

**Hartzog Road Attainable Housing Community
Planned Development (PD) Zoning
Application Package**

Submitted June 12, 2023

Hartzog Road Attainable Housing Community

Planned Development (PD) Zoning Application

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I. Cover Letter



June 12, 2023

Mr. Jason Sorensen, Chief Planner
Orange County Planning Division
201 S. Rosalind Avenue
Orlando, Florida 32801

RE: Hartzog Road Attainable Housing Community
Planned Development (PD) Zoning Application

Dear Jason:

On behalf of the property owners, Walt Disney Imagineering is pleased to submit this application package to request the designation of Planned Development (PD) zoning district on the property to be developed as the "*Hartzog Road Attainable Housing Community PD.*"

The property consists of four (4) parcels totaling approximately 114.23 acres south of Hartzog Road, west of Hartzog Road and east of CR 545 (Avalon Road); and generally located in the southeast quadrant of the intersection of CR 545 and Hartzog Road.

A concurrent Future Land Use Map Amendment application has been submitted to request assignment of the **Village** future land use category to the property, and to expand the boundary of Horizon West **Village H** to include the project. As part of the Village Future Land Use request, the property owners are also requesting that the property be given the Horizon West "**Apartment**" land use district.

The Hartzog Road Attainable Housing Community PD will provide significant relief to the affordable housing demand in West Orange County, and specifically, the Horizon West Special Planning Area. The community will consist of up to 1,450 multi-family apartments providing homes and amenities for individuals and families with incomes in the range of 50% - 100% of the Area Median Income (AMI).

Mr. Jason Sorensen
June 12, 2023
Page 2 of 2

Included in this PD application submittal package are the following documents:

- Project Parcels Information
 - Parcel Ownership and Acreage Table
 - Parcel Record Cards
- Application Forms
 - TRG/DRC Application Form
 - Agent Authorization Forms
 - Walt Disney Parks and Resorts U.S., Inc.
 - ARDC-Ocala 201, LLC
 - Relationship Disclosure Forms
 - Walt Disney Parks and Resorts U.S., Inc.
 - ARDC-Ocala 201, LLC
 - Specific Project Expenditure Forms
 - Walt Disney Parks and Resorts U.S., Inc.
 - ARDC-Ocala 201, LLC
- Transportation Capacity Analysis
- PD Land Use Plan

The following additional PD-related submittals will be provided to Orange County under separate cover:

- PD Zoning application fee;
- Conservation Area Determination (CAD) application; and,
- Alternative Parking Study.

Please do not hesitate to contact me if you have any questions regarding our submittal package or require additional information. I may be reached at (407) 718-0858 or Kathy.Hattaway.-ND@disney.com.

Sincerely,

A handwritten signature in cursive script that reads "K. Hattaway".

Kathy Hattaway

II. Project Parcels Information

Parcel Ownership and Acreage Table

Parcel ID #	Acres	Property Owner
08-24-27-0000-00-038	1.76	ARDC-Ocala 201, LLC
08-24-27-0000-10-000	33.92	Walt Disney Parks and Resorts U S Inc.
08-24-27-0000-00-010	76.66	Walt Disney Parks and Resorts U S Inc.
08-24-27-0000-00-036	1.94	Walt Disney Parks and Resorts U S Inc.

Parcel Record Cards

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

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

Property Summary

Property Name

Avalon Rd

Names

Ardc-Ocala 201 LLC

Municipality

ORG - Un-Incorporated

Property Use

9900 - Non-Ag Acreage

Mailing Address

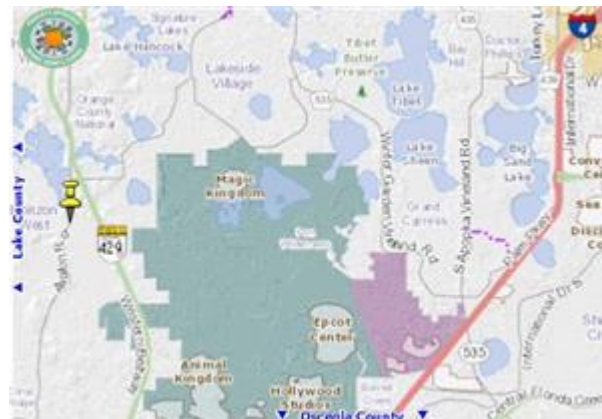
C/O WDW Tax Dept
Po Box 471010
Kissimmee, FL 34747-9010

