Horizon West
Town Hall Meeting with Commissioner Scott Boyd

Vision for Southwest Orange County...
September 28, 2010
Horizon West Town Hall Meeting

Meeting Outline

6:00 pm   Introductions and Welcoming Remarks
          S. Scott Boyd, District 1 Commissioner

6:15 pm   Horizon West Retrospective Overview
          Susan Caswell, AICP, Planning Manager

6:45 pm   Community Discussion of Issues and Opportunities

7:15 pm   Discussion Summary

7:25 pm   Focus Group Meetings (Optional)
          Community residents are invited to participate in small-group
discussions focusing on Horizon West, scheduled to last
approximately one-half hour
Horizon West Retrospective Overview
Horizon West Retrospective Overview

- History
- Current Conditions
- Retrospective Project Summary
What is Horizon West?

- Community designed to create livable and sustainable places based on:
  - Individual villages
  - Regional town center
- Implemented through Orange County’s Comprehensive Plan
- First approved in 1995
What is Horizon West?

- 28,000 acres (gross area)
- 45,000 planned households at complete build out
- Six villages
- One town center
- One rural settlement (Lake Avalon)
- Two championship golf courses
- One elementary school per neighborhood
- Two high school sites
History of Horizon West

- Killer freezes during 1980s
- Development pressure on grove lands
- OOCEA plan for Western Expressway (SR 429) from Turnpike to Disney
- High population growth
- Area primarily rural land use – one dwelling per 10 acres and rural zoning, with piecemeal USA expansion

**Decision:** Continue piecemeal planning approach or create a new vision for Horizon West area
History of Horizon West
History of Horizon West

- 1993 – Horizon West Inc formed a public/private partnership with Orange County
- 1995 – Framework policies adopted in Comprehensive Plan
- 1997 – Lakeside Village SAP, Village Development Code adopted
- 1997 – Adequate Public Facilities and Transfer of Development Rights ordinances adopted
- 1999 – Village of Bridgewater SAP adopted
- 2004 – Town Center SAP adopted
- 2006 – Village H and Village F SAPs adopted
- 2008 – Village I SAP adopted
History of Horizon West

- **Horizon West Conceived**: 1993
- **Horizon West Plan Adopted**: 1995
- **Sector Plan Approved**: 1996
- **1st Village Approved**: 1997
- **2nd Village Approved**: 1998
- **2000 Units Built**: 2004
- **3000 Units in Permitting**:
- **Town Center**
Horizon West Vision

• Create a better approach to growth management
• Create a development pattern formed by a series of suburban villages anchored by a Town Center
• Preserve open space and environmental features
• Provide community amenities and public infrastructure
Horizon West: Village Concept

- All Villages consist of 2 to 4 neighborhoods
- Schools and parks within 1/2 mile walking distance of all homes
- Size of Village based on capacity of neighborhood schools
- Village Center is focal point of the neighborhoods
- Mix of commercial, residential, civic, office, and entertainment uses
Horizon West: Overall Profile
Still transitioning from its agricultural past into a community

Project is adjusting to market, spatial, and environmental conditions

Important aspects include land use, household and housing characteristics, and transportation
Horizon West: Current Conditions

- **Land Use**
  - Staff prepared existing conditions map using DOR codes
  - 75 percent of Horizon West area is either vacant or used for agricultural purposes
  - 35 residential communities in the planning area
  - Two main commercial developments

*Sources: Orange County Property Appraiser and Orange County Planning, 2010*
Horizon West: Current Conditions

- **Household Characteristics**
  - Over 15,000 people call Horizon West home
  - Over 65 percent of the area’s households are families
  - Two-person households predominate in the area
  - Household income is higher than Orange County
  - Most residents work in the Leisure and Hospitality sector

*Source: Nielsen-Claritas, 2010*
Housing Characteristics

- Only 5,810 units built
- 55 percent of all units are single-family homes
- 25 percent are townhomes
- 12 percent are apartments/condominiums
- Only 18 percent of units are under foreclosure, similar to the rest of the County

Sources: Orange County Building Division and RealtyTrac, 2010
Horizon West: Current Conditions

- **Building Permit Activity**
  - Additional 9,587 housing units platted
  - Up to 40,973 housing units to be built in the area
  - 725 dwelling units per year observed absorption from 2002 to 2009

Sources: Orange County Building Division and Planning Division, 2010
Horizon West: Current Conditions

- Transportation
- Road Network Addressed in Transportation Element of Comprehensive Plan
- CR 535 Segment A
  - Construction Start January 2011
- CR 535 Segment C
  - Construction Finish March 2011
- Ficquette Road Segment E
  - Construction Finish March 2011
Horizon West: Current Conditions

- Other Road Projects
- Reams Road Realignment
- Public/Private Partnership Project
- Construction Start September 2010
- Construction Finish April 2011
Horizon West Project Summary

Village Comparison

- Lakeside Village*
  10,400 households
  5,200 acres

- Village of Bridgewater*
  8,900 households
  4,500 acres

- City of Winter Park
  10,900 households
  4,500 acres

- City of Ocoee
  12,600 households
  9,000 acres

- City of Winter Garden
  11,500 households
  10,900 acres

*Estimated projected build out per SAP acres; numbers are rounded
Source: Orange County Planning Division, 2009
**Horizon West Retrospective Project Summary**

- Despite approvals, much of Horizon West has yet to be designed and built
- Opportunity to learn lessons and refine “best practices”
- Enhance design, implementation, and community benefits
- Report on implementation of Horizon West over the past 15 years
- Make recommendations that incorporate community feedback
Horizon West Retrospective Project Summary

- Project methodology includes:
  - Data collection and GIS analysis
  - Literature review
  - Interviews with public officials
  - Town Hall meeting
  - Resident opinion survey
  - Resident Focus Group
  - Developer and Builder Focus Group
QUESTIONS?
For more information or to complete a short online survey about Horizon West, please visit www.ocflnet/horizonwest