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE*	NOT AVAILABLE*	AVAILABLE
	Number of Seats to Mitigate	53.157	24.505	0.000

WATER SPRING ES	*AVAILABLE - SCHEDULED FOR RELIEF IN 2024.
WATER SPRING MS	*AVAILABLE - SCHEDULED FOR RELIEF IN 2023.
HORIZON HS	



Orange County EPD Comments to the Local Planning Agency for the  
2023-3 Regular Cycle Comprehensive Plan Amendments  
August 4, 2023

<b>Plan Amendment Number</b>	2023-3-A-1-1
<b>Project Name</b>	Hartzog Road Attainable Housing Community
<b>Requested Change</b>	Request to update Future Land Use to Village as an expansion of Village H.
<b>Parcels</b>	08-24-27-0000-10-000; 08-24-27-0000-00-010; 08-24-27-0000-00-036; & 08-24-27-0000-00-038
<b>General Location</b>	Hartzog Road, generally bounded by Hartzog Road to the north and east and State Road 545 to the west
<b>Proposed Development</b>	FLUMA to apply the Village FLU designation on 114-acre site for development of up to 1,450 attainable multi-family dwelling units.
<b>Area</b>	114.28 gross acres, <b>(CAD IN PROGRESS)</b>
<b>Agent</b>	Kathy Hattaway (Walt Disney Imagineering)
<b>Owner</b>	Walt Disney Parks and Resorts US, Inc. & ARDC-Ocala 201, LLC.
<b>District</b>	1
<b>Comments Prepared by</b>	Kate Rogers, <a href="mailto:Katherine.Rogers@ocfl.net">Katherine.Rogers@ocfl.net</a> , 407-836-1411 Alyse Tristram, <a href="mailto:Alyse.Tristram@ocfl.net">Alyse.Tristram@ocfl.net</a> , 407-836-1471

**EPD Review Summary:**

- An Orange County Conservation Area Determination CAD-23-06-101 application was submitted on 6/28/23 and is in progress. A classification letter was issued on 7/20/2023. This request will be reviewed in its entirety when the final CAD Determination Letter is complete.
- Any wetland encroachments will require submittal of an application for a Conservation Area Impact Permit to the Orange County Environmental Protection Division as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

**FLUM Amendment Comments:**

1. CAD in Progress – An Orange County Conservation Area Determination CAD-23-06-101 application was submitted on 6/28/23 and is in progress. A classification letter was issued on 7/20/2023. The applicant must then submit a letter of agreement to the classification and submit a certified boundary survey showing the limits of the wetlands



Orange County EPD Comments to the Local Planning Agency for the  
2023-3 Regular Cycle Comprehensive Plan Amendments  
August 4, 2023

to complete the CAD. This request will be reviewed in its entirety when the final CAD Determination Letter is complete.

2. Developable Acreage Determination – All acreages regarding conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Every application for activity subject to Orange County Code Chapter 15 Environmental Control shall be reviewed to determine the functional significance, scarcity, replaceability, vulnerability and productivity of the habitat on the lands to be considered in both the pre- and post-development condition.
3. Conservation Area Impacts – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area, including upland buffer and shoreline, without first obtaining a Conservation Area Impact permit approved by the county and obtaining other applicable jurisdictional agency permits. *Reference OC Chapter 15 Environmental Control, Article X Wetland Conservation Areas, Sec. 15-376.*
4. Class I Impacts – 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, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit. Class I impacts require consideration at a public hearing before the Orange County Board of County Commissioners. *Reference OC Code Chapter 15, Article X Wetland Conservation Areas, Division 1 Generally, Section 364 Definitions, Subsection (a).*
5. Habitat Protection Requirement – Development of the subject property shall comply with all state and federal regulations pertaining to wildlife or plants that are listed as endangered, threatened, or species of special concern by the U.S. Fish and Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).
6. Gopher Tortoise – The applicant has submitted an Environmental Assessment Report by Bio-Tech Consulting Inc. dated 5/19/2023, which identifies gopher tortoise burrows on this site. The applicant shall comply with the Florida Fish & Wildlife Conservation Commission (FWC) regulations. Forward any related permits to the Orange County Environmental Protection Division.
7. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code; however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: The Army Corps of Engineers, the Florida Department of Environmental Protection, the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the FWC. It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed plan be addressed on a multi-agency basis.



Orange County EPD Comments to the Local Planning Agency for the  
2023-3 Regular Cycle Comprehensive Plan Amendments  
August 4, 2023

**Additional Comments:**

1. Solid Waste Management Facility Proximity - This site could be adversely impacted by existing solid waste management activities from the Bay Lake Class III Landfill located about 1.3 miles to the northeast. Potential odor and noise disturbance to residents should be considered during design. Prospective property owners should be notified of this proximity. *Reference OC Comprehensive Plan, Solid Waste Element SW1.7.4.*
2. Erosion Control - Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands, and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. *Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*
3. Solid Waste Disposal - Any miscellaneous regulated solid waste found or generated onsite including land clearing debris, construction and demolition debris, tires, garbage, and hazardous waste shall be properly managed through recycling and/or off-site disposal in accordance with local, state, and federal regulations.



# Transportation Capacity Analysis



**HARTZOG ROAD  
ATTAINABLE HOUSING COMMUNITY**

Project № 22222.1, v2.0

June 2023

**TRANSPORTATION FACILITIES ANALYSIS  
ORANGE COUNTY  
FLORIDA**

*Prepared by:*



**Traffic & Mobility Consultants**

3101 Maguire Boulevard, Suite 265

Orlando, Florida 32803

[www.trafficmobility.com](http://www.trafficmobility.com)

(407) 531-5332

*Prepared for:*

Walt Disney Imagineering

1365 Avenue of the Stars

Lake Buena Vista, Florida 32830



## EXECUTIVE SUMMARY

### **Project Information**

Name: Hartzog Road Attainable Housing Community  
Location: Southeast of Hartzog Road and Avalon Road  
Jurisdiction: Orange County, Florida  
Description: Proposed FLU – Village, with an associated Planned Development  
Maximum development  
1,450 attainable multifamily dwelling units

### **Findings**

Trip Generation: 9,370 daily trips / 644 PM peak hour trips

Roadway Capacity: Existing – All segments operate within their adopted LOS

2030 Conditions:  
Amendment projected to cause 1 segment of Avalon Road to exceed its LOS

2040 Conditions:  
Amendment projected to cause 2 segments of Avalon Road to exceed its LOS

### **Recommendations**

Concurrency Analysis: The site will undergo further evaluation and will mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Concurrency Management System.



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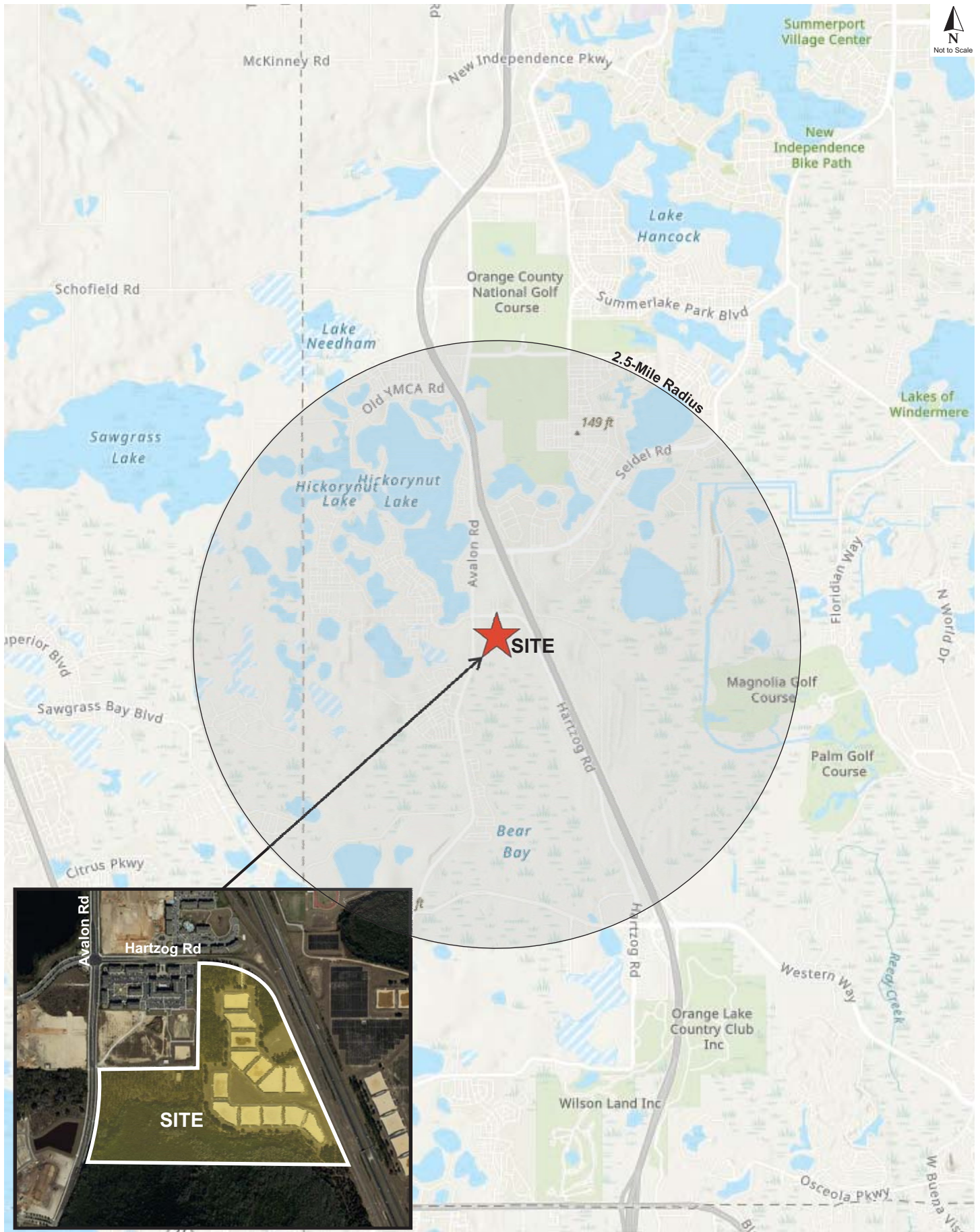
## 1.0 INTRODUCTION

This Transportation Facilities Analysis (TFA) was prepared in support of a Comprehensive Plan Amendment application to change the Future Land Use (FLU) designation of ±114 acres that are currently in unincorporated Orange County. The site is located southeast of Avalon Road and Hartzog Road in Orange County, Florida. **Figure 1** depicts the site location and the preliminary study area. The property information is provided in **Appendix A**.

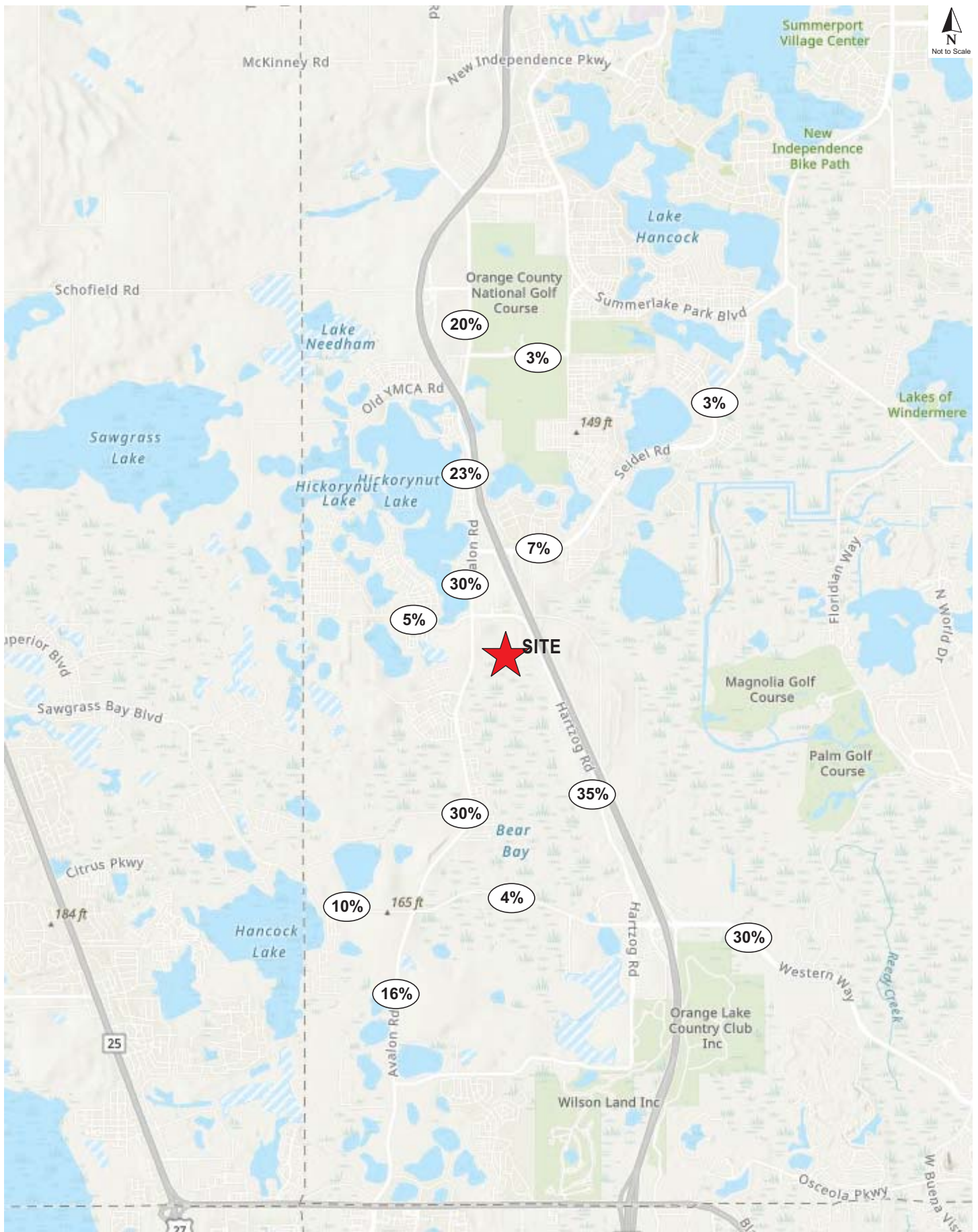
The property does not currently have a FLU designation in Orange County and therefore the existing condition does not provide baseline development density. The property is proposed to be incorporated into Village H of Horizon West. The proposed FLU designation is Village, and the requested Horizon West land use district is Apartment with a maximum development density of 1,450 attainable multifamily dwelling units.

The following report documents the methods, procedures, and findings of the analysis. The study was conducted using Orange County's standard methodology for large scale comprehensive plan amendments. Information used in this analysis was collected by Traffic & Mobility Consultants LLC (TMC), provided by County Staff and/or obtained from the applicant.











## **2.0 EXISTING TRAFFIC CONDITIONS**

The existing traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways which were analyzed for PM peak hour conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments to the adopted capacity thresholds. The existing conditions analysis was based on information obtained from the Orange County Concurrency Management System (CMS) database. The CMS information is provided in **Appendix B**.

**Table 2** summarizes the existing conditions capacity analysis in the area. This analysis reveals that all study roadway segments currently operate at adequate Level of Service (LOS).



**Table 2  
Existing Conditions Analysis**

ID	Roadway	Segment Limits	# Lns	Min LOS	AADT	Peak Hour			LOS	Meets Std ?
						Cap	Volume	Dir		
25.2	Avalon Rd	Hartzog Rd to Western Wy	2	E	14,652	880	725	SB	C	Y
25.3	Avalon Rd	Western Wy to Flamingo Crossings Blvd	2	E	8,238	880	408	SB	C	Y
25.3	Avalon Rd	Flamingo Crossings Blvd to Seidel Rd	4	E	13,752	2,000	870	NB	C	Y
25.4	Avalon Rd	Seidel Rd to Old YMCA Rd	4	E	11,560	2,000	743	SB	C	Y
25.6	Avalon Rd	Old YMCA Rd to Schofield Rd	4	E	11,560	2,000	743	SB	C	Y
178.4	Hartzog Rd	Avalon Rd to Western Way	2	E	4,944	800	251	EB	C	Y
535.0	Old YMCA Rd	Lake Hickory Nut Rd to Avalon Rd	2	E	1,331	800	62	WB	C	Y
399.8	Seidel Rd	Avalon Rd to SR 429	4	E	7,991	2,000	381	WB	C	Y
400.0	Seidel Rd	SR 429 to Murcott Blossom Blvd	4	E	8,235	2,000	393	NB	C	Y
400.2	Seidel Rd	Murcott Blossom Blvd to Summerlake Park Blvd	4	E	8,953	2,000	435	SB	C	Y

Source: Orange County CMS 2022



### 3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Orange County *Capital Improvement Program (CIP)* and the *Long-Range Transportation Plan (LRTP)* were checked to identify any planned or programmed improvements to the transportation facilities in this area. Pertinent information is included in **Appendix C**.

The *Work Program* and *LRTP* includes the planned widening of Avalon Road from two (2) to four (4) lanes, from US 192 to New Independence Parkway. Portions of the road have been improved and the remaining segments are planned partnership projects. Additionally, Hartzog Road has been realigned and is planned to be improved to 4-lanes as a partnership project.

Finally, there are intersection improvements including a new signal at Avalon Road and Waterway Passage Drive/Hartzog Road, and an intersection control evaluation at Avalon Road and new Hartzog Road, which is also being signalized in the interim.

Since these improvements are planned partnership with no committed construction date, they are reflected in the 2040 horizon year analysis.



## 4.0 PROJECT TRAFFIC

### 4.1 Trip Generation

The traffic generation of the proposed maximum development scenarios was calculated using the data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*. The trip generation analysis is summarized in **Table 3** and detailed trip generation sheets are provided in **Appendix D**.