Physical Address

Avalon Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2021	\$138,817	+ \$0	+ \$0 = \$138,817 (0%)	\$138,817 (0%)	
2020	\$138,817	+ \$0	+ \$0 = \$138,817 (2.0%)	\$138,817 (2.0%)	
2019	\$136,096	+ \$0	+ \$0 = \$136,096	\$136,096	

2021 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$138,817	\$0	\$138,817	3.4890 (-3.33%)	\$484.33	26 %
Public Schools: By Local Board	\$138,817	\$0	\$138,817	3.2480 (0.00%)	\$450.88	24 %
Orange County (General)	\$138,817	\$0	\$138,817	4.4347 (0.00%)	\$615.61	33 %
Unincorporated Taxing District	\$138,817	\$0	\$138,817	1.8043 (0.00%)	\$250.47	13 %
Library - Operating Budget	\$138,817	\$0	\$138,817	0.3748 (0.00%)	\$52.03	3 %
South Florida Water Management District	\$138,817	\$0	\$138,817	0.1103 (0.00%)	\$15.31	1 %
South Florida Wmd Okeechobee Basin	\$138,817	\$0	\$138,817	0.1192 (0.00%)	\$16.55	1 %
South Florida Wmd Everglades Const	\$138,817	\$0	\$138,817	0.0380 (0.00%)	\$5.28	0 %
				13.6183	\$1,890.46	

2021 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

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 /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

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)	\$78,873.54	\$138,817	\$0.00	\$138,817

Buildings

Extra Features

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

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/25/2019	\$100	20190265354/	Special Warranty	Reedy Creek Imp Dist	Ardc-Ocala 201 LLC	Vacant

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

Property Summary as of 05/04/2023

Property Name

Quonset Hut

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

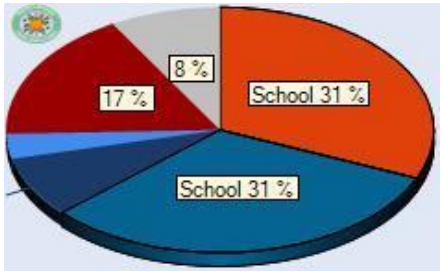
Avalon Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



AVALON RD, WINTER GARDEN, FL 34787 01/19/2019



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2022	\$931,321	+ \$26,298	+ \$0 = \$957,619 (11%)	\$948,715 (10%)	
2021	\$846,016	+ \$16,452	+ \$0 = \$862,468 (-4.5%)	\$862,468 (-4.5%)	
2020	\$889,596	+ \$13,158	+ \$0 = \$902,754 (2.0%)	\$902,754 (2.0%)	
2019	\$872,198	+ \$12,834	+ \$0 = \$885,032	\$885,032	

Tax Savings**Tax Year Benefits**

2022			\$185
2021			\$0
2020			\$0
2019			\$0

2022 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$957,619	\$0	\$957,619	3.2140 (-7.88%)	\$3,077.79	12 %
Public Schools: By Local Board	\$957,619	\$0	\$957,619	3.2480 (0.00%)	\$3,110.35	12 %
Orange County (General)	\$948,715	\$0	\$948,715	4.4347 (0.00%)	\$4,207.27	16 %
Unincorporated Taxing District	\$948,715	\$0	\$948,715	1.8043 (0.00%)	\$1,711.77	7 %
Library - Operating Budget	\$948,715	\$0	\$948,715	0.3748 (0.00%)	\$355.58	1 %
South Florida Water Management District	\$948,715	\$0	\$948,715	0.0948 (-10.65%)	\$89.94	0 %
South Florida Wmd Okeechobee Basin	\$948,715	\$0	\$948,715	0.1026 (-10.47%)	\$97.34	0 %
South Florida Wmd Everglades Const	\$948,715	\$0	\$948,715	0.0327 (-10.41%)	\$31.02	0 %
Reedy Creek Improvement District	\$948,715	\$0	\$948,715	9.2600 (-31.78%)	\$8,785.10	34 %
Reedy Creek Debt Service	\$948,715	\$0	\$948,715	4.6400	\$4,402.04	17 %
			27.2059		\$25,868.20	