**Table 3**  
**Trip Generation Comparative Analysis**

ITE Code	Land Use	Size	Daily		PM Peak			
			Rate	Trips	Rate	Total	Enter	Exit
220	Multi-Family (Low Rise)	1,450 DU	6.46	9,370	0.44	644	406	238

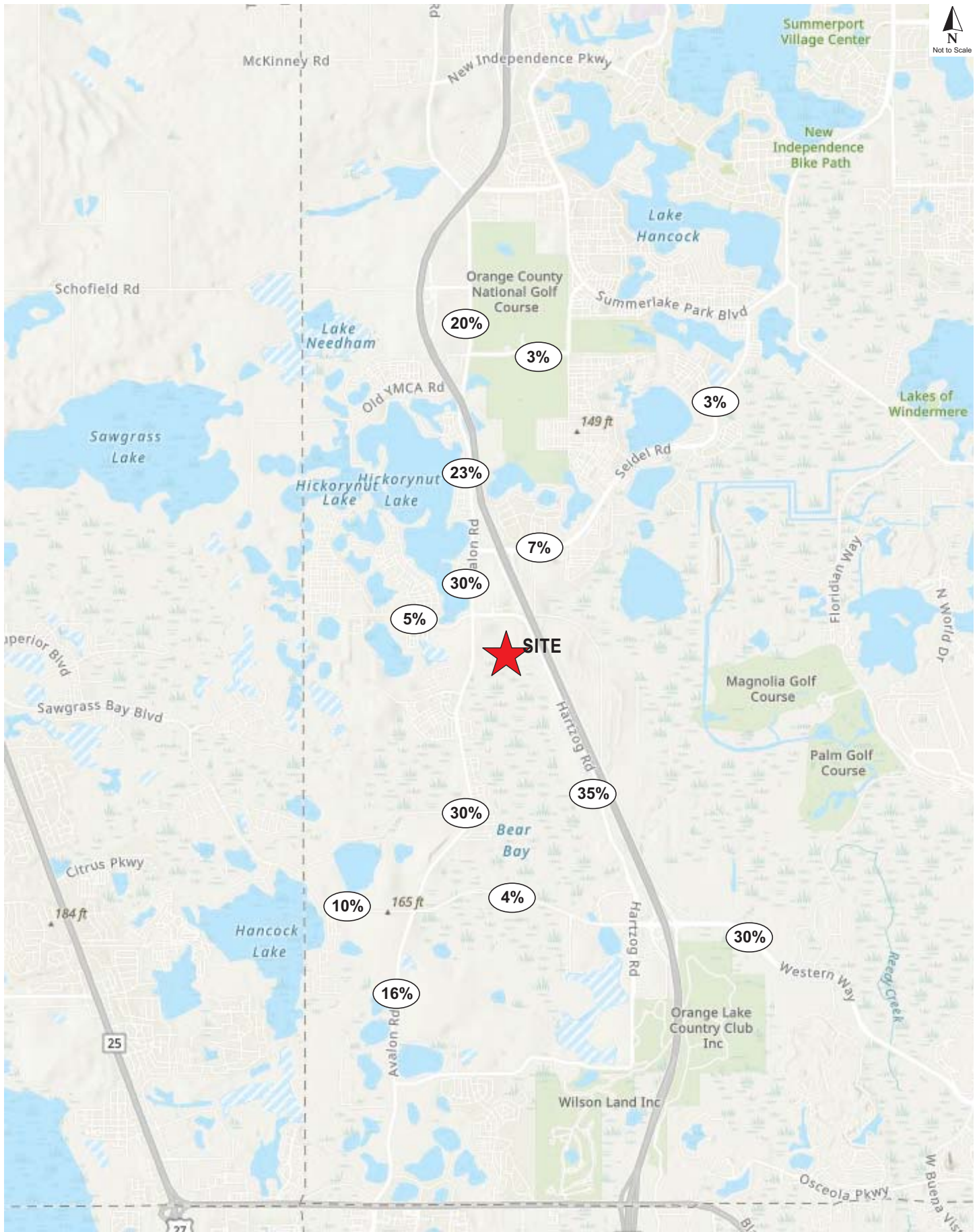
*Trip generation analysis based on ITE Trip Generation Manual, 11th Edition.*

The proposed development is projected to generate a net increase of 9,370 daily trips and 644 PM peak hour trips.

### 4.2 Trip Distribution

The project trip distribution was estimated based on *the Central Florida Regional Planning Model, Version 7 (CFRPMv7)* and was slightly modified to reflect prevailing patterns in the vicinity of the site. The distribution pattern is illustrated in **Figure 2** and the model output is included in **Appendix E**.







## 5.0 PROJECTED TRAFFIC CONDITIONS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the Interim Year (2030) and the Horizon Year (2040). The analyses were conducted for the base condition (without the amendment) and for the proposed condition (with the amendment).

### 5.1 Background Traffic Volumes and Transportation Network

The Interim Year analysis was performed using the existing and committed traffic volumes obtained from the Orange County CMS database, as well as the existing transportation network with any committed improvements funded in the County's Transportation Improvement Plan within the next year. The Interim Year analysis was conducted with the committed network improvements and the Horizon Year analysis included the planned network improvements.

Projected traffic volumes for the Horizon Year analysis were developed using an annual growth rate of 2% was used. The projected growth was checked against the existing and committed traffic volume for each segment and the higher volume was applied in the analysis. The transportation network reflected all planned improvements within the project's study area.

### 5.2 Interim Year Conditions

**Table 4** summarizes the results of the analysis of base conditions, which reveals that the following roadway segments are projected to exceed their adopted LOS due to background traffic growth:

- Avalon Road
  - Hartzog Road to Western Way
  - Western Way to Flamingo Crossings Boulevard
- Old YMCA Road
  - Lake Hickory Nut Road to Avalon Road

The analysis of projected conditions with the proposed amendment summarized in **Table 5** reveals that the change amendment will cause the following roadway segment to exceed its LOS:

- Avalon Road
  - Flamingo Crossings Boulevard to Seidel Road



**Table 4**  
**Interim Year Background Conditions**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2030 Background Traffic					Meets Std ?
						Existing	Comm	E+C	Dir	LOS	
25.2	Avalon Rd	Hartzog Rd to Western Wy	2	E	880	725	1,652	2,377	SB	F	N
25.3	Avalon Rd	Western Wy to Flamingo Crossings Blvd	2	E	880	408	1,564	1,972	SB	F	N
25.3	Avalon Rd	Flamingo Crossings Blvd to Seidel Rd	4	E	2,000	870	1,063	1,933	NB	D	Y
25.4	Avalon Rd	Seidel Rd to Old YMCA Rd	4	E	2,000	743	980	1,723	SB	C	Y
25.6	Avalon Rd	Old YMCA Rd to Schofield Rd	4	E	2,000	743	988	1,731	SB	C	Y
178.4	Hartzog Rd	Avalon Rd to Western Way	2	E	800	251	518	769	EB	E	Y
535.0	Old YMCA Rd	Lake Hickory Nut Rd to Avalon Rd	2	E	800	62	782	844	WB	F	N
399.8	Seidel Rd	Avalon Rd to SR 429	4	E	2,000	381	101	482	WB	C	Y
400.0	Seidel Rd	SR 429 to Murcott Blossom Blvd	4	E	2,000	393	182	575	NB	C	Y
400.2	Seidel Rd	Murcott Blossom Blvd to Summerlake Park Blvd	4	E	2,000	435	931	1,366	SB	C	Y



**Table 5  
Interim Year Buildout Conditions**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2030 Backg'd		Project		Total Volume	LOS	Meets Std ?
						Volume	Dir	Dist	Trips			
25.2	Avalon Rd	Hartzog Rd to Western Wy	2	E	880	2,377	SB	16%	38	2,415	F	N
25.3	Avalon Rd	Western Wy to Flamingo Crossings Blvd	2	E	880	1,972	SB	30%	71	2,043	F	N
25.3	Avalon Rd	Flamingo Crossings Blvd to Seidel Rd	4	E	2,000	1,933	NB	30%	71	2,004	F	N
25.4	Avalon Rd	Seidel Rd to Old YMCA Rd	4	E	2,000	1,723	SB	23%	93	1,816	C	Y
25.60	Avalon Rd	Old YMCA Rd to Schofield Rd	4	E	2,000	1,731	SB	20%	81	1,812	C	Y
178	Hartzog Rd	Avalon Rd to Western Way	2	E	800	769	EB	2%	8	777	E	Y
535	Old YMCA Rd	Lake Hickory Nut Rd to Avalon Rd	2	E	800	844	WB	2%	5	849	F	N
399.80	Seidel Rd	Avalon Rd to SR 429	4	E	2,000	482	WB	7%	28	510	C	Y
400.00	Seidel Rd	SR 429 to Murcott Blossom Blvd	4	E	2,000	575	NB	7%	17	592	C	Y
400.2	Seidel Rd	Murcott Blossom Blvd to Summerlake Park Blvd	4	E	2,000	1,366	SB	3%	12	1,378	C	Y



### 5.3 Horizon Year Conditions

**Table 6** summarizes the base conditions analysis (without the amendment) for the 2040 Horizon Year. The analysis reveals that the following segments are projected to exceed the LOS standard in the Horizon Year:

- Avalon Road
  - Hartzog Road to Western Way
- Old YMCA Road
  - Lake Hickory Nut Road to Avalon Road

Analysis of projected conditions with the proposed amendment, summarized in **Table 7**, reveals that the amendment will cause the following segments to exceed their LOS in the Horizon Year:

- Avalon Road
  - Western Way to Flamingo Crossings Boulevard
  - Flamingo Crossings Boulevard to Seidel Road

### 5.4 Concurrency Mitigation

Prior to approval of construction on the property, the project is required to enter into a roadway network mitigation agreement to address its offsite impacts on the existing transportation network. The agreement will be based on the guidelines of the Orange County CMS and the requirements of the Village H Term Sheet.



**Table 6**  
**Horizon Year Background Conditions**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2040 Projections		2040 Projected			Meets Std ?
						E+C	Growth	Volume	Dir	LOS	
25.2	Avalon Rd	Hartzog Rd to Western Wy	4	E	2,000	2,377	1,030	2,377	SB	F	N
25.3	Avalon Rd	Western Wy to Flamingo Crossings Blvd	4	E	2,000	1,972	579	1,972	SB	D	Y
25.3	Avalon Rd	Flamingo Crossings Blvd to Seidel Rd	4	E	2,000	1,933	1,235	1,933	NB	D	Y
25.4	Avalon Rd	Seidel Rd to Old YMCA Rd	4	E	2,000	1,723	1,055	1,723	SB	C	Y
25.6	Avalon Rd	Old YMCA Rd to Schofield Rd	4	E	2,000	1,731	1,055	1,731	SB	C	Y
178.4	Hartzog Rd	Avalon Rd to Western Way	4	E	2,000	769	356	769	EB	C	Y
535.0	Old YMCA Rd	Lake Hickory Nut Rd to Avalon Rd	2	E	800	844	88	844	WB	F	N
399.8	Seidel Rd	Avalon Rd to SR 429	4	E	2,000	482	541	541	WB	C	Y
400.0	Seidel Rd	SR 429 to Murcott Blossom Blvd	4	E	2,000	575	558	575	NB	C	Y
400.2	Seidel Rd	Murcott Blossom Blvd to Summerlake Park Blvd	4	E	2,000	1,366	618	1,366	SB	C	Y



**Table 7  
Horizon Year Buildout Conditions**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2040 Backg'd		Project		Total Volume	LOS	Meets Std ?
						Volume	Dir	Dist	Trips			
25.2	Avalon Rd	Hartzog Rd to Western Wy	4	E	2,000	2,377	SB	16%	38	2,415	F	N
25.3	Avalon Rd	Western Wy to Flamingo Crossings Blvd	4	E	2,000	1,972	SB	30%	71	2,043	F	N
25.3	Avalon Rd	Flamingo Crossings Blvd to Seidel Rd	4	E	2,000	1,933	NB	30%	71	2,004	F	N
25.4	Avalon Rd	Seidel Rd to Old YMCA Rd	4	E	2,000	1,723	SB	23%	93	1,816	C	Y
25.60	Avalon Rd	Old YMCA Rd to Schofield Rd	4	E	2,000	1,731	SB	20%	81	1,812	C	Y
178	Hartzog Rd	Avalon Rd to Western Way	4	E	2,000	769	EB	2%	8	777	C	Y
535	Old YMCA Rd	Lake Hickory Nut Rd to Avalon Rd	2	E	800	844	WB	2%	5	849	F	N
399.80	Seidel Rd	Avalon Rd to SR 429	4	E	2,000	541	WB	7%	28	569	C	Y
400.2	Seidel Rd	Murcott Blossom Blvd to Summerlake Park Blv	4	E	2,000	1,366	SB	3%	12	1,378	C	Y



## **6.0 STUDY CONCLUSIONS**

This Transportation Facilities Analysis was conducted in support of a request to amend the Comprehensive Plan for the property located southeast of Avalon Road and Hartzog Road in Orange County, Florida. The proposed amendment is to assign a FLU designation of Village to the property, and an associated PD with a maximum development of 1,450 attainable multifamily dwelling units.

This analysis was prepared to determine the impact of the proposed amendment on the area transportation network. The findings and results of the analysis are summarized as follows:

- The proposed development is projected to generate 9,370 daily trips and 644 PM peak hour trips.
- An analysis of existing conditions reveals that all roadway segments within the study area currently operate within their adopted LOS.
- Analysis of projected 2030 interim year conditions indicate that two segments of Avalon Road and one segment of Old YMCA Road are projected to exceed their LOS due to background traffic growth. The proposed FLU amendment is projected to cause one segment of Avalon Road to exceed its adopted LOS at buildout.
- Analysis of projected 2040 horizon year conditions indicate that one segment of Avalon Road and one segment of Old YMCA Road are projected to exceed their LOS due to background traffic growth. The proposed FLU amendment is projected to cause two segments of Avalon Road to exceed their adopted LOS at buildout.
- The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.



## **APPENDICES**



**Appendix A**  
Property Information



# Property Record - 08-24-27-0000-00-038

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary as of 02/13/2023

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### Property Name

Avalon Rd

### Names

Ardc-Ocala 201 LLC

### Municipality

ORG - Un-Incorporated

### Property Use

9900 - Non-Ag Acreage

### Mailing Address

C/O WDW Tax Dept  
Po Box 471010  
Kissimmee, FL 34747-9010

### Physical Address

Avalon Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone

## Property Features

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### Property Description

COMM AT THE SW CORNER OF SEC 8-24-27 TH ALONG S LINE OF SEC 8 N89-50-41E 1330.47 FT TH ALONG E LINE OF SW 1/4 OF SW 1/4 OF SEC 8 N0-35-10E 213.34 FT TO POB TH CONT N0-35-10E 29.22 FT TO PT ON ELY R/W OF AVALON RD BEING NON-TANG CURVE CONCAV WLY HAV RAD OF 3060 FT & CENTRAL ANGLE OF 8-52-34 & TANG BEARING OF N18-0-1E TH ALONG CURV 474.05 FT TH N89-51-27E 260.63 FT TH S20-22-35W 141.46 FT TH S67-28-0W 114.84 FT TH S28-6-37W 229.45 FT TH S62-9-42W 116.67 FT TH S30-8-28W 58.07 FT TO POB

### Total Land Area

76,665 sqft (+/-) | 1.76 acres (+/-) Deeded

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	A-1	1.76 ACRE(S)	\$86,760.89	\$152,699	\$0.00	\$152,699

### Buildings

### Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				



# Property Record - 08-24-27-0000-00-036

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary as of 02/13/2023

---

### Property Name

Avalon Rd

### Names

Walt Disney Parks And Resorts  
U S Inc

### Municipality

ORG - Un-Incorporated

### Property Use

9900 - Non-Ag Acreage

### Mailing Address

Attn: Tax Dept  
Po Box 471010  
Kissimmee, FL 34747-9010

### Physical Address

Avalon Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone

## Property Features

---

### Property Description

COMM AT THE SW CORNER OF SEC 8-24-27 TH SLONG S LINE OF SEC 8 N89-50-41E 1330.47 FT TH ALONG E LINE OF SW 1/4 OF SW 1/4 OF SEC 8 N0-35-10E 242.56 FT TO PT ON ELY R/W OF AVALON RD SIAD PT BEING NON-TANG CURV CONCAV WLY HAV RAD OF 3060 FT & CENTRAL ANGLE OF 8-52-34 & TANG BEARING OF N18-0-1E TH ALONG CURV 474.05 FT TO POB TH CONT NLY ALONG CURV 326.67 FT THUR CENTRAL ANGLE OF 6-6-59 TH DEPARTING SAID R/W N89-52-12E 251.57 FT TH S0E 185.59 FT TH S10-22-18W 128.2 FT TH S10-22-35W 13.12 FT TH S89-51-27W 260.63 FT TO POB

### Total Land Area

84,506 sqft (+/-) | 1.94 acres (+/-) Deeded

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	A-1	1.94 ACRE(S)	\$86,761.18	\$168,317	\$0.00	\$168,317

### Buildings

### Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				



# Property Record - 08-24-27-0000-10-000

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary as of 02/13/2023

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### Property Name

Quonset Hut

### Names

Walt Disney Parks And Resorts  
U S Inc

### Municipality

ORG - Un-Incorporated

### Property Use

8900 - Municipal (Other)

### Mailing Address

Attn: Tax Dept  
Po Box 471010  
Kissimmee, FL 34747-9010

### Physical Address

Avalon Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone

## Property Features

---

### Property Description

LEASE PARCEL DESCRIBED AS THE SE1/4 OF SW1/4 08-24-27 LYING ELY OF AVALON RD CR 545 (LESS COMM AT THE SW CORNER OF SEC 8-24-27 TH S LONG S LINE OF SEC 8 N89-50-41E 1330.47 FT TH ALONG E LINE OF SW 1/4 OF SW 1/4 OF SEC 8 N0-35-10E 242.56 FT TO PT ON ELY R/W OF AVALON RD SIAD PT BEING NON-TANG CURV CONCAV WLY HAV RAD OF 3060 FT & CENTRAL ANGLE OF 8-52-34 & TANG BEARING OF N18-0-1E TH ALONG CURV 474.05 FT TO POB TH CONT NLY ALONG CURV 326.67 FT THUR CENTRAL ANGLE OF 6-6-59 TH DEPARTING SAID R/W N89-52-12E 251.57 FT TH S0E 185.59 FT TH S10-22-18W 128.2 FT TH S10-22-35W 13.12 FT TH S89-51-27W 260.63 FT TO POB) & (LESS COMM AT THE SW CORNER OF SEC 8-24-27 TH ALONG S LINE OF SEC 8 N89-50-41E 1330.47 FT TH ALONG E LINE OF SW /14 OF SW 1/4 OF SEC 8 N0-35-10E 213.34 FT TO POB TH CONT N0-35-10E 29.22 FT TO PT ON ELY R/W OF AVALON RD BEING NON-TANG CURVE CONCAV WLY HAV RAD OF 3060 FT & CENTRAL ANGLE OF 8-52-34 & TANG BEARING OF N18-0-1E TH ALONG CURV 474.05 FT TH N89-51-27E 260.63 FT TH S20-22-35W 141.46 FT TH S67-28-0W 114.84 FT TH S28-6-37W 229.45 FT TH S62-9-42W 116.67 FT TH S30-8-28W 58.07 FT TO POB)