2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

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 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) & (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

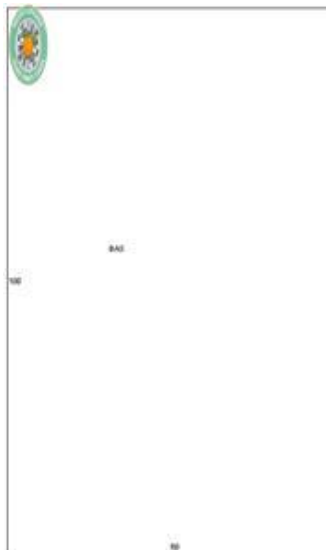
1,477,515 sqft (+/-) | 33.92 acres (+/-) | GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	A-1	11.25 ACRE(S)	\$500,000.00	\$5,625,000	\$0.00	\$5,625,000
9600 - Pvt Wetland/Lowland	A-1	22.66 ACRE(S)	\$100.00	\$2,266	\$0.00	\$2,266

Buildings

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4900 - Ind Open Storage	BAS - Base Area	6000	\$92,040
Building Value	\$27,612			
Estimated New Cost	\$92,040			
Actual Year Built	1940			
Beds				
Baths				
Floors	1			
Gross Area	6000 sqft			
Living Area	6000 sqft			
Exterior Wall	Corg.Metal			
Interior Wall	None			



Extra Features

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

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/15/2021	\$6,660,400	20220245304 /	Special Warranty Multiple	Reedy Creek Imp Dist	Walt Disney Parks And Resorts Improved U S Inc	

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
E Colonial Dr	03/31/2023	\$8,100		Tax Deed	0/0	20230179598	/
4448 Chandler Rd	03/28/2023	\$4,680,000		Warranty Multiple	0/0	20230183765	/
S Apopka Vineland Rd	03/24/2023	\$3,000,000		Special Warranty	0/0	20230186057	/
4448 Chandler Rd	03/21/2023	\$6,232,000		Warranty Multiple	0/0	20230183763	/
16232 Sandhill Rd	03/09/2023	\$435,100		Warranty Multiple	0/0	20230142275	/
Painted Leaf Dr	02/09/2023	\$1,687,000		Special Warranty	0/0	20230080418	/
Peterson Rd	02/07/2023	\$5,100,000		Special Warranty	0/0	20230079685	/
Peterson Rd	02/01/2023	\$2,360,000		Special Warranty	0/0	20230079131	/
Peterson Rd	02/01/2023	\$2,137,500		Special Warranty	0/0	20230078845	/
S Econlockhatchee Trl	01/30/2023	\$150,000		Warranty Deed	0/0	20230063491	/

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

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

Property Summary as of 05/04/2023

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

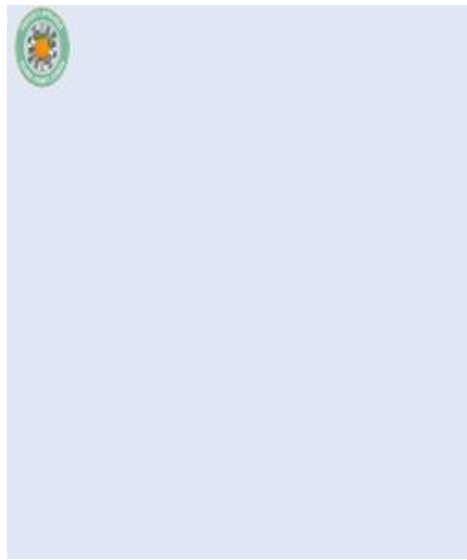
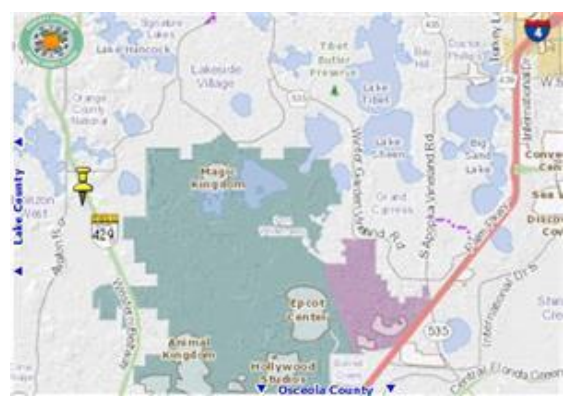
10901 Avalon Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