### Total Land Area

1,477,515 sqft (+/-)

| 33.92 acres (+/-)

GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
8900 - Municipal (Other)	A-1	11.25 ACRE(S)	\$82,582.50	\$929,053	\$0.00		\$929,053
8093 - Muni Conserv/Wetlnd	A-1	22.66 ACRE(S)	\$100.10	\$2,268	\$0.00		\$2,268



**Buildings**

<b>Model Code</b>	06 - Warehouse	Subarea Description	Sqft	Value
<b>Type Code</b>	4900 - Ind Open Storage	BAS - Base Area	6000	\$87,660
<b>Building Value</b>	\$26,298			
<b>Estimated New Cost</b>	\$87,660			
<b>Actual Year Built</b>	1940			
<b>Beds</b>				
<b>Baths</b>				
<b>Floors</b>	1			
<b>Gross Area</b>	6000 sqft			
<b>Living Area</b>	6000 sqft			
<b>Exterior Wall</b>	Corg.Metal			
<b>Interior Wall</b>	None			

**Extra Features**

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				



# Property Record - 08-24-27-0000-00-010

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary as of 02/13/2023

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**Property Name**

10901 Avalon Rd

**Names**

Walt Disney Parks And Resorts  
U S Inc

**Municipality**

ORG - Un-Incorporated

**Property Use**

8920 - Muni Utility

**Mailing Address**

Attn: Tax Dept  
Po Box 471010  
Kissimmee, FL 34747-9010

**Physical Address**

10901 Avalon Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone

## Property Features

---

### Property Description

THAT PT OF SE1/4 LYING WLY OF SR 429 AND FLAMINGO CROSSING BLVD AND SLY OF  
HARTZOG RD OF SEC 08-24-27

### Total Land Area

3,339,483 sqft (+/-) | 76.66 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8920 - Muni Utility	A-1	76.66 ACRE(S)	\$82,500.00	\$6,324,450	\$0.00	\$6,324,450

### Buildings

### Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				



**Appendix B**  
CMS Information Sheet



<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
22.1	Palm Lake Dr	Conroy-Windermere Rd	1.13	Cnty	Srtplsn-2019-046	4	E	1,920	35,349	1,782	NB	143	0	F
22.2	Conroy-Windermere Rd	Windy Ridge Rd	1.01	Cnty	Artplan 2019-046	4	E	2,560	41,472	2,090	NB	122	348	C
22.3	Windy Ridge Rd	Wilkening Farm Rd / Steer Lake Rd	1.05	Cnty	Urban - Class I	4	E	2,000	32,039	1,615	NB	51	334	C
23	Wilkening Farm Rd / Steer Lake Rd	Old Winter Garden Rd	1.41	Cnty	Urban - Class I	4	E	2,000	30,880	1,556	NB	48	396	C
23.1	Colonial Dr	Balboa Dr	0.53	Cnty	Urban - Class I	4	E	2,000	22,151	1,116	SB	12	872	C
23.2	Balboa Dr	Silver Star Rd	1.27	Cnty	Urban - Class I	4	E	2,000	21,624	1,090	NB	6	904	C
23.3	Silver Star Rd	A.D. Mims Rd	0.89	Cnty	Rural Signalized	4	D	1,580	16,934	885	SB	15	680	C
24	A.D. Mims Rd	Clarcona-Ocoee Rd	1.69	Cnty	Art plan 2020032	2	D	840	16,004	806	SB	19	15	C
<b><i>Avalon Park Blvd</i></b>														
24.1	Colonial Dr	Waterford Chase Pkwy	1.25	Cnty	Urban - Class I	4	E	2,000	25,119	1,243	SB	114	643	C
24.2	Waterford Chase Pkwy	Timber Springs Blvd	1.05	Cnty	Urban - Class I	4	E	2,000	31,657	1,567	NB	114	319	C
24.3	Timber Springs Blvd	Timber Creek High/South Crown Hill Blvd	0.86	Cnty	Urban - Class I	4	E	2,000	24,426	1,231	SB	43	726	C
24.4	Timber Creek High/South Crown Hill Blvd	Avalon Park Blvd One-Way Pairs	0.71	Cnty	Urban - Class I	4	E	2,000	20,376	954	NB	96	950	C
24.5	Avalon Park Blvd One-Way Pairs	Alafaya Tr	1.68	Cnty	Urban - Class I (1-way)	4	E	4,848	21,692	1,093	SB	103	3,652	C
<b><i>Avalon Rd</i></b>														
25	US 192	Hartzog Rd	0.98	Cnty	Horizons West - Class I	2	E	880	14,652	725	SB	942	0	F
25.2	Hartzog Rd	Western Way	1.13	Cnty	Horizons West - Class I	2	E	880	14,652	725	SB	1662	0	F
25.25	Western Way	Flamingo Crossings Blvd	2.66	Cnty	Horizons West - Class I	2	E	880	8,238	408	SB	1564	0	F



<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
25.3	Flamingo Crossings Blvd	Seidel Rd	0.49	Cnty	Horizons West - Class I	4	E	2,000	13,752	870	NB	1063	67	D
25.4	Seidel Rd	Old YMCA Rd	1.28	Cnty	Horizons West - Class I	4	E	2,000	11,560	743	SB	980	277	C
25.6	Old YMCA Rd	Schofield Rd	0.76	Cnty	Horizons West - Class I	4	E	2,000	11,560	743	SB	988	269	C
25.8	Schofield Rd	Porter Rd	0.75	Cnty	Horizons West - Class I	2	E	880	7,797	386	NB	1325	0	F
26	Porter Rd	New Independence Pkwy	0.92	Cnty	Horizons West - Class I	2	E	880	12,896	638	SB	1313	0	F
26.1	New Independence Pkwy	Malcom Rd	1.2	Cnty	Horizons West - Class I	2	E	880	12,896	638	SB	646	0	F
26.5	Malcom Rd	Tilden Rd	2.5	Cnty	Horizons West - Class I	2	E	880	10,426	516	NB	549	0	F
27	Tilden Rd	Stoneybrook West Pkwy	0.73	Cnty	Horizons West - Class I	2	E	880	17,891	886	NB	593	0	F
27.3	Stoneybrook West Pkwy	Tour Pointe Blvd	0.98	Cnty	Horizons West - Class I	2	E	880	14,745	717	NB	592	0	F
27.6	Tour Pointe Blvd	Sunridge Blvd	0.96	Cnty	Horizons West - Class I	2	E	880	18,260	904	SB	592	0	F
28	Sunridge Blvd	Colonial Dr	0.88	Cnty	Horizons West - Class I	2	E	880	18,260	904	SB	184	0	F
29	Colonial Dr	Oakland Ave	0.27	Winter Garden	Horizons West - Class I	2	E	880	8,022	390	SB	60	430	C
<b>Balboa Dr</b>														
30	Good Homes Rd	Apopka-Vineland Rd	0.82	Cnty	Urban - Class I	2	E	880	7,194	356	EB	2	522	C
30.2	Apopka-Vineland Rd	Hiawassee Rd	1.04	Cnty	Urban - Class I	2	E	880	6,281	311	WB	4	565	C
<b>Balboa Drive / Vernon Street</b>														
31	Hiawassee Rd	Pine Hills Rd	0.53	Cnty	Urban - Class I	2	E	880	5,051	250	WB	2	628	C
<b>Beachline Expy</b>														
33.1	Brevard County Line	SR 520	5.2	ST	Rural Freeway	4	D	3,040	50,000	2,914	WB	0	126	D
33.2	SR 520	ICP Blvd	11.08	ST	Rural Freeway	4	D	3,040	56,500	3,144	WB	0	0	E



<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap* LOS</i>
<b>Hamlin Groves Tr</b>													
524.9	Tiny Rd / Schoolhouse Pond Rd	New Independence Pkwy	1.42	Cnty	Horizons West Future	0	E	1,700	0	0	0	1681	19 E
525	New Independence Pkwy	Porter Rd	1.05	Cnty	Higplan 2019-042	4	E	2,950	13,649	676	NB	2005	269 E
<b>Hartzog Rd / Flamingo Crossings Blvd</b>													
178.4	Avalon Rd (CR 545) S	Western Way	2.9	Cnty	Urban - Class II	2	E	800	4,944	251	EB	518	31 E
<b>Hastings St</b>													
177	Colonial Dr	Balboa Dr	0.51	Cnty	Urban - Class II	2	E	800	9,261	471	SB	0	329 D
178	Balboa Dr	Silver Star Rd	1.27	Cnty	Urban - Class II	2	E	800	9,774	497	NB	0	303 D
<b>Hemple Ave</b>													
179	Old Winter Garden Rd	Gotha Rd / 6th St	1.3	Cnty	Rural Signalized	2	D	740	9,029	437	NB	19	284 C
179.1	Gotha Rd / 6th St	Windy Ridge Rd	1.4	Cnty	Rural Signalized	2	D	740	9,987	522	NB	34	184 C
<b>Hiawassee Rd</b>													
180	Conroy-Windermere Rd	Westpointe Blvd	1.68	Cnty	Urban - Class I	4	E	2,000	32,384	1,632	NB	15	353 C
180.02	Westpointe Blvd	Metrowest Blvd	0.68	Cnty	Urban - Class I	4	E	2,000	36,707	1,718	SB	0	282 C
180.1	Metrowest Blvd	Old Winter Garden Rd	1.47	Cnty	Urban - Class I	4	E	2,000	39,985	1,871	NB	5	124 C
181	Old Winter Garden Rd	Colonial Dr	0.89	Cnty	Urban - Class I	4	E	2,000	34,165	1,599	SB	7	394 C
182	Colonial Dr	Balboa Dr	0.5	Cnty	Urban - Class I	4	E	2,000	37,087	1,802	NB	27	171 C
183	Balboa Dr	Silver Star Rd	1.26	Cnty	Urban - Class I	4	E	2,000	38,282	1,792	NB	29	179 C
183.1	Silver Star Rd	Nestor Rd	0.93	Cnty	Urban - Class I	4	E	2,000	34,361	1,732	NB	12	256 C
184	Nestor Rd	Clarcona-Ocoee Rd	1.56	Cnty	Urban - Class I	4	E	2,000	30,259	1,416	NB	29	555 C
184.1	Clarcona-Ocoee Rd	Maitland Blvd Extension	1.43	Cnty	Urban - Class I	4	E	2,000	23,437	1,139	SB	26	835 C
184.2	Maitland Blvd Extension	Apopka Blvd	1.01	Cnty	Urban - Class I	4	E	2,000	21,194	973	SB	10	1,017 C



<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
320.1	Tubb Rd	Avalon Rd	1.17	Cnty	Urban - Class II	2	E	800	8,248	386	EB	0	414	D
<b><i>Ocoee-Apopka Rd</i></b>														
315	Silver Star Rd	West Rd / Ocoee Crown Pointe Pkwy	2.04	Cnty	Rural Signalized	2	D	740	9,681	506	NB	5	229	C
316	West Rd / Ocoee Crown Pointe Pkwy	Binion Rd	2.04	Cnty	Rural Undev. Hwy	2	D	740	13,516	706	NB	37	0	E
317	Binion Rd	Harmon Rd	1.42	Cnty	Rural Undev. Hwy	2	D	740	10,871	568	NB	39	133	D
318	Harmon Rd	Bradshaw Rd	1.54	Cnty	Urban - Class II	2	E	800	11,684	568	NB	39	193	D
<b><i>Old Cheney Hwy</i></b>														
319	Colonial Dr (W)	Colonial Dr (E)	1.35	Cnty	Urban - Class II	2	E	800	6,034	293	SB	16	491	C
<b><i>Old US 441</i></b>														
321	Orange Blossom Tr	Lake County Line	1.12	Cnty	Rural Signalized	2	D	740	5,361	280	NB	41	419	C
<b><i>Old Wetherbee Rd</i></b>														
457.05	Orange Ave	Wetherbee Rd	1.37	Cnty	Urban - Class I	2	E	880	9,878	489	SB	42	349	C
<b><i>Old Winter Garden Rd</i></b>														
321.8	Maguire Rd	S. Bluford Ave	0.49	Ocoee	Urban - Class I	4	E	2,000	28,741	1,449	WB	7	544	C
321.9	S. Bluford Ave	Good Homes Rd	1.86	Cnty	Urban - Class I	4	E	2,000	33,165	1,671	WB	28	301	C
322	Good Homes Rd	Apopka-Vineland Rd	0.43	Cnty	Urban - Class I	4	E	2,000	30,822	1,553	WB	23	424	C
323	Apopka-Vineland Rd	Hiawassee Rd	1.36	Cnty	Urban - Class I	4	E	2,000	34,134	1,597	WB	19	384	C
324	Hiawassee Rd	Kirkman Rd	1.08	Cnty	Urban - Class I	4	E	2,000	30,860	1,555	WB	17	428	C
325	Kirkman Rd	Ivey Lane	1.59	Cnty	Urban - Class I	4	E	2,000	32,315	1,629	WB	11	360	C
326	Ivey Lane	John Young Pkwy	1.3	Cnty	Urban - Class I	4	E	2,000	25,615	1,291	WB	8	701	C
<b><i>Old YMCA Rd</i></b>														
535	Lake Hickory Nut Dr	Avalon Rd	0.47	Cnty	Horizons West - Class II	2	E	800	1,331	62	WB	782	0	F



<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap* LOS</i>
<b><i>Sadler Ave</i></b>													
391	Lake County Line	Orange Blossom Tr	2.37	Cnty	Rural Signalized	2	D	740	6,989	345	EB	68	327 C
<b><i>Sadler Ave / Sadler Rd</i></b>													
392	Orange Blossom Tr	Round Lake Rd	1.69	Cnty	Rural Signalized	2	D	740	3,960	192	EB	132	416 C
<b><i>Sand Lake Rd</i></b>													
393	Apopka-Vineland Rd	Dr. Philips Blvd	0.71	Cnty	Urban - Class I	4	E	2,000	37,284	1,778	WB	53	169 C
394	Dr. Phillips Blvd	Turkey Lake Rd	0.62	Cnty	Urban - Class I	4	E	2,000	50,569	2,549	WB	75	0 F
394.5	Turkey Lake Rd	International Dr	0.43	ST	Urban - Class I	8	E	4,040	70,614	3,305	EB	109	626 C
395	International Dr	Kirkman Rd	0.91	ST	Urban - Class I	6	E	3,020	47,500	2,138	WB	56	826 C
396	Kirkman Rd	John Young Pkwy	1.72	ST	Urban - Class I	6	E	3,020	59,000	2,974	WB	17	29 D
397	John Young Pkwy	President's Dr	0.69	ST	Urban - Class I	6	E	2,940	44,464	2,241	WB	25	674 C
397.1	President's Dr	Chancellor Dr	0.25	ST	Urban - Class I	6	E	3,020	60,629	3,056	EB	4	0 F
397.2	Chancellor Dr	Orange Blossom Tr	0.69	ST	Urban - Class I	6	E	3,020	60,629	3,056	EB	21	0 F
397.5	Orange Blossom Tr	Winegard Rd	1.02	ST	Urban - Class I	6	E	3,020	47,190	2,400	EB	51	569 C
398	Winegard Rd	Orange Ave	1.24	ST	Urban - Class I	6	E	3,020	47,523	2,417	EB	134	469 C
<b><i>Sand Lake Rd / McCoy Rd</i></b>													
399	Orange Ave	Beachline Expy	1.08	ST	Urban - Class I	4	E	2,000	45,701	2,221	EB	48	0 F
<b><i>Schofield Rd</i></b>													
399.2	Lake County Line	Valencia Pkwy	0.65	Cnty	Horizons West - Hwy	2	E	1,640	343	0	WB	0	1,640 A
399.3	Valencia Pkwy	SR 429	0.33	Cnty	Horizons West - Hwy	2	E	1,640	343	17	WB	0	1,623 B
399.4	SR 429	Avalon Rd	0.43	Cnty	Horizons West - Hwy	2	E	1,640	343	17	WB	36	1,587 B
<b><i>Seidel Rd</i></b>													
399.6	Lake County Line	Avalon Rd	1.34	Cnty	Horizons West Future	0	E	800	0	0	0	802	0 F
399.8	Avalon Rd	SR 429	0.28	Cnty	Horizons West - Class I	4	E	2,000	7,991	381	WB	101	1,518 C