272408000000010 05/02/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2022		\$6,324,450	+	\$0	+	\$0 = \$6,324,450 (10%) \$3,944,889 (10%)
2021		\$5,749,500	+	\$0	+	\$0 = \$5,749,500 (-3.0%) \$3,586,263 (10%)
2020		\$5,927,907	+	\$0	+	\$0 = \$5,927,907 (0%) \$3,260,239 (10%)
2019		\$5,927,907	+	\$0	+	\$480 = \$5,928,387 \$2,963,854

Tax Year Benefits		Other Exemptions	Tax Savings
2022		\$3,944,889	\$172,062
2021		\$3,586,263	\$78,239
2020		\$3,260,239	\$81,439
2019		\$2,963,854	\$83,011

2022 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$6,324,450	\$3,944,889	\$0	3.2140 (-7.88%)	\$0.00	0 %
Public Schools: By Local Board	\$6,324,450	\$3,944,889	\$0	3.2480 (0.00%)	\$0.00	0 %
Orange County (General)	\$3,944,889	\$3,944,889	\$0	4.4347 (0.00%)	\$0.00	0 %
Unincorporated Taxing District	\$3,944,889	\$3,944,889	\$0	1.8043 (0.00%)	\$0.00	0 %
Library - Operating Budget	\$3,944,889	\$3,944,889	\$0	0.3748 (0.00%)	\$0.00	0 %
South Florida Water Management District	\$3,944,889	\$3,944,889	\$0	0.0948 (-10.65%)	\$0.00	0 %
South Florida Wmd Okeechobee Basin	\$3,944,889	\$3,944,889	\$0	0.1026 (-10.47%)	\$0.00	0 %
South Florida Wmd Everglades Const	\$3,944,889	\$3,944,889	\$0	0.0327 (-10.41%)	\$0.00	0 %
Reedy Creek Improvement District	\$3,944,889	\$3,944,889	\$0	9.2600 (-31.78%)	\$0.00	0 %
Reedy Creek Debt Service	\$3,944,889	\$3,944,889	\$0	4.6400	\$0.00	0 %
				27.2059	\$0.00	

2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

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)	\$86,625.00	\$6,640,673	\$0.00	\$6,640,673

Buildings

Extra Features

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

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/15/2021	\$6,660,400	20220245304 /		Special Warranty Multiple	Reedy Creek Imp Dist	Walt Disney Parks And Resorts U S Inc	Vacant
12/15/1988	\$100	19893168820	04047 / 0259	Quitclaim Multiple			Improved
01/01/1987	\$1,500,000	19872678173	03852 / 0713	Warranty Multiple			Improved
12/01/1986	\$100	19862665969	03846 / 3646	Quitclaim Multiple			Improved

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

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

Property Summary

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

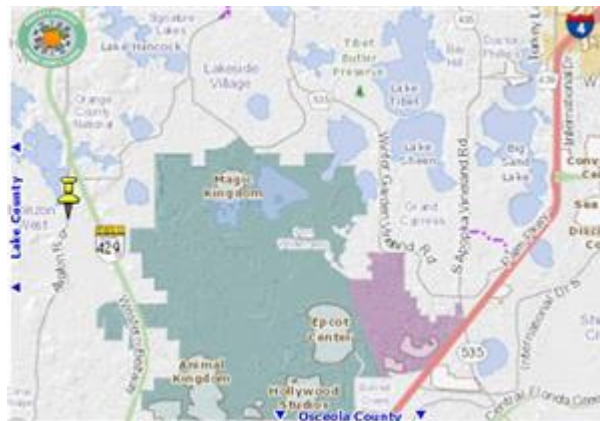
Attn: Tax Dept
Po Box 471010
Kissimmee, FL 34747-9010

Physical Address

Avalon Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2021	\$153,015	+ \$0	+ \$0 = \$153,015 (0%)	\$153,015 (0%)	
2020	\$153,015	+ \$0	+ \$0 = \$153,015 (2.0%)	\$153,015 (2.0%)	
2019	\$150,015	+ \$0	+ \$0 = \$150,015	\$150,015	

2021 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$153,015	\$0	\$153,015	3.4890 (-3.33%)	\$533.87	26 %
Public Schools: By Local Board	\$153,015	\$0	\$153,015	3.2480 (0.00%)	\$496.99	24 %
Orange County (General)	\$153,015	\$0	\$153,015	4.4347 (0.00%)	\$678.58	33 %
Unincorporated Taxing District	\$153,015	\$0	\$153,015	1.8043 (0.00%)	\$276.08	13 %
Library - Operating Budget	\$153,015	\$0	\$153,015	0.3748 (0.00%)	\$57.35	3 %
South Florida Water Management District	\$153,015	\$0	\$153,015	0.1103 (0.00%)	\$16.88	1 %
South Florida Wmd Okeechobee Basin	\$153,015	\$0	\$153,015	0.1192 (0.00%)	\$18.24	1 %
South Florida Wmd Everglades Const	\$153,015	\$0	\$153,015	0.0380 (0.00%)	\$5.81	0 %
				13.6183	\$2,083.80	

2021 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

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)	\$78,873.80	\$153,015	\$0.00	\$153,015

Buildings

Extra Features

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

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/25/2019	\$100	20190265351/	Special Warranty Multiple	Reedy Creek Imp Dist	Walt Disney Parks And Resorts U S Inc	Vacant

III. Application Forms

TRG/DRC Application Form

Orange County, Florida
Technical Review Group (TRG) / Development Review Committee (DRC) Application

Planning, Environmental and Development Services Department, Planning Division

201 South Rosalind Avenue, 2nd Floor, Orlando, Florida 32801

Contact(s): Lisette Egipciaco – (407)836-5684, Lisette.Egipciaco@ocfl.net

Email completed application to: DRC_Help@ocfl.net

1. Project Information

Project Name:	Hartzog Road Attainable Housing Community PD								
Detailed Request: →	Planned Development Zoning request for development of an Attainable Housing community in Horizon West Village H, Apartment land use district.								
PD Name (as approved by the BCC):	N/A								
PSP Name (as approved by the BCC):	N/A								
Future Land Use:	Proposed: Village								
Current Zoning:	N/A								
Proposed Zoning:	Planned Development (PD)								
Location (North / South of):	South of Hartzog Road								
Location (East / West of):	East of CR 545 (Avalon Rd) and west of Hartzog Road								
Parcel ID Number(s):	08-24-27-0000-00-038; 08-24-27-0000-10-000; 08-24-27-0000-00-010; 08-24-27-0000-00-036								
Property Address:	No address number assigned.								
Acreage:	Approx. 114.23 ac								
Affordable / Attainable Housing? (Y / N) If Yes, how many units (or percentage of development program) of affordable / attainable housing are being proposed. Identify what income(s) will these units be targeting based on current Area Median Income data.	Yes/Attainable Housing 100% of the constructed units will target incomes in the 50%-100% AMI range.								
Development Program / Proposed Use:	Max. 1,450 multi-family (apartment) units								
Building Setbacks:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">FRONT SETBACK</td> <td style="text-align: center;">10' INCLUDING PORCH</td> </tr> <tr> <td style="text-align: left;">SIDE SETBACK</td> <td style="text-align: center;">15'/10' FRONT PORCH OR BAY</td> </tr> <tr> <td style="text-align: left;">SIDE STREET SETBACK</td> <td style="text-align: center;">15'</td> </tr> <tr> <td style="text-align: left;">REAR SETBACK</td> <td style="text-align: center;">20' FOR PRIMARY STRUCTURE</td> </tr> </table>	FRONT SETBACK	10' INCLUDING PORCH	SIDE SETBACK	15'/10' FRONT PORCH OR BAY	SIDE STREET SETBACK	15'	REAR SETBACK	20' FOR PRIMARY STRUCTURE
FRONT SETBACK	10' INCLUDING PORCH								
SIDE SETBACK	15'/10' FRONT PORCH OR BAY								
SIDE STREET SETBACK	15'								
REAR SETBACK	20' FOR PRIMARY STRUCTURE								
Maximum Building Height:	5 Stories/65'								
Minimum Living Area:	500 sf								
Minimum Lot Width:	85'								
School Age Population:	415 based on OCPS student generation rates								
Commission District:	1								
Water Provider:									
Wastewater Provider:									
CEA #:	N/A								
Conservation Area Determination #:	CAD Review in Progress								
Conservation Area Impact #	No Wetland Impacts Proposed								