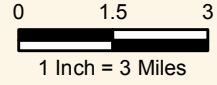
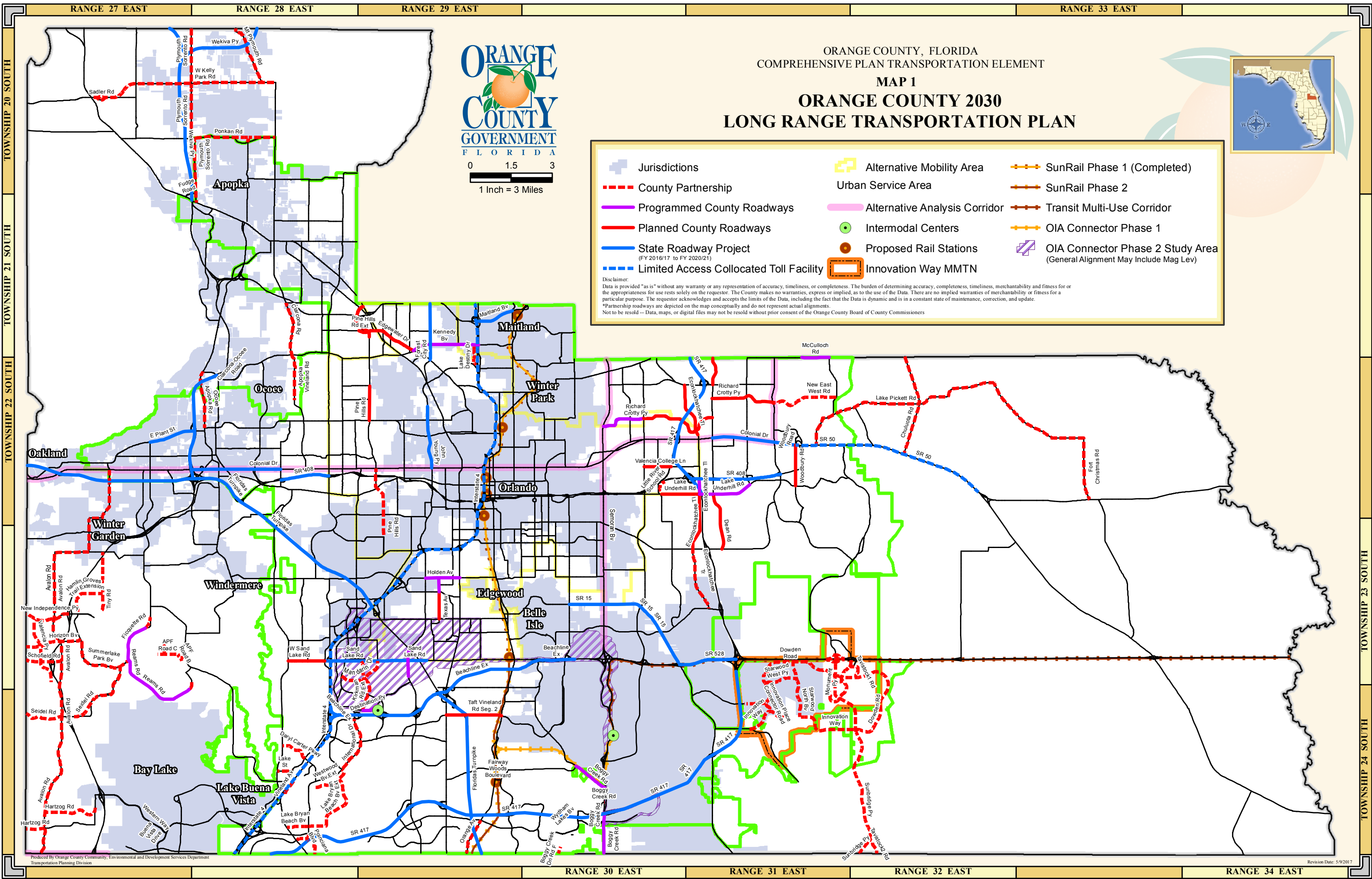


<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap* LOS</i>
400	SR 429	Murcott Blossom Blvd	2.29	Cnty	Horizons West - Class I	4	E	2,000	8,235	393	NB	182	1,425 C
400.2	Murcott Blossom Blvd	Summerlake Park Blvd	0.69	Cnty	Horizons West - Class I	4	E	2,000	8,953	435	SB	931	634 C
<b>Seminole Dr</b>													
401	Indian Dr	Daetwyler Dr	0.46	Cnty	Urban - Class II	2	E	800	2,920	148	NB	3	649 C
<b>Semoran Blvd</b>													
402	Beachline Expy	Hoffner Rd	2.07	ST	Urban - Class I	6	E	3,020	64,324	3,126	SB	17	0 F
403	Hoffner Ave	Pershing Ave	1.26	ST	Urban - Class I	6	E	3,020	64,324	3,126	SB	28	0 F
403.1	Pershing Ave	Curry Ford Rd	1.7	ST	Urban - Class I	6	E	3,020	68,077	3,125	NB	21	0 F
404	Curry Ford Rd	Lake Underhill Rd	1.07	ST	Urban - Class I	6	E	3,020	67,920	3,301	SB	0	0 F
405	Lake Underhill Rd	Colonial Dr	1.26	ST	Urban - Class I	6	E	3,020	68,949	3,165	SB	0	0 F
406	Colonial Dr	Hanging Moss Rd	1.52	ST	Urban - Class I	6	E	3,020	59,368	2,885	NB	68	67 D
407	Hanging Moss Rd	University Blvd	1.27	ST	Urban - Class I	6	E	3,020	56,329	2,738	NB	66	216 C
408	University Blvd	Seminole County Line	0.95	ST	Urban - Class I	6	E	3,020	65,987	3,266	NB	23	0 F
409	Orange Blossom Tr	Seminole County Line	2.4	ST	Urban - Class I	8	E	4,040	59,733	2,903	WB	117	1,020 C
<b>Sheeler Ave</b>													
410	Keene Rd	Apopka Blvd	1.44	Cnty	Urban - Class I	2	E	880	10,542	493	SB	5	382 C
410.1	Apopka Blvd	Semoran Blvd	0.81	Cnty	Urban - Class I	2	E	880	9,863	462	SB	68	350 C
<b>Silver Star Rd</b>													
411	Ocoee-Apopka Rd	Clarke Rd	2.16	ST	Urban - Class I	2	E	880	15,748	723	WB	0	157 C
411.1	Clarke Rd	Apopka-Vineland Rd	1.71	ST	Urban - Class I	4	E	2,000	24,205	1,133	WB	1	866 C
412	Apopka-Vineland Rd	Hiawassee Rd	0.91	ST	Urban - Class I	6	E	3,020	35,096	1,579	EB	11	1,430 C
413	Hiawassee Rd	Pine Hills Rd	1.49	ST	Urban - Class I	6	E	3,020	41,903	2,112	WB	7	901 C
414	Pine Hills Rd	Princeton St	0.96	ST	Urban - Class I	6	E	3,020	43,431	2,189	WB	1	830 C
415	Princeton St	John Young Pkwy	1.18	ST	Urban - Class I	3	E	1,440	16,412	753	EB	1	686 C
417	John Young Pkwy	Orange Blossom Tr	0.57	ST	Urban - Class I	3	E	1,440	10,054	498	EB	0	942 C



**Appendix C**  
Long Range Transportation Plan





ORANGE COUNTY, FLORIDA  
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT  
MAP 1  
**ORANGE COUNTY 2030**  
**LONG RANGE TRANSPORTATION PLAN**



Jurisdictions

County Partnership

Programmed County Roadways

Planned County Roadways

State Roadway Project  
(FY 2016/17 to FY 2020/21)

Limited Access Collocated Toll Facility

Alternative Mobility Area

Alternative Analysis Corridor

Intermodal Centers

Proposed Rail Stations

Innovation Way MMTN

SunRail Phase 1 (Completed)

SunRail Phase 2

Transit Multi-Use Corridor

OIA Connector Phase 1

OIA Connector Phase 2 Study Area  
(General Alignment May Include Mag Lev)

Disclaimer:  
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.  
\*Partnership roadways are depicted on the map conceptually and do not represent actual alignments.  
Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



## Current Public Works Projects

5/29/2023, 12:55:04 PM

### All Divisions, Commission District 1

Name	Description	Location	Type	Phase	% Phase	Timeframe	% Total	Contact	Division
Avalon Rd at Hartzog Rd Intersection Control Evaluation	This project is to perform an intersection control evaluation due to safety concerns at Hartzog Rd at Avalon Rd as requested by CPC.	Hartzog Rd at Avalon Rd	Traffic Signal	Design	10	Project Starts 11/4/2020 Project Ends 3/31/2024	27	Hector Bertran	Traffic Engineering
Avalon Road (CR 545)	Avalon Road will be widened from a 2-lane road to a 4-lane road, from the Florida Turnpike to State Road 50. The project will include a 5' sidewalk on the east side, and a 10' pedestrian path on the west side. Lighting and landscaping will also be included with the construction of this project. **No Funding for Construction**	Florida's Turnpike to State Road 50 (approximately 0.431 miles). – Florida's Turnpike to SR 50	Roadway Improvement	Design	90		38	Cathy Evangelo	Engineering
Big Sand Lake Outfall Improvements Design	Development of the construction plans suitable for FDOT final drainage design including all necessary permits to improve the Big Sand Lake outfall that will be included in the upcoming I-4 Beyond the Ultimate construction project.	Big Sand Lake outfall at I-4 and Central FL Parkway	Special Project	Phase II - Design	79	Project Ends 12/31/2023	40	Grace Chua Corn	Stormwater Management
Big Wekiva Watershed Drainage Master Plan Survey	Big Wekiva Drainage Basin Master Plan Survey	Big Wekiva Drainage Basin	Master Plan Survey Efforts	Phase V	5	Project Ends 12/31/2025	81	Grace Chua Corn	Stormwater Management
Big Wekiva Watershed Master Plan Update	Big Wekiva Master Plan update	Big Wekiva Drainage Basin	Master Plan Updates	Phase IV - Model Execution	5	Project Ends 12/1/2025	61	Grace Chua Corn	Stormwater Management
Boggy Creek Watershed Master Plan Survey	Boggy Creek Survey Priority Areas 1,3,4,5&7. Hydraulic Feature Inventory for Priority Areas 2,6,8AB,11,12AB&14. Drainage Structure Survey PA 2,6,8AB,11,12AB,&14. Cross-Section Survey PA 2,6,8AB,11,12AB&14.	Boggy Creek Drainage Basin Areas 1,3,4,5 & 7	Master Plan Survey Efforts	Phase V	97	Project Ends 12/31/2025	99	Grace Chua Corn	Stormwater Management



Name	Description	Location	Type	Phase	% Phase	Timeframe	% Total	Contact	Division
Boggy Creek Watershed Master Plan Update	Boggy Creek Drainage Basin Master Plans being updated. Model Update for Priority Areas 1,3,4,7&14.	Boggy Creek Drainage Basin	Master Plan Updates	Phase IV - Model Execution	5	Project Ends 6/30/2025	61	Grace Chua Corn	Stormwater Management
C.R. 545 (Avalon Road) and Flemings Road Preliminary Design Study (Village I PDS)	C.R. 545 from Water Springs Boulevard to South of New Hartzog Road and Flemings Road from east of 545 to the west County line. The purpose of this study is to assess and recommend roadway improvements to meet future travel demand needs on these two roadways. The study considers the social and environmental impacts of adding travel lanes and other features such as, but are not limited to, drainage, a multi-use path and sidewalk, raised medians, lighting, and intersection improvements.	C.R. 545 (Avalon Road) and Flemings Road – Flemings Road to N. of Water Springs Blvd.	Roadway Improvement	Request for Proposals - Design	0		15	Abdul Azim	Engineering
Central Florida Pkwy - Median Tree	Designing landscaping to future installation in median on Central Florida Pkwy from Woodway Dr to Whitley Pl.	Central Florida Pkwy - Woodway Dr to Whitley Pl. – Central Florida Pkwy to Whitley Pl	Median Tree Landscaping	Construction	75	Construction Starts 10/1/2021 Construction Ends 10/31/2023	82	Jennifer Cummings	Engineering
CR 535 - Chase Road to Lakeside Village Lane	Installation of roadway lighting to increase visibility for drivers and pedestrians.	CR 535 – Chase Road to Lakeside Village Lane	Roadway Lighting	Construction	75	Construction Starts 1/30/2022 Construction Ends 4/30/2023	91	Colleen Lutz	Engineering
CR 545 (AVALON ROAD) ROADWAY CONCEPTUAL ANALYSIS	The purpose of the study is to assess and recommend roadway improvements anticipated to improve safety and traffic flow in the area. The study considers the social and environmental impacts of adding travel lanes and other features such as, but not limited to, drainage conveyance and treatment improvements, proposed multi-purpose path, raised medians, lighting, landscaping and intersection	CR 545 (AVALON ROAD) – US 192 to Hartzog Road	Roadway Improvement	Roadway Conceptual Analysis	98		14	Abdul Azim	Transportation Planning



Name	Description	Location	Type	Phase	% Phase	Timeframe	% Total	Contact	Division
	improvements. Project length is approximately 1.6 miles.								
CR 545 and Flemings Rd. Preliminary Design Study	Orange County's Transportation Planning Division has initiated a transportation improvement study for the widening of C.R. 545 to a four-lane divided roadway from Water Springs Boulevard to South of New Hartzog Road (Approximate Length: 2.6 miles) and Flemings Road from east of 545 to the west County line (Approximately 1 mile). <a href="https://www.ocfl.net/CR545&amp;FlemingsRd">https://www.ocfl.net/CR545&amp;FlemingsRd</a>	CR 545 and Flemings Road – Water Springs Boulevard to South of New Hartzog Road	Roadway Improvement	Design	60		32	Abdul Azim	Engineering
Daryl Carter Pkwy - Lighting	Installation of roadway lighting to increase visibility for drivers and pedestrians.	Daryl Carter Pkwy – Regency Village Dr to Palm Pkwy	Roadway Lighting	Design	100		67	Colleen Lutz	Engineering
East Bay Streets	The purpose of the project is to install closed drainage system to improve the drainage system of the area and to install sidewalks.	East Bay Street	Community Development	Right-of-Way Acquisition	20	Construction Starts 11/1/2024 Construction Ends 11/1/2025	39	Roberto Ng	Engineering
Ficquette Rd	Installation of roadway lighting to increase visibility for drivers and pedestrians.	Ficquette Rd – Overstreet Rd to South of Fossick Rd	Roadway Lighting	Construction	60	Construction Starts 9/30/2022 Construction Ends 4/30/2023	86	Colleen Lutz	Engineering
Ficquette Rd Seg G, H-1 & H-2	The project consists of widening of existing Ficquette Road from a two-lane facility to a four-lane divided roadway from south of Ingelnook Drive to south of Summerlake Park Boulevard and Reams Rd. This project will include a multi-use path, lighting and landscaping.	Ficquette Rd – S of Ingelnook Dr to S of Reams Rd and Summerlake Park Blvd	Roadway Improvement	Design	90	Construction Starts 12/30/2024 Construction Ends 12/30/2026	38	Abdul Azim	Engineering
John Young Pkwy - Median Tree	Designing landscaping to future installation in median on John Young	John Young Pkwy - Central Florida Pkwy	Median Tree Landscaping	Construction	38	Construction Starts 6/24/2022 Construction Ends 7/30/2023	56	Jennifer Cummings	Engineering



Name	Description	Location	Type	Phase	% Phase	Timeframe	% Total	Contact	Division
	Parkway from Central Florida Pkwy (SR 417) to Sank Lake Rd	(SR 417) to Sand Lake Rd – Central Florida Pkwy (SR 417) to Sand Lake Rd							
Lake Apopka Watershed Master Plan Survey	Lake Apopka Master Plan Survey updates	Lake Apopka Drainage Basin	Master Plan Survey Efforts	Phase I	100	Project Ends 12/1/2025	20	Romel Seepaul	Stormwater Management
Lake Apopka Watershed Master Plan Update	Master Plan Updates for Lake Apopka	Lake Apopka Drainage Basin	Master Plan Updates	Phase II - Hydronetwork Development	35	Project Ends 12/1/2025	27	Romel Seepaul	Stormwater Management
Lake Hart Watershed Master Plan Update	Update of Lake Hart Watershed Master Plans	Lake Hart Drainage Basin	Master Plan Updates	Phase V - Floodplain/Level of Service	71	Project Ends 8/25/2025	94	Liliana Ramirez	Stormwater Management
Lake Marsha & Shadow Bay Pump Stations Study Engineering Project	To develop a comprehensive drainage and flood level of service evaluation of the watershed including floodplain delineation and pump station evaluation and preparing Watershed Evaluation Technical Memorandum and Floodplain Data Package documentation.	Lake Marsha PS is at the intersection of Lk Marsha Dr & Pine Springs Dr; Shadow Bay PS is between Old Town Dr & Craindale Dr	Pump Station/Drainwell - Study	Phase I - Watershed Evaluation	75	Project Ends 5/30/2023	30	Romel Seepaul	Stormwater Management
Mohrs Cove Lane Drainage Improvements - Fiscal/Procurement	Design solutions alternatives to address yard flooding at the south end of Mohrs Cove Lane.	Mohrs Cove Lane	Drainage Improvement	Design	80	Project Starts 12/22/2020	60	Elizabeth White	Roads and Drainage
New Town Center (Preliminary Design Study)	Orange County Government has initiated a Preliminary Design Study (PDS) for the widening of C.R. 545 to a four-lane divided roadway from Schofield Road to McKinney Road within the Horizon West Special Planning Area (Approximate Length: 1.8 miles).	C.R. 545 – Schofield Road to McKinney Road	Roadway Improvement	Design	30		26	Hadil Jardaneh	Engineering



Name	Description	Location	Type	Phase	% Phase	Timeframe	% Total	Contact	Division
NPDES MS4 Outfall Infrastructure Inventory Refinement	Outfall Infrastructure Inventory Refinement	Countywide	Special Project	Phase I - Study	40	Project Ends 10/1/2025	10	Grace Chua Corn	Stormwater Management
Orangewood Bv at Gateway Av	The purpose of this project is to construct a traffic signal at Orangewood Bv at Gateway Av.	Orangewood Bv at Gateway Av	Intersection Improvement	Concept Development	75		23	Hadil Jardaneh	Traffic Engineering
Reams Rd	Reams Road will be widened from two to four lanes, from Taborfield Road to Summerlake Park Boulevard. Pedestrian safety features, roadway lighting, and median landscaping will be included with the project.	Reams Rd – Summerlake Park Rd to Taborfield Av	Roadway Improvement	Design	90	Construction Starts 1/3/2026 Construction Ends 12/27/2027	38	Roberto Ng	Engineering
Reedy Creek Watershed Master Plan Survey	Update Reedy Creek Drainage Basin Survey	Reedy Creek Drainage Basin	Master Plan Survey Efforts	Phase V	70	Project Ends 12/31/2023	94	Grace Chua Corn	Stormwater Management
Reedy Creek Watershed Master Plan Survey - Cypress Creek Drainage Basin	Update Reedy Creek Watershed Master Plans Survey in Cypress Creek Drainage Basin	Cypress Creek Drainage Basin	Master Plan Survey Efforts	Phase V	38	Project Ends 12/31/2023	87	Grace Chua Corn	Stormwater Management
Reedy Creek Watershed Master Plan Update	Update Reedy Creek Master Plan - Reedy Creek Drainage Basin	Reedy Creek Drainage Basin	Master Plan Updates	Phase IV - Model Execution	39	Project Ends 12/31/2023	67	Grace Chua Corn	Stormwater Management
Reedy Creek Watershed Master Plan Update - Cypress Creek Basin	Update Reedy Creek Watershed Master Plans (Cypress Creek Drainage Basin)	Cypress Creek Drainage Basin	Master Plan Updates	Phase IV - Model Execution	26	Project Ends 12/31/2023	65	Grace Chua Corn	Stormwater Management
Sand Lake Rd	Design of a shared use path on the south side of Sand Lake Road and addition of right turn lane throughout the project.	Sand Lake Rd – Apopka- Vineland Rd to Turkey Lake Rd	Roadway Improvement	Design	72	Construction Starts 11/30/2024 Construction Ends 4/30/2026	34	Sanjiv Chokshi	Engineering



Name	Description	Location	Type	Phase	% Phase	Timeframe	% Total	Contact	Division
Shingle Creek Trail Ph 1 Seg 3	Trail design from Central Florida Parkway to SR 528.	Shingle Creek Trail – SR 528 to Taft-Vineland Rd	Recreational Trails	Bidding	20	Construction Starts 7/30/2023 Construction Ends 8/30/2025	56	Sanjiv Chokshi	Engineering
Shingle Creek Trail Ph 3	Trail design from Orange/Osceola County Line to Town Loop Boulevard.	Shingle Creek TI – Town Loop Bv to Osceola County line	Recreational Trails	Bidding	50	Construction Starts 2/1/2023 Construction Ends 4/1/2024	57	Sanjiv Chokshi	Engineering
Shingle Creek Watershed Master Plan Survey	Shingle Creek Survey for Priority Areas 11,15,16,18&23.	Shingle Creek Drainage Basin	Master Plan Survey Efforts	Phase V	90	Project Ends 12/31/2025	98	Grace Chua Corn	Stormwater Management
Shingle Creek Watershed Master Plan Update	Shingle Creek Watershed Model Data Migration & Desktop Verification.	Shingle Creek Drainage Basin	Master Plan Updates	Phase IV - Model Execution	5	Project Ends 12/31/2025	61	Grace Chua Corn	Stormwater Management
Tiny Rd at Tilden Rd	Construction of left-turn lanes on Tilden and Tiny Roads.	Tiny Rd at Tilden Rd	Intersection Improvement	Design	98	Construction Starts 3/1/2024 Construction Ends 1/1/2025	49	Abdul Azim	Engineering
Tiny Road	The purpose of the study is to assess and recommend roadway improvements anticipated to improve traffic flow and safety in the area. The study considers the social and environmental impacts of adding travel lanes and other features such as, but not limited to, drainage, a multi-use path and sidewalk, raised medians, lighting and intersection improvements	Tiny Road – Tilden Road to Bridgewater Middle School southern property line	Roadway Improvement	Roadway Conceptual Analysis	59		10	Ian Phylars, Project Manager	Transportation Planning
Turkey Lake Rd Study	The purpose of this study is to increase safety for all road users. This is a pedestrian safety study that will look at existing conditions and provide recommendations for pedestrian, bicycle and vehicle related improvements. This was prompted by a citizens request.	Turkey Lake Rd – Sand Lake Rd to Central Florida Py	Pedestrian Safety	Installation	10	Project Starts 11/30/2019 Project Ends 12/30/2023	55	Lauren Torres	Traffic Engineering



Name	Description	Location	Type	Phase	% Phase	Timeframe	% Total	Contact	Division
Vineland Ave	Vineland Avenue will be widened from a two-lane roadway to a four-lane roadway, from Marriott Village at Lake Buena Vista to Basilica of the National Shrine of Mary, Queen of the Universe. Project design will also take into consideration study recommendations such the addition of a west side sidewalk, and a traffic signal at Little Lake Bryan Road. Increasing the width of the eastside sidewalk will also be evaluated.	Vineland Avenue – Marriott Village at Lake Buena Vista to Basilica of the National Shrine of Mary, Queen of the Universe	Roadway Improvement	Design	50		30	Roberto Ng	Engineering



**Appendix D**  
Trip Generation Information Sheets



Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

220

LAND USE GROUP:

(200-299) Residential

LAND USE :

220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

TRIP TYPE:

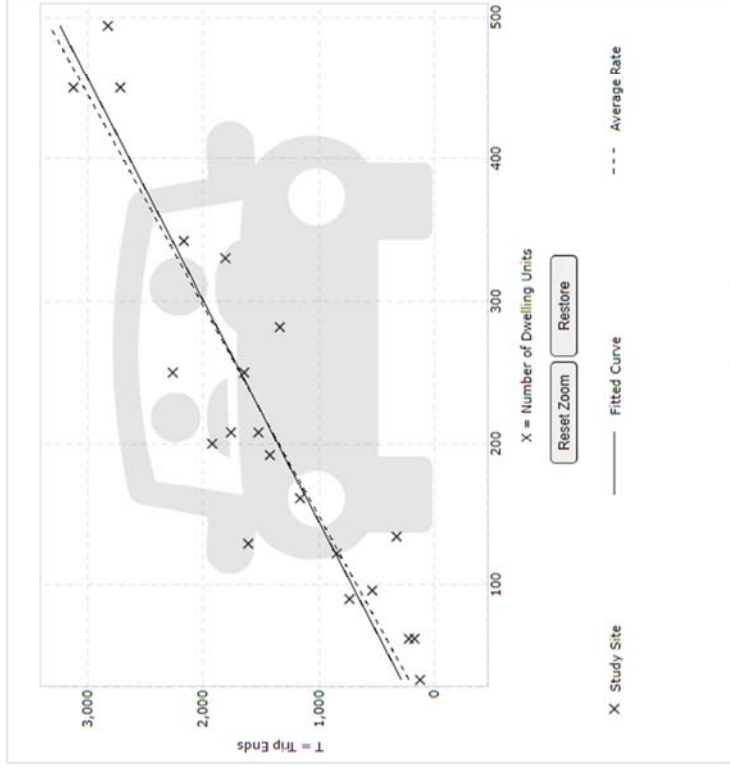
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

1450

Calculate

## Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.

## DATA STATISTICS

Land Use:	Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) <a href="#">Click for Description and Data Plot</a>
Independent Variable:	
Dwelling Units	
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	22
Avg. Num. of Dwelling Units:	228
Average Rate:	6.74
Range of Rates:	2.46 - 12.50
Standard Deviation:	1.79
Fitted Curve Equation:	$T = 6.41(X) + 75.31$
$R^2$	0.86
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	
Average Rate: 9773 (Total), 4887 (Entry), 4886 (Exit)	
Fitted Curve: 9370 (Total), 4685 (Entry), 4685 (Exit)	



Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

220

LAND USE GROUP:

(200-299) Residential

LAND USE :

220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

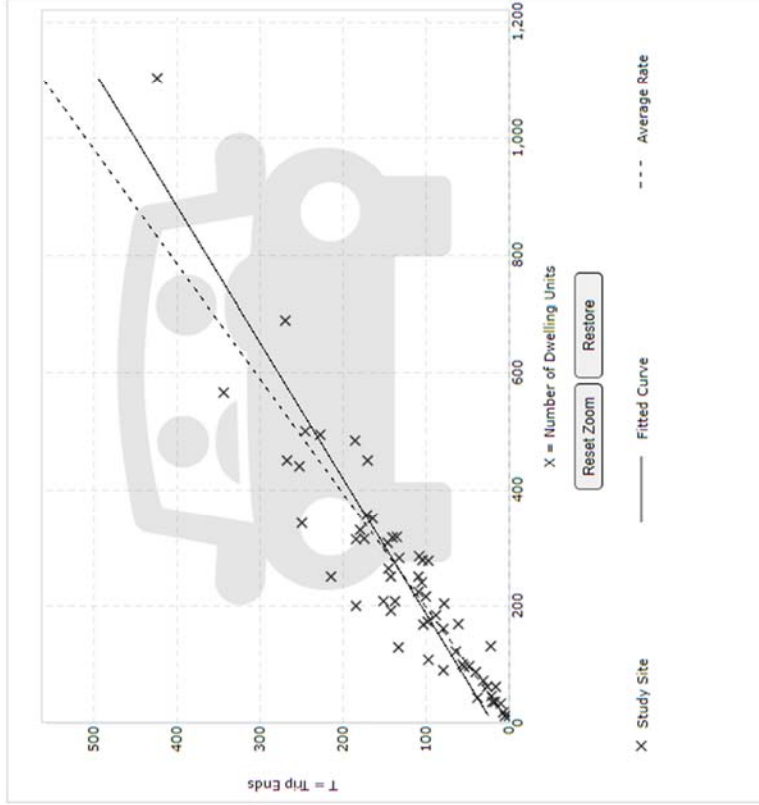
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

1450

Calculate

## Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.

## DATA STATISTICS

Land Use:

Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

59

Avg. Num. of Dwelling Units:

241

Average Rate:

0.51

Range of Rates:

0.06 - 1.04

Standard Deviation:

0.15

Fitted Curve Equation:

$T = 0.43(X) + 20.55$

$R^2$ :

0.84

Directional Distribution:

63% entering, 37% exiting

Calculated Trip Ends:

Average Rate: 740 (Total), 466 (Entry), 274 (Exit)

Fitted Curve: 644 (Total), 406 (Entry), 238 (Exit)

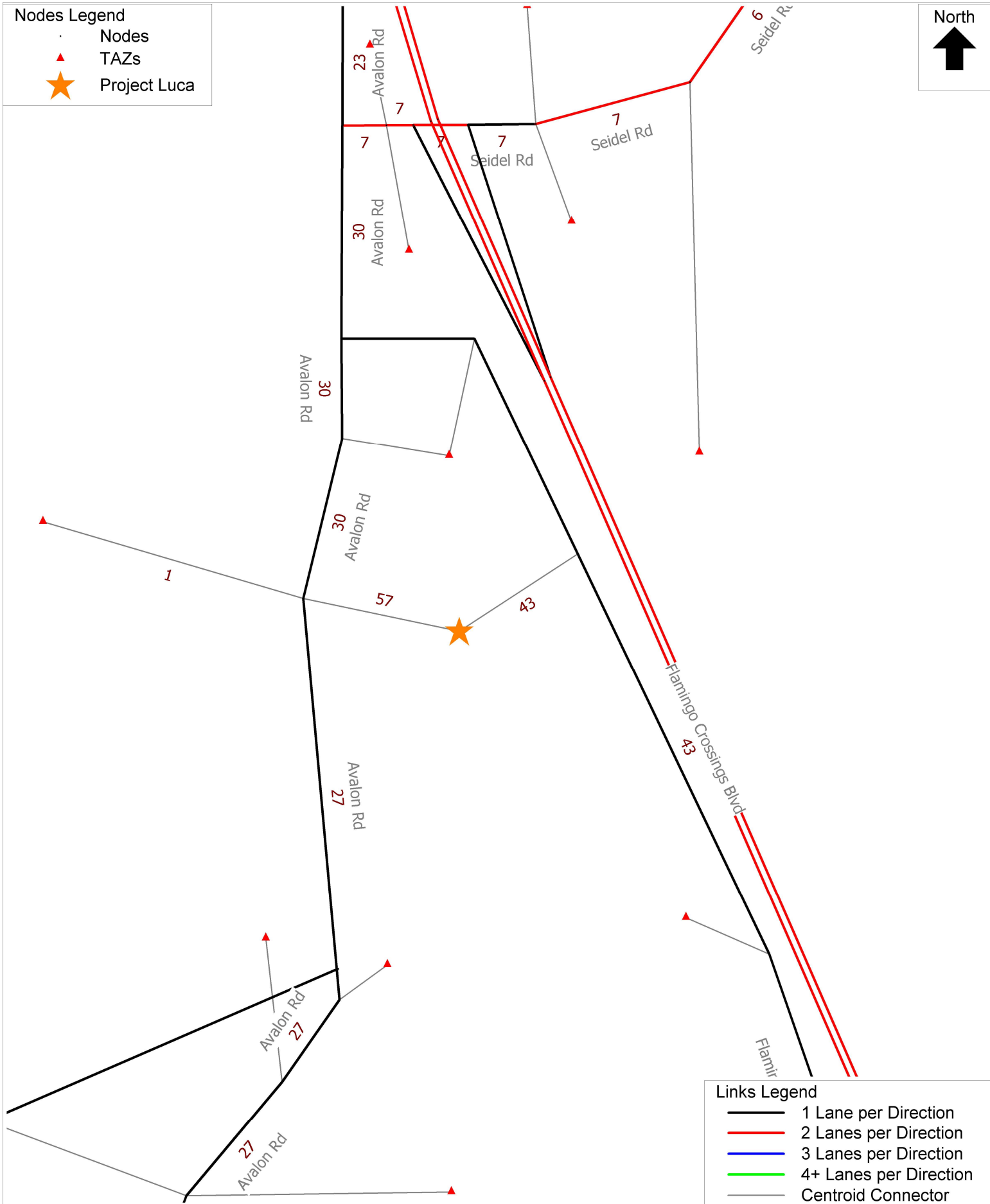


**Appendix E**  
Model Distribution Plot



**Nodes Legend**

- Nodes
- TAZs
- Project Luca



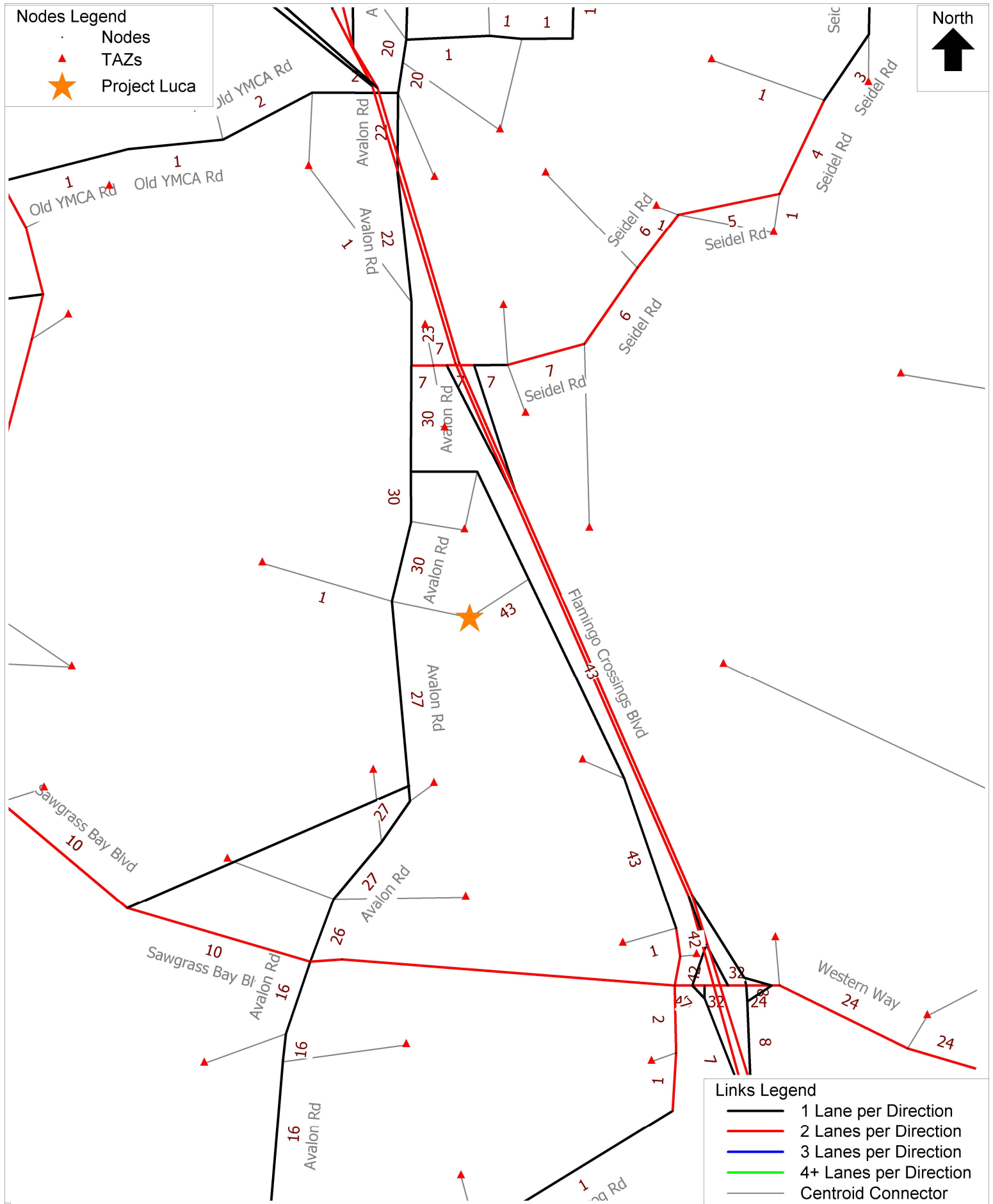
**Links Legend**

- 1 Lane per Direction
- 2 Lanes per Direction
- 3 Lanes per Direction
- 4+ Lanes per Direction
- Centroid Connector

22222 - Project Luca - Orange County, FL  
 Project Distribution - CFRPM7 - CF2025

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22222 - Project Luca - Orange County, FL  
 Project Distribution - CFRPM7 - CF2025

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# Environmental Assessment





# Bio-Tech Consulting Inc.

Environmental and Permitting Services

May 19, 2023

Emily Dow

**Walt Disney Imagineering**

1365 Avenue of the Stars

Lake Buena Vista, FL 32830

**Proj: Hartzog Road Attainable Housing Community–Orange County,  
Florida**

**Section 8, Township 24 South, Range 27 East  
(BTC File #674-10)**

**Re: Environmental Assessment Report**

Dear Ms. Dow:

In December of 2022, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 114-acre Hartzog Road Attainable Housing Community Site. This site is located in unincorporated Orange County, south of Hartzog Road and just east of Avalon Road, within Section 8, Township 24 South, Range 27 East, Orange County, Florida (**Figures 1 and 2**). This environmental assessment included the following elements:

- **general review of site topography;**
- **review of soil types mapped within the site boundaries;**
- **evaluation of land use types/vegetative communities present;**
- **documentation of approved and permitted wetland lines;**
- **field review for occurrence of protected flora and fauna; and,**
- **an overview of potential development constraints.**

## TOPOGRAPHY

Based upon a review of the USGS Topographic Map present in **Figure 3** (Lake Louisa SW, Florida Quadrangle – 1959/Photorevised 1980), elevations on the subject property range from highs between +125 and +130 feet above the National Geodetic Vertical Datum of 1929 (NGVD) on the central and eastern portions of the parcel, to below +105 feet NGVD on the southern portion of the property within wetland areas. A spot elevation of +127 feet NGVD is depicted along the western property boundary on the available topographic map.