**Orange County, Florida
Technical Review Group (TRG) / Development Review Committee (DRC) Application**

2. Project Type

New Projects:	Change Determinations:	Other:
<input checked="" type="checkbox"/> Land Use Plan	<input type="checkbox"/> Land Use Plan	<input type="checkbox"/> Discussion
<input type="checkbox"/> Land Use Plan Amendment	<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Extension
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Appeal
<input type="checkbox"/> Development Plan	<input type="checkbox"/> Development Order (NOPC)	<input type="checkbox"/> Pre-Application
<input type="checkbox"/> Development Order		<input type="checkbox"/> Agreement

3. Owner / Applicant Information

Applicant / Primary Contact / Authorized Agent¹	Owner (If multiple owners, add additional sheets as necessary)
Company: Walt Disney Imagineering	Company: ARDC-Ocala 201, LLC & Walt Disney Parks and Resorts US Inc.
Name: Kathy Hattaway	Name:
Address: P.O. Box 10321	Address: P.O. Box 471010
City, State, Zip: Lake Buena Vista, FL 32830	City, State, Zip: Kissimmee, FL 34747
Phone: 407-718-0858	Phone:
Fax:	Fax:
Email: Kathy.hattaway.-ND@disney.com	Email:

1. If applicant isn't the owner, an Agent Authorization form is required.

4. Required Documentation (Note: Additional documents may be requested)

<input checked="" type="checkbox"/> Agent Authorization Form(s)	<input type="checkbox"/> Fee
<input checked="" type="checkbox"/> Relationship Disclosure Form(s)	<input type="checkbox"/> Title Work
<input checked="" type="checkbox"/> Specific Project Expenditure Report(s)	<input type="checkbox"/> Incorporation Documents (if applicable)
<input type="checkbox"/> Electronic Plan Set (CD with single PDF)	<input type="checkbox"/> Existing DRC / BCC Conditions (For Change Determinations Only)

Note: For specific plan requirements, please see the applicable sufficiency checklist on the Orange County Development Review Committee website at: <http://www.orangecountyfl.net/OpenGovernment/FollowOurBoards/DevelopmentReviewCommittee.aspx>

5. Fees

\$2,839 + \$2 per ac per OC 2022-2023 Fee Directory

Land Use Plan / Land Use Plan Amendment:	\$2,841 + \$2 per acre
Preliminary Subdivision Plan (1-10 lots):	\$2,056
Preliminary Subdivision Plan (11 or more lots):	\$2,129 + \$5 per lot
Development Plan:	\$1,407 + \$2 per acre
Change Determination – Land Use Plan:	\$1,255
Change Determination – Preliminary Subdivision Plan:	\$398
Change Determination – Development Plan:	\$398
Discussion / Extension / Pre-Application:	\$141
Development Order Non-Substantial Deviation:	\$2,749
DRC / BCC Appeal	\$741.00
Hold Harmless Agreement	\$148.00

Note: Checks should be made payable to: Orange County Board of County Commissioners'

¹ If Applicant is not the owner, an Agent Authorization form from all owners is required.