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Vero Beach Office  
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## SOILS

According to the Soil Survey of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS), five (5) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

- **Candler fine sand, 0 to 5 percent slopes (#4)**
- **Candler fine sand, 5 to 12 percent slopes (#5)**
- **Immokalee fine sand (#20)**
- **Samsula-Hontoon-Basinger association, depressional (#41)**
- **Sanibel muck (#42)**

The following presents a brief description of each of the soil types mapped for the subject site:

**Candler fine sand, 0 to 5 percent slopes (#4)** is a nearly level to gently sloping, excessively drained soil found on the uplands. The surface layer of this soil type generally consists of very dark grayish brown fine sand about 5 inches thick. The seasonal high water table for this soil type is at a depth of more than 80 inches. Permeability of this soil type is rapid in the surface and subsurface layers and is rapid to moderately rapid in the subsoil.

**Candler fine sand, 5 to 12 percent slopes (#5)** is a sloping to strongly sloping, excessively drained soil found on the uplands. The surface layer of this soil type generally consists of dark grayish brown fine sand about 4 inches thick. The seasonal high water table for this soil type is at a depth of more than 80 inches. Permeability of this soil type is rapid in the surface and subsurface layers and is rapid to moderately rapid in the subsoil.

**Immokalee fine sand (#20)** is a nearly level, poorly drained soil found on broad flatwoods. The surface layer of this soil type generally consists of black fine sand about 5 inches thick. In most years the seasonal high water table for this soil type is within 10 inches of the surface for 1 to 3 months. It recedes to a depth of 10 to 40 inches for more than 6 months. Permeability of this soil type is rapid in the surface and subsurface layers and in the substratum. It is moderate in the subsoil.

**Samsula-Hontoon-Basinger association, depressional (#41)** are nearly level, very poorly drained soils found in freshwater swamps, depressions, sloughs and broad poorly defined drainageways. Typically, the surface layer of Samsula soil is black and dark reddish brown muck about 34 inches thick. Typically, the surface layer of Hontoon soil consists of black muck about 16 inches thick. Typically, the surface layer of Basinger soil consists of black fine sand about 6 inches thick. During most years, the undrained areas of the soils in this map unit are ponded for 6 to 9 months or more except during extended dry periods. The permeability of Samsula and Hontoon soils is rapid. The permeability of Basinger soil is very rapid.



**Sanibel muck (#42)** is a nearly level, very poorly drained soil found in depressions, freshwater swamps and marshes and in poorly defined drainageways. Typically, the surface layer of this soil type consists of black muck about 11 inches thick. In most years undrained areas mapped with this soil type are ponded for 6 to 9 months or more except during extended dry periods. Permeability of this soil type is rapid throughout.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components in the Samsula-Hontoon-Basinger association, depressional (#41) and Sanibel muck (#42) soil types associated with the site to be hydric. This FAESS also considers the inclusions present in the Immokalee fine sand (#20), Samsula-Hontoon-Basinger association, depressional (#41), and Sanibel muck (#42) soil types associated with the site to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition (March 2007).

## **LAND USE TYPES/VEGETATIVE COMMUNITIES**

The subject site currently supports four (4) land use types/vegetative communities within its boundaries. These areas were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (**Figure 5**). The upland land use types/vegetative communities on the site are classified as Open Land (190), Pine Flatwoods (411), and Sewage Treatment (834). The wetland/surface water land use type/vegetative community on the site is classified as Wetland Forested Mixed (630). The following provides a brief description of the land use types/vegetative communities identified on the site.

### **Uplands:**

#### **190    *Open Land***

Within the eastern portion of the site is a maintained grassy area which is most consistent with the Open Land (190) classification, per the FLUCFCS. This portion of the property contains several planted tree species along the boundary as well. Vegetative species observed include Bahia grass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), fountain grass (*Pennisetum setaceum*), laurel oak (*Quercus laurifolia*), southern magnolia (*Magnolia grandiflora*), queen palm (*Syagrus romanzoffiana*), cabbage palm (*Sabal palmetto*), American holly (*Ilex opaca*), beggars tick (*Bidens alba*), cogon grass (*Imperata cylindrica*), guinea grass (*Panicum maximum*), Caesar's weed (*Urena lobata*), lantana (*Lantana* spp.), and sword fern (*Nephrolepis* spp.).

#### **411    *Pine Flatwoods***

The undisturbed and natural upland component of the site is most consistent with the Pine Flatwoods (411) classification. Vegetative species within these areas include longleaf pine (*Pinus*



*palustris*), slash pine (*Pinus elliottii*), loblolly pine (*Pinus taeda*), cabbage palm (*Sabal palmetto*), water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), dahoon holly (*Ilex cassine*), saw palmetto (*Serenoa repens*), common persimmon (*Diospyros virginiana*), red maple (*Acer rubrum*), Brazilian pepper (*Schinus terebinthifolia*), winged sumac (*Rhus copallinum*), fetter-bush (*Lyonia lucida*), wax myrtle (*Morella cerifera*), dogfennel (*Eupatorium capillifolium*), shiny blueberry (*Vaccinium myrsinites*), sweetbay (*Magnolia virginiana*), blackberry (*Rubus* spp.), beggars tick (*Bidens alba*). American beauty-berry (*Callicarpa americana*), dwarf huckleberry (*Gaylussacia dumosa*), Virginia creeper (*Parthenocissus quinquefolia*), broomsedge bluestem (*Andropogon virginicus*), white stopper (*Eugenia axillaris*), greenbriar vine (*Smilax* spp.), pepper vine (*Ampelopsis arborea*), muscadine grape (*Vitis rotundifolia*), wiregrass (*Aristida* spp.), guinea grass (*Panicum maximum*), Boston fern (*Nephrolepis exaltata*), bracken fern (*Pteridium aquilinum*), poison ivy (*Toxicodendron radicans*), and climbing hempvine (*Mikania scandens*).

### **830 Utilities (Rapid Infiltration Basin)**

Located on the eastern boundary are a series of Rapid Infiltration Basins (RIBs) that would be considered Utilities (830). These RIB's appear to have been constructed in 1995, but are no longer in use. This area is regularly maintained and mowed. Grassed areas consist mostly of bahia (*Paspalum notatum*) and Bermuda grass (*Cynodon dactylon*).

### **Wetland/Surface Water:**

#### **630 Wetland Forested Mixed**

The forested wetlands found on the site are part of the Bear Bay wetlands system. This area is consistent with the Wetland Forested Mixed (630) FLUCFCS classification. Vegetation observed within this community type includes loblolly bay (*Gordonia lasianthus*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), pond pine (*Pinus serotina*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), sweetbay (*Magnolia virginiana*), dahoon holly (*Ilex cassine*), marsh pennywort (*Hydrocotyle umbellata*), Virginia chain fern (*Pteridium aquilinum*), marsh fern (*Thelypteris palustris*), wax myrtle (*Morella cerifera*), lizard's tail (*Saururus cernuus*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sawgrass (*Cladium jamaicense*), fetterbush (*Lyonia lucida*), water hyssop (*Bacopa monnieri*), soft rush (*Juncus effusus*), smartweed (*Polygonum punctatum*), poison ivy (*Toxicodendron radicans*), and old-world climbing fern (*Lygodium microphyllum*).



## PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (April 2023); an assessment for listed floral and faunal species was conducted at the site during December 2022 (**Figure 6A**). This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022) and listed species that have the potential to occur in Orange County (**see attached Table 1**).

In addition, two (2) species identified are listed as commercially exploited by the FDACS. The harvesting of these species, cinnamon fern (*Osmundastrum cinnamomeum*) and royal fern (*Osmunda regalis* var. *spectabilis*) for commercial gain is prohibited. The FDACS protection of listed plant species centers on preventing the illegal collection, transport and sale of the listed plants. The FDACS will issue permits for collection purposes. There are no regulations that prohibits the destruction of state-listed flora species as a result of proposed development activities.

The following is a list of those wildlife species identified on the site during the evaluation of the property:

### **Reptiles and Amphibians:**

brown anole (*Anolis sagrei*)  
Cuban tree frog (*Osteopilus septentrionalis*)  
eastern black racer (*Coluber constrictor*)  
Florida leopard frog (*Lithobates sphenoccephalus sphenoccephalus*)  
**gopher tortoise (*Gopherus polyphemus*)**  
green anole (*Anolis carolinensis*)  
green tree frog (*Hyla cinerea*)  
southern cricket frog (*Acris gryllus*)  
southern toad (*Anaxyrus terrestris*)

### **Birds:**

American Crow (*Corvus caurinus*)  
Black Vulture (*Coragyps atratus*)  
Blue Jay (*Cyanocitta cristata*)  
Common Raven (*Corvus corax*)  
Great Egret (*Ardea alba*)  
Mourning Dove (*Zenaida macroura*)



Northern Cardinal (*Cardinalis cardinalis*)  
Northern Mockingbird (*Mimus polyglottos*)  
Pileated Woodpecker (*Dryocopus pileatus*)  
Red-shouldered Hawk (*Buteo lineatus*)

**Mammals:**

coyote (*Canis latrans*)  
eastern cottontail (*Sylvilagus floridanus*)  
eastern gray squirrel (*Sciurus carolinensis*)  
nine-banded armadillo (*Dasypus novemcinctus*)  
northern raccoon (*Procyon lotor*)  
southeastern pocket gopher (*Geomys pinetis*)  
Virginia opossum (*Didelphis virginiana*)  
Cotton mouse (*Peromyscus gossypinus*)

One (1) of the above wildlife species, gopher tortoise (*Gopherus polyphemus*), is identified in the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022).

The following provides a brief description of applicable species as they may relate to the development of the site. **The subject property is included within the lands subject to the environmental permits noted in the following sections and listed under the References Section on Page 16 of this report.**

**Bald Eagle (*Haliaeetus leucocephalus*)**

*State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FWC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus Leucocephalus*)).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FWC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree,



depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FWC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C.. A USFWS Bald Eagle “Non-Purposeful Take Permit” is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a review of FWC’s database (2015-2016 Nesting Season) and Audubon’s Eagle Watch program database (2022 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site. This review revealed that there are no Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

#### **Florida Mouse (*Podomys floridanus*)**

*Protected from take by 68A-4.001, F.A.C. and as a commensal of the Gopher Tortoise*

The Florida Mouse is a member of the *Podomys* genus that is approximately eight (8) inches in length. Physical attributes consist of a yellowish-brown upper body with orange colored sides and a white body. The mouse digs small holes inside the burrows of other species, primarily the gopher tortoise, thus its “commensal” designation.

Incidental Take Permit OSC-SSC-1<sup>1</sup>, issued by FWC (fka Florida Game and Fresh Water Fish Commission) on July 19, 1994, authorized the relocation of this species to the Wildlife Management Conservation Area (WMCA). This species was removed from the FWC’s Florida’s Endangered and Threatened Species in 2017. There are no development restrictions associated with the Florida mouse.

#### **Florida Pine Snake (*Pituophis melanoleucus mugitus*)**

*State Listed as “Threatened” by FWC*

The Florida pine snake was uplisted to Threatened by the FWC in 2016 and new rules went into effect regarding its conservation in early 2018. Florida pine snakes occupy a variety of upland habitats, but seem to prefer dry habitats with a moderate to open canopy cover and well-drained sandy soils (Franz 1992, Hipes et al. 2000, Ernst and Ernst 2003). The most common natural habitat of Florida pine snakes is sandhill, but they are found in other natural communities including: scrub, xeric hammock, scrubby flatwoods, mesic pine flatwoods, and dry prairie with dry soils, old fields, and pastures. More importantly, this species relies heavily on underground refugia provided by the burrows of other animals and tree stumps. The months of greatest



aboveground activity, during which they are more likely to be encountered, are May, June, July and October.

Incidental Take Permit OSC-SSC-1<sup>1</sup>, issued by FWC on July 19, 1994, authorized the relocation of this species to the Wildlife Management Conservation Area (WMCA). Any Florida pine snakes identified within the subject property during site construction will need to be captured and relocated accordingly.

### **Gopher Frog (*Lithobates capito*)**

*Protected from take by 68A-4.001, F.A.C.*

The gopher frog is a stout, medium sized frog with bumpy and wrinkled skin that has dark mottled spotting. A brown line extends along the length of the body from the back of the eye to the rump. Their length ranges from 2.8-4.3 inches. The gopher frog shelters primarily in gopher tortoise burrows and is designated as a “commensal” species. This species is found throughout Florida, with exception to South Florida.

Incidental Take Permit OSC-SSC-1<sup>1</sup>, was issued by FWC on July 19, 1994, authorized the relocation of this species to the Wildlife Management Conservation Area (WMCA). This species was removed from the FWC’s Florida’s Endangered and Threatened Species in 2017. There are no development restrictions associated with the gopher frog.

### **Gopher Tortoise (*Gopherus polyphemus*)**

*State Listed as “Threatened” by USFWS*

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a “Category 2 Candidate Species” by the USFWS, and as of September 2007 is now classified as “Threatened” by FWC, and as “Threatened” by FCREPA. The basis of the “Threatened” classification by the FWC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Orange County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Peromyscus floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

The subject site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 75% of the suitable habitat present within the subject site boundaries. Twenty (20) active/inactive gopher tortoise burrows were observed and recorded using a handheld GPS (**Figure 6A**). Extrapolating to a 100% survey, it is estimated that



approximately twenty-seven (27) active/inactive gopher tortoise burrows may be located on the site with a population of seventeen (17) tortoises. This number is based on the factored occupation rate of 0.614 (*Auffenburg-Franz*).

Incidental Take Permit OSC-4<sup>2</sup>, issued by FWC on November 12, 1992, allowed for the taking of Gopher Tortoises, their eggs and their burrows. This permit covers WDW lands totaling 29,076-acres. The mitigation consisted of the donation of 690 acres within the Disney Wilderness Preserve (Walker Ranch) to the Nature Conservancy, as well as granting a conservation easement over the 690 acres to the FWC in order for the permit to be effective. Condition 8 allows for the relocation of the tortoises to other areas within WDW lands described in Appendix 1 of the Incidental Take Permit. An off-site humane rescue can also be completed by amending the Incidental Take Permit.

### **Indigo Snake (*Drymarchon couperi*)**

*Federally Listed as “Threatened” by USFWS*

The indigo snake (*Drymarchon couperi*) is a federally threatened species. The basis for this listing was a result of dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida and primarily occurs in sandhill habitat in northern Florida and southern Georgia.

Relocation Permit OSC-TSR-1<sup>3</sup>, issued by FWC on August 9, 1994, authorized the relocation of indigo snakes identified within the subject property boundaries to the Wildlife Management Conservation Area (WMCA). Any indigo snakes identified within the subject property during site construction will need to be captured and relocated accordingly.

### **Short-Tailed Snake (*Lampropeltis extenuate*)**

*State Listed as “Threatened” by FWC*

The short-tailed snake (also called the short-tailed kingsnake) is a small, slender fossorial (adapted to digging and living underground) snake. It can reach a length of up to 20 inches (51 centimeters). Its body is gray colored with 50-80 brown spots that are separated by yellow to red sections. This species has a small head that is indistinct from its body, smooth scales, and a tail that makes up less than 10% of the body (Florida Natural Areas Inventory 2001, Campbell and Moler 1992).

Short-tailed snakes can primarily be found burrowed in sandy soils, particularly longleaf pine and xeric oak sandhills, but they may also be found in scrub and xeric hammock habitats (Van Duyen 1939, Carr 1940, Campbell and Moler 1992, Enge 1997). This species is endemic to Florida, as



they can only be found from the Suwannee River south to Highlands County (records from museums, FNAI, and the literature). Alterations and destruction of xeric uplands seem to be the biggest threat to the short-tailed snake. The clear cutting of longleaf pine and turkey oak in their habitat is thought to seriously affect the short-tailed snake (Campbell and Moler 1992). Crowned snakes are abundant in xeric habitats and this loss of habitat affects their main food supply (Mushinsky and Witz 1993, Enge 1997).

Relocation Permit OSC-TSR-1<sup>3</sup>, issued by FWC on August 9, 1994, authorized the relocation of short-tailed snakes identified within the subject property boundaries to the Wildlife Management Conservation Area (WMCA). Any short-tailed snakes identified within the subject property during site construction will need to be captured and relocated accordingly.

### **Southern Fox Squirrel (*Sciurus niger niger*)**

*Protected from take by 68A-4.001, F.A.C.*

The southern fox squirrel (*Sciurus niger niger*), previously classified as Sherman's fox squirrel, has been declassified as a Species of Special Concern "SSC" by the state of Florida. However, it is protected under state wildlife laws preventing the take, transport, sale and possession, as well as harming or harassing the animal or nest. This species commonly occurs in fire-maintained longleaf pine turkey oak sand hills, pine flatwoods and associated bottomland habitat. Typically, green space, open space, and tree ordinances are sufficient to maintain squirrel populations in post-development.

Incidental Take Permit OSC-SSC-1<sup>1</sup>, issued by FWC on July 19, 1994, authorized the relocation of this species to the Wildlife Management Conservation Area (WMCA). This species was removed from the FWC's Florida's Endangered and Threatened Species in 2017. There are no development restrictions associated with the southern fox squirrel.

### **Wood Stork (*Mycteria americana*) – Core Foraging Area**

*State & Federally listed as "Threatened" by FWC& USFWS*

The subject site is located within a Wood Stork Nesting Colony Core Foraging Area (**Figure 6b**). Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as "Threatened" by the USFWS. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps. Based on our review of available databases, there is no record of a Wood Stork rookery on the site or within close proximity.



USFWS Biological Opinion Log 04EF1000-2016-F-0025<sup>4</sup>, issued November 4, 2015, concurred with the USACOE “may affect, but is not likely to adversely affect” Wood Stork determination regarding the WDW project and did not object to the issuance of Permit SAJ-1991-01901 (SP TSD)<sup>5</sup>.

## USFWS CONSULTATION AREAS

The U.S. Fish and Wildlife Service (USFWS) has established “Consultation Areas” for certain listed species (**Figure 7**). Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers (USACOE) or Florida Department of Environmental Protection (FDEP). The user of this report should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS. The following presents further information pertaining to species in which their USFWS consultation areas covers the subject property.

### **Everglade Snail Kite (*Rostrhamus sociabilis*)**

*Federally Listed as “Endangered” by USFWS*

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Snail Kite is listed as “Endangered” by the USFWS. Snail Kites are similar in size to Red-shouldered Hawks. All Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John’s River marshes and Grassy Waters Preserve.



No Snail Kites were observed on the site during the wildlife survey conducted by BTC. Since there is no suitable habitat for this species within the site boundary, a formal survey is not anticipated to be required by the USFWS or another agency.

**Florida Scrub-Jay (*Aphelocoma coerulescens*)**

*Federally Listed as “Threatened” by USFWS*

Currently the Florida Scrub-Jay is listed as “Threatened” by the USFWS. Florida Scrub-Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90 % of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-Jays were observed within the subject site during the cursory wildlife survey conducted by BTC. USFWS Biological Opinion Log 04EF1000-2016-F-0025<sup>4</sup>, issued November 4, 2015, concurred with the USACOE “may affect, but is not likely to adversely affect” Florida Scrub-Jay determination regarding the WDW project and did not object to the issuance of Permit SAJ-1991-01901 (SP TSD)<sup>5</sup>.

**Audubon’s Crested Caracara (*Polyborus plancus audubonii*)**

*Federally Listed as “Threatened” by USFWS*

The subject site falls within the USFWS Consultation Areas for the species Audubon’s Crested Caracara (*Polyborus plancus audubonii*). Currently the Audubon’s Crested Caracara is listed as “Threatened” by the USFWS due primarily to habitat loss. The Audubon’s Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palms, lightly wooded areas with saw palmetto, scrub oaks and cypress. The Audubon’s Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon’s Crested Caracaras construct new nests each nesting season, often in the same tree as the previous year.

No Crested Caracara were observed within the subject site during the environmental assessment conducted by BTC. Additionally, no habitat for the Crested Caracara is present within the project boundaries or the adjacent parcels. USFWS Biological Opinion Log 04EF1000-2016-F-0025<sup>4</sup>, issued November 4, 2015, concurred with the USACOE “may affect, but is not likely to adversely affect” Crested Caracara determination regarding the WDW project and did not object to the issuance of Permit SAJ-1991-01901 (SP TSD)<sup>5</sup>.



### **Sand Skink (*Neoseps reynoldsi*)**

*Federally Listed as “Threatened” by USFWS*

The subject site falls within the Sand Skink Consultation Area for the United States Fish and Wildlife Service (USFWS). The sand skink is listed as “Threatened” by the USFWS. The sand skink exists in areas vegetated with sand pine (*Pinus clausa*) - rosemary (*Ceratiola ericoides*) scrub or a long leaf pine (*Pinus palustris*) - turkey oak (*Quercus laevis*) association. Habitat destruction is the primary threat to this species’ survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of this consultation area that are located at elevations greater than 80’ and contain suitable (moderate-to-well drained) soils are believed by USFWS to be areas of potential sand skink habitat.

Relocation Permit OSC-TSR-1<sup>3</sup> issued by FWC on August 9, 1994 authorized the relocation of sand skinks identified within the subject property boundaries to the Wildlife Management Conservation Area (WMCA).

USFWS Biological Opinion FWS Log 04EF1000-2016-F-0025<sup>4</sup>, issued November 4, 2015, later re-addressed impacts and mitigation for this species within the WDW lands, which includes the proposed project area. This Biological Opinion was amended June 10, 2016. The June 10, 2016 Amendment<sup>6</sup> revised the amount of Incidental Take for the sand skink. This Biological Opinion outlined the terms and conditions prior to any construction. The amount of take to occupied sand skink habitat was reduced from 86.8 acres to 46.1 as the previously issued Biological Opinion inaccurately included experimental research areas. This smaller area was approved in exchange with a compensation and management plan that required WDW to fully fund and support two USF research projects over 5 years, preserve 18 acres of occupied sand skink habitat, and the restoration of the 3,004 acre mitigation parcel Mira Lago.

## **DEVELOPMENT CONSTRAINTS AND PERMITTING**

All wetlands and surface waters on the site have been previously delineated and re-approved by SFWMD under ERP 48-00714-P<sup>7</sup> (**Figure 8**) The on-site wetlands/surface waters are located within the Reedy Creek basin (**Figure 9**).

### **South Florida Water Management District (SFWMD)**

The project site is located within the WDW Conceptual SFWMD ERP 48-00714-P<sup>7</sup> (Application 140801-15). This permit is valid and expires October 19, 2035. A modification to the Permit will be required for the development of this site. This includes new activities in uplands that generate stormwater runoff from upland construction, as well as dredging and filling in wetlands and other



surface waters, if proposed. Impacts to the project's wetland and other surface water communities are permissible by SFWMD as long as the wetland impacts remain consistent with the Conceptual Plan.

### **U.S. Army Corps of Engineers (USACOE)**

The project site is located within the WDW Permit SAJ-1991-01901 (SP-TSD)<sup>5</sup>. This permit is valid and expires December 21, 2045. As with the District, it is anticipated that impacts to the project's wetlands and/or other surface water communities would be permissible by the USACOE as long as the wetland impacts remain consistent with the approved Permit.

### **Orange County Environmental Protection Division (OCEPD)**

The subject site's wetland/surface water systems may be considered as Class I Conservation Areas, pursuant to Chapter 15, Article X, Section 15-364 of Orange County's Development Code based on the hydrologic connection to Bear Bay. A Conservation Area Determination (CAD) will be processed prior to any development on the subject site. Any impacts to Class I systems will need to be approved by the Board of County Commissioners (BCC) through the issuance and processing of a Conservation Area Impact (CAI) permit.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

*Cameron Eskew*

Cameron Eskew  
Field Biologist

*Daniel Gough*

Daniel Gough  
Project Manager

### **Attachments**




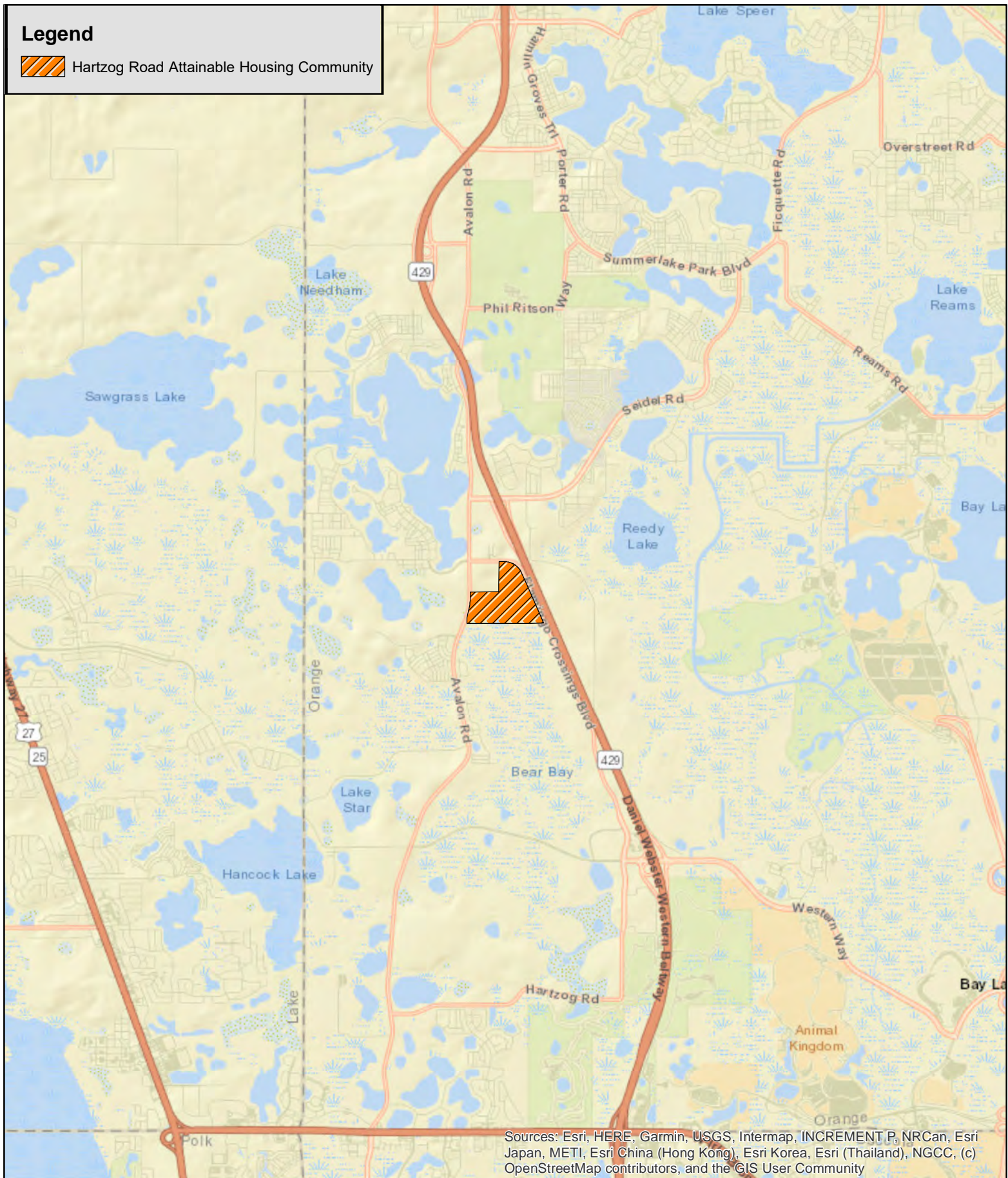
## **References**

1. **FWC Incidental Take Permit #OSC-SSC-1 - Gopher Frog, Florida Pine Snake, Florida Mouse, and Sherman's Fox Squirrel**, Disney Development Company (Permittee), Issued July 19, 1994, No Expiration Date, 26,915 acres
2. **FWC Incidental Take Permit OSC-4 - Gopher Tortoises, Eggs, and Burrows**, Disney Development Company (Permittee), Issued Nov. 12, 1992, No Expiration Date, 29,076 acres
3. **FWC Relocation Permit #OSC-TSR-1 - Indigo Snake, Short-tailed Snake, & Sand Skink**, Disney Development Company (Permittee), Issued Aug. 9, 1994, No Expiration Date, 26,915 acres
4. **Biological Opinion FWS Log 04EF1000-2016-F-0025**, issued November, 4, 2015 for USACOE Permit SAJ-1991-01901 (IP-GS)
5. **USACOE Permit No. SAJ-1991-01901 (SP-TSD)**, Walt Disney Parks & Resorts U.S., INC. (Permittee), Issued Nov. 18, 2015, Expires Dec. 21, 2045, 30,752 acres
6. **Biological Opinion FWS Log 04EF1000-2016-F-0025**, issued June 10, 2016 for USACOE Permit SAJ-1991-01901 (IP-GS)
7. **Environmental Resource Permit Modification No. 48-00714-P Application No. 140801-15**, Reedy Creek Improvement District (Permittee), Issued Oct. 19, 2015, Conceptual Phase Expires Oct. 19, 2035, 32,735 acres



## Legend


 Hartzog Road Attainable Housing Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



## Legend

 Hartzog Road Attainable Housing Community - ±114 acres



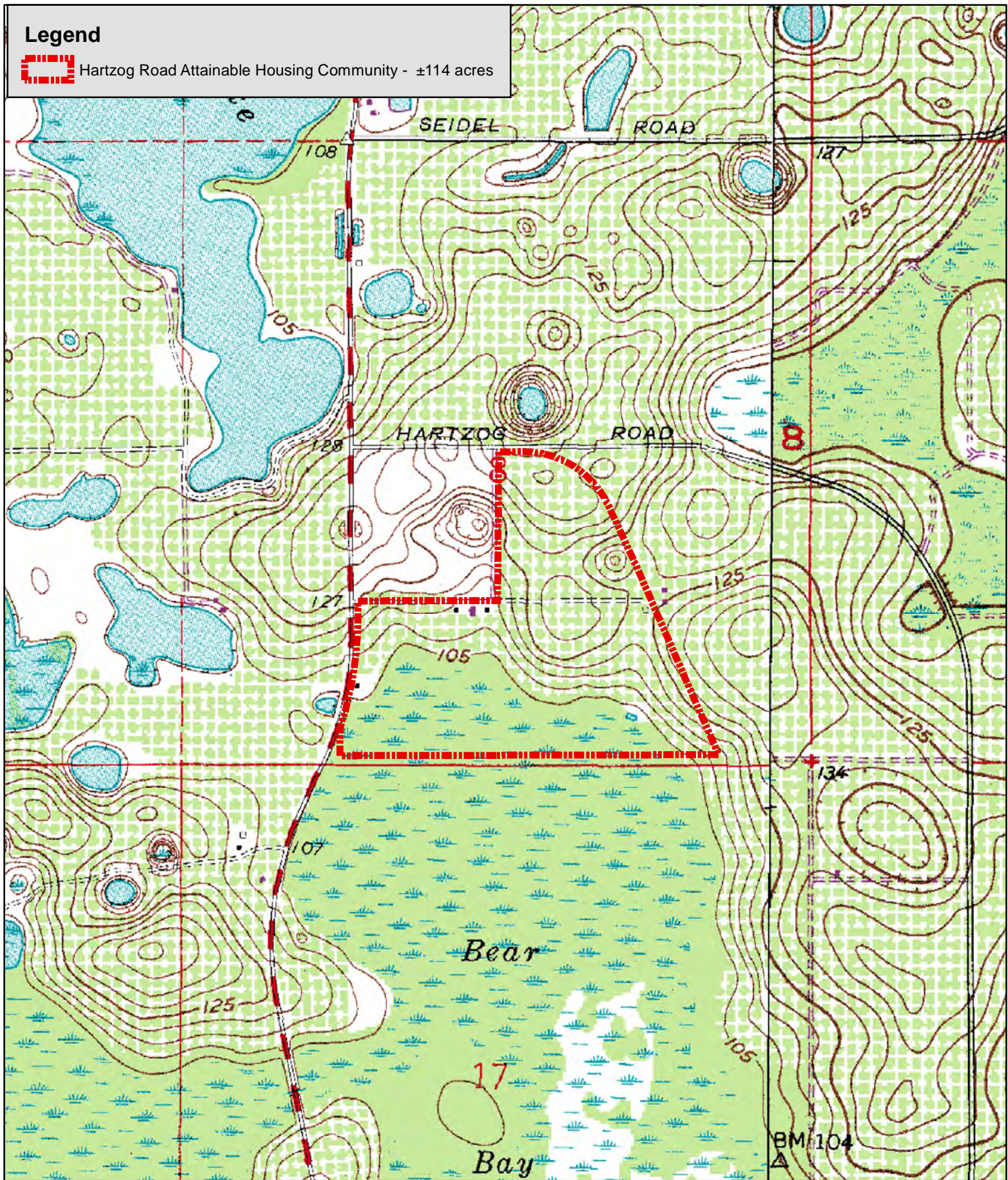
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## Legend




Hartzog Road Attainable Housing Community - ±114 acres










## Legend

 Hartzog Road Attainable Housing Community - ±114 acres


### Orange County Soils

-  4: Candler fine sand, 0 to 5 percent slopes
-  5: Candler fine sand, 5 to 12 percent slopes
-  20: Immokalee fine sand
-  41: Samsula-Hontoon-Basinger association, depressional
-  42: Sanibel muck





## Legend

 Hartzog Road Attainable Housing Community - ±114 acres


### FLUCFCS

-  190, Open Land
-  411, Pine Flatwoods
-  630, Wetland Forested Mix
-  830, Rapid Infiltration Basins






## Legend

 Hartzog Road Attainable Housing Community - ±114 acres

### GT Burrows - Activity Class






 PO (20)

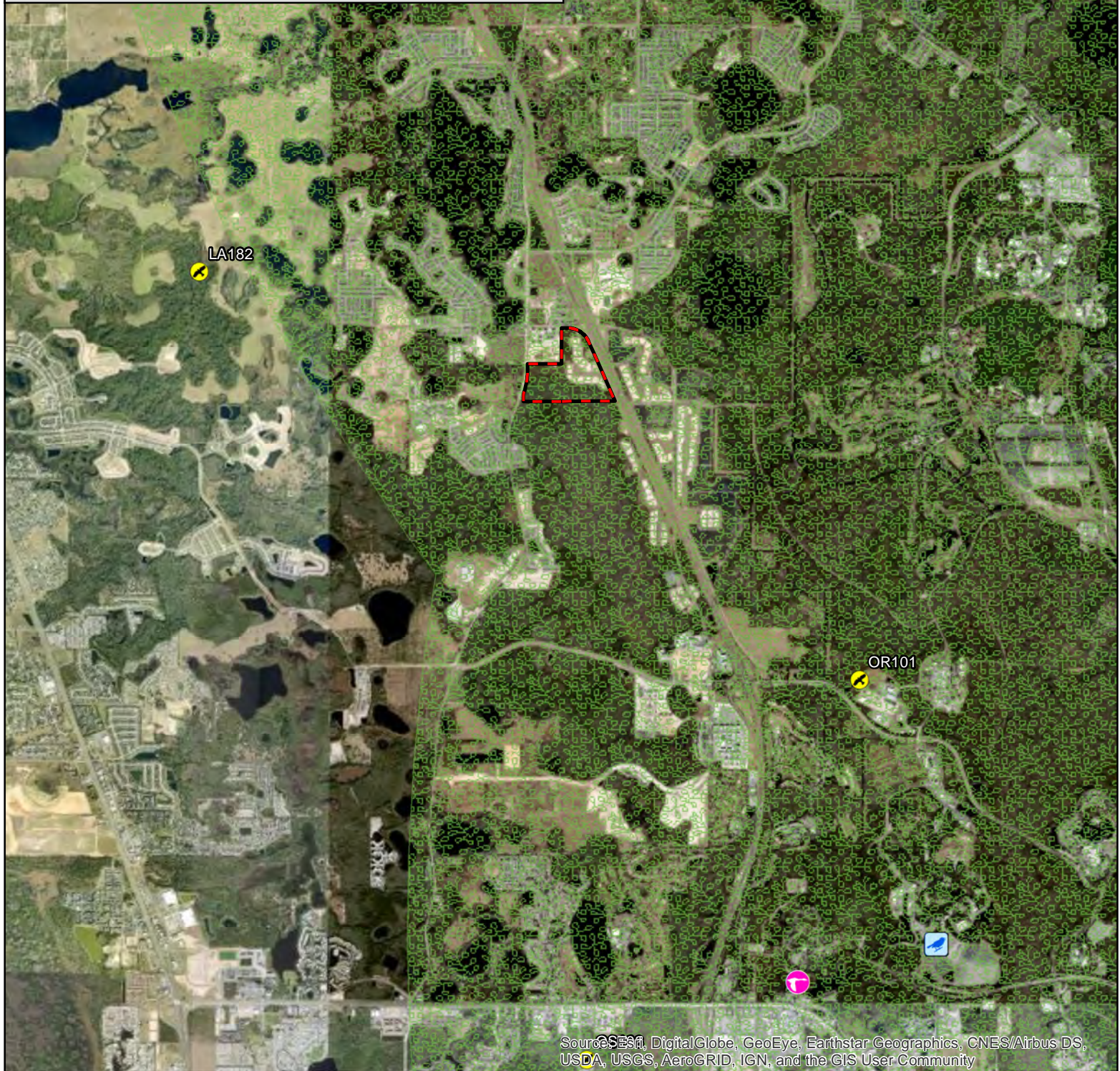
 Abandoned (2)





## Legend


-  Hartzog Road Attainable Housing Community - ±114 acres
-  Eaglewatch Permanent ID
-  Scrub-jays
-  Red-cockaded Woodpecker
-  Wood Stork Nesting Colony Core Foraging Areas

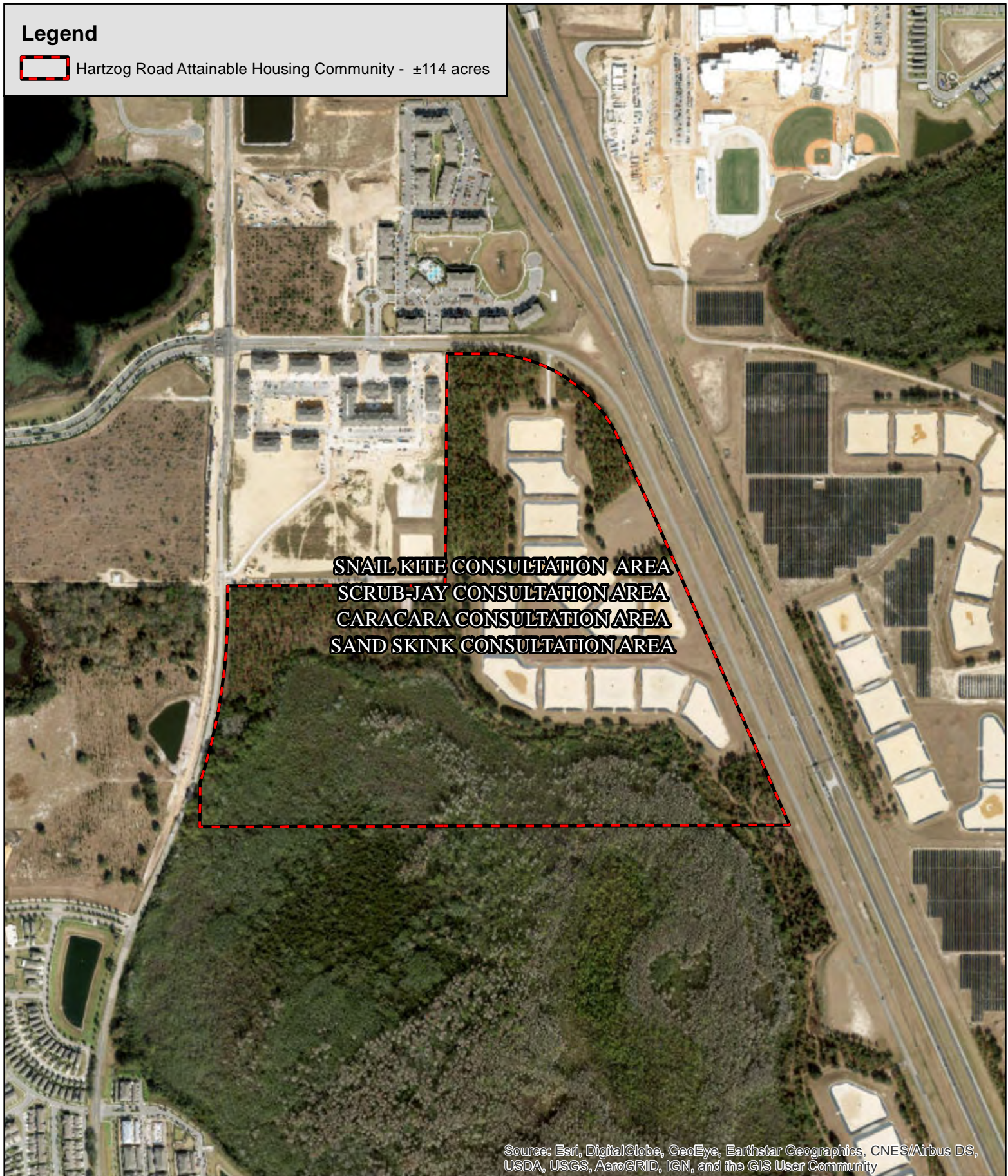


Source: ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community




## Legend

 Hartzog Road Attainable Housing Community - ±114 acres




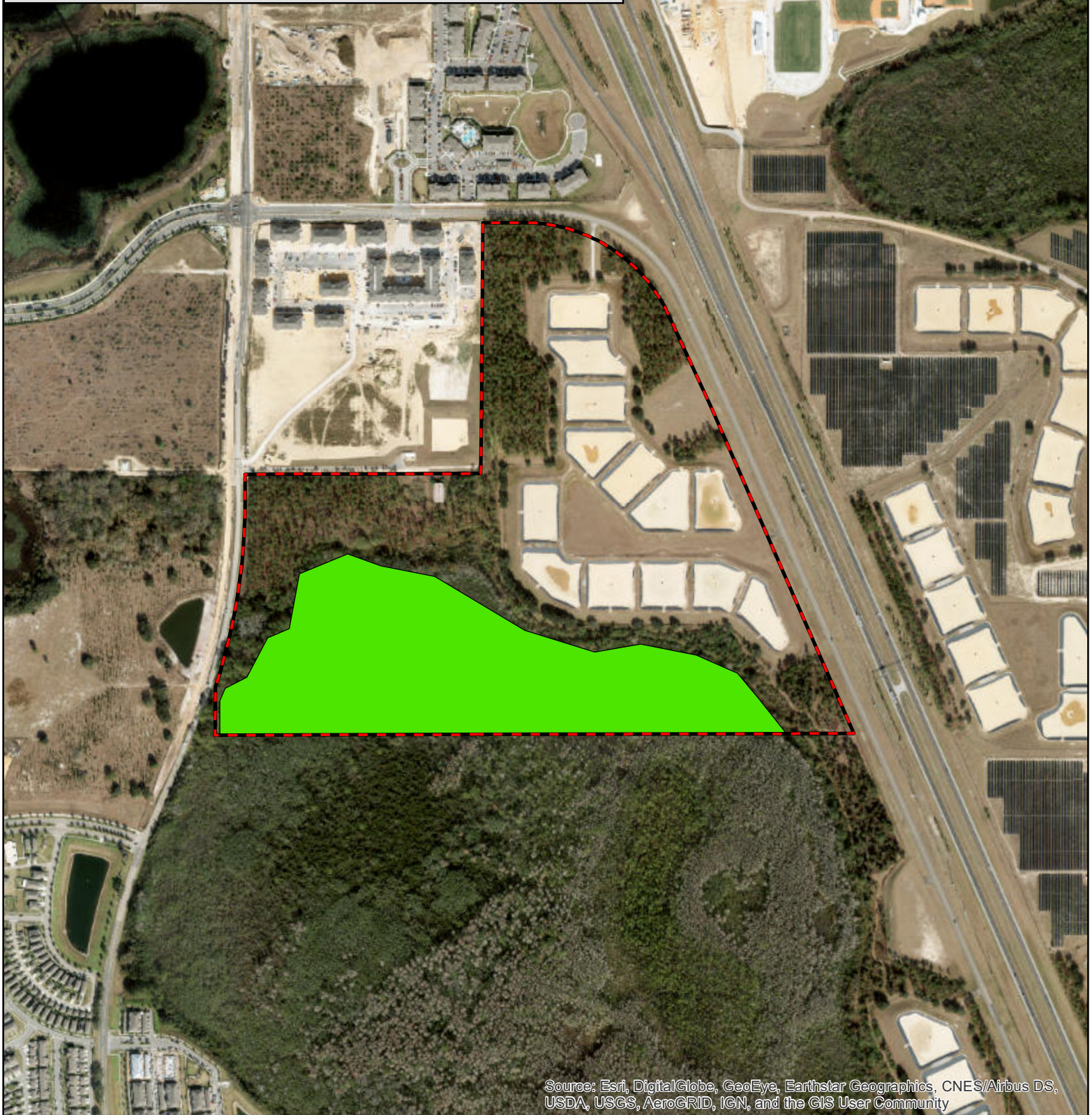


## Legend

 Hartzog Road Attainable Housing Community - ±114 acres

## Wetland


 SFWMD Approved Wetland Line - ± 35 acres (48-00714-P/100212-12)




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

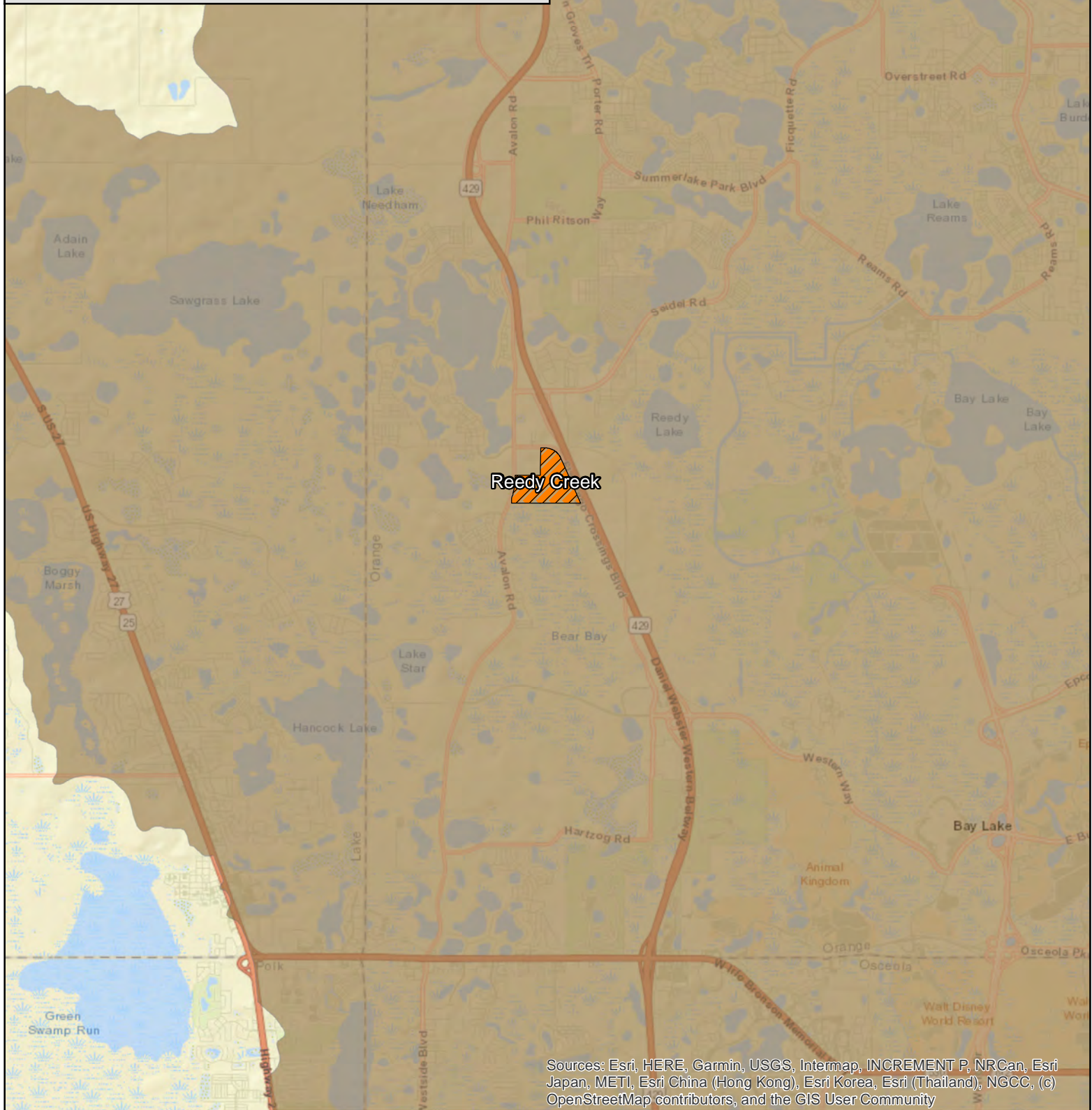


## Legend

 Hartzog Road Attainable Housing Community - ±114 acres

## SFWMD Mitigation Basins

 Reedy Creek



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Table 1:	Potentially Occuring Listed Wildlife and Plant Species in Orange County, Florida		
Scientific Name	Common Name	Federal Status	State Status
<b>REPTILES</b>			
<i>Alligator mississippiensis</i>	American alligator	SAT	FT(S/A)
<i>Drymarchon corais couperi</i>	eastern indigo snake	LT	FT
<i>Gopherus polyphemus</i>	gopher tortoise	C	ST
<i>Lampropeltis extenuata</i>	short-tailed snake	N	ST
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	N	ST
<i>Plestiodon reynoldsi</i>	sand skink	LT	FT
<b>BIRDS</b>			
<i>Antigone canadensis pratensis</i>	Florida sandhill crane	N	ST
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	LT	FT
<i>Athene cunicularia floridana</i>	Florida burrowing owl	N	ST
<i>Polyborus plancus audubonii</i>	Crested Caracara	LT	N
<i>Egretta caerulea</i>	little blue heron	N	ST
<i>Egretta tricolor</i>	tricolored heron	N	ST
<i>Falco sparverius paulus</i>	southeastern American kestrel	N	ST
<i>Mycteria americana</i>	wood stork	LT	FT
<i>Picoides borealis</i>	red-cockaded woodpecker	LE	FE
<i>Platalea ajaja</i>	roseate spoonbill	N	ST
<i>Sterna antillarum</i>	least tern	N	ST
<b>MAMMALS</b>			
N/A			
<b>VASCULAR PLANTS</b>			
<i>Bonamia grandiflora</i>	Florida bonamia	LT	E
<i>Calopogon multiflorus</i>	Many-flowered Grass-pink	N	T
<i>Centrosema arenicola</i>	Sand Butterfly Pea	N	E
<i>Chionanthus pygmaeus</i>	Pygmy Fringe Tree	LE	E
<i>Clitoria fragrans</i>	Scrub Pigeon-Wing	LT	E
<i>Coelorachis tuberculosa</i>	piedmont jointgrass	N	LT
<i>Deeringothamnus pulchellus</i>	beautiful pawpaw	LE	E
<i>Eriogonum longifolium</i> var <i>gnaphalifolium</i>	scrub buckwheat	LT	E
<i>Glandularia tampensis</i>	Tampa Vervain	N	E
<i>Illicium parviflorum</i>	star anise	N	E
<i>Lechea cernua</i>	nodding pinweed	N	T
<i>Lechea divaricata</i>	Pine Pinweed	N	E
<i>Lupinus aridorum</i>	scrub lupine	LE	E
<i>Matelea floridana</i>	Florida spiny-pod	N	E
<i>Monotropa hypopithys</i>	pinemap	N	E
<i>Najas filifolia</i>	Narrowleaf Naiad	N	T
<i>Nemastylis floridana</i>	Celestial Lily	N	E
<i>Nolina atopocarpa</i>	Florida beargrass	N	T
<i>Nolina brittoniana</i>	Britton's beargrass	LE	E
<i>Ophioglossum palmatum</i>	hand fern	N	E
<i>Paronychia chartacea</i> ssp <i>chartacea</i>	paper-like nailwort	LT	E
<i>Pectuma plumula</i>	Plume Polypody	N	E
<i>Pectuma ptilota</i> var. <i>bourgeauana</i>	Comb Polypody	N	E
<i>Platanthera integra</i>	Yellow Fringeless Orchid	N	E
<i>Polygonella myriophylla</i>	Small's jointweed	LE	E
<i>Prunus geniculata</i>	scrub plum	LE	E
<i>Pteroglossaspis ecristata</i>	Giant Orchid	N	T
<i>Stylisma abdita</i>	scrub stylisma	N	E
<i>Warea amplexifolia</i>	clasping warea	LE	E
<i>Zephyranthes simpsonii</i>	redmargin lily	N	T



## **FEDERAL LEGAL STATUS**

**LE**-Endangered: species in danger of extinction throughout all or a significant portion of its range.

**LT**-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

**SAT**-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

**C**-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.

**XN**-Non-essential experimental population.

**N**-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

## **STATE LEGAL STATUS - ANIMALS**

**FE**- Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service

**FT**- Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service

**FXN**- Federal listed as an experimental population in Florida

**FT(S/A)**- Federal Threatened due to similarity of appearance

**ST**- State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.

**SSC**-Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC\* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)

**N**-Not currently listed, nor currently being considered for listing.

*\*\* State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

## **STATE LEGAL STATUS - PLANTS**

**E**-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.

**T**-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

**N**-Not currently listed, nor currently being considered for listing.