6. General Information

This application will not be considered sufficient and shall not be processed until all required application information and required documentation are provided to the Planning Division. ***All signed application documents shall be originals; no copies shall be accepted. If any information regarding the project (ownership, applicant, request, etc.) changes during the review process, the applicant is required to provide an updated application to the Planning Division.***

Agent Authorization Form: If the applicant is not the owner of the property, the owner must complete and sign the County's Agent Authorization Form. If there are multiple property owners, a separate Agent Authorization Form is required for each owner. If the property is held by any entity other than an individual, the appropriate corporate and/or trust documents are required.

Relationship Disclosure Form: For all DRC project applications, a Relationship Disclosure Form shall be completed by the owner or the owner's authorized agent (when accompanied by a valid Agent Authorization Form on file with the County) and shall be submitted to the Planning Division concurrent with the application. All questions regarding the Relationship Disclosure Form shall be directed to the Orange County Attorney's Office at (407) 836-7320.

Specific Project Expenditure Report: The Specific Project Expenditure Report is a report of all lobbying expenditures incurred by the owner and her / his agent and the owner's lobbyist, contractors, consultants, if applicable, for certain projects or issues that will come before the BCC. This form is required for all DRC applications. All questions regarding the Specific Project Expenditure Report shall be directed to the Orange County Attorney's Office at (407) 836-7320.

Public Notification and Site Visit: The applicant is required to place one or more posters on the property for Land Use Plan, Land Use Plan Amendment, and Preliminary Subdivision Plan applications. The Planning Division will notify the applicant when the posters are prepared and ready for pick up. Failure to post the property according to the posting instructions may result in the postponement of a required public hearing.

For certain application types, surrounding property owners will be notified of the request by mail. Orange County staff will coordinate the mailer.

This application hereby authorizes Orange County staff to enter the property at any reasonable time for the purpose of a site visit in connection with the review of this application.

Community Meeting: A community meeting may be required for this request. If a community meeting is required, the applicant shall be responsible for the payment of all fees associated with the meeting at the time of scheduling. Additionally, the time and date of the community meeting shall be coordinated with the District Commissioner and venue.

Public Hearing: This application may require one or more public hearings. Attendance at all hearings by the applicant or representative is required. Inquiries from the public, the Planning and Zoning Commission, or the Board of County Commissioners for information or clarification may necessitate a response from the

**Orange County, Florida
Technical Review Group (TRG) / Development Review Committee (DRC) Application**

applicant. Consequently, non-attendance may result in a vote of denial or a continuance to a future hearing date. Hearings that are continued due to the applicant's actions may require re-advertisement. All costs related to notice of rescheduled hearings and / or additional community meetings shall be the responsibility of the applicant.

7. Signature / Title Work

I, the undersigned, have read this application and hereby attest that the above-referenced information is true, complete, and correct to the best of my knowledge and, during the pendency of this application, I understand my continuing obligation to promptly notify the DRC Office, in writing, of any statement or representation which was incorrect or incomplete when made or which becomes incorrect or incomplete by virtue of changed circumstances. Any false information or misrepresentation made on this application or other forms as required by this application may be grounds for revocation of any approval granted by the Development Review Committee, Planning and Zoning Commission, or the Board of County Commissioners.

I acknowledge and accept that an application for the project types listed below may not be deemed sufficient unless and until a current title insurance policy (if available) is provided, as set forth below; if none is currently available, then a title commitment with copies of the deed(s) and all encumbrances shall be provided.

Unless otherwise noted, applications for the following projects shall require a copy of a current title insurance/title commitment with copies of the ownership deed(s) and all encumbrances*:

- Planned Development / Land Use Plan (most current title policy available shall be provided)**
- Preliminary Subdivision Plan**
- Development Plan
- Any substantial change to an approved plan/project that requires Board of County Commissioners' approval**
- Certain non-substantial changes, as determined by the DRC***

837.06 False official statements.—Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

Applicant's Signature: Kathy Hattaway Date: May 25, 2023

* All title work shall be updated prior to construction plan approval, prior to any dedication, at plat submittal, and immediately prior to plat recording. "Current" title work means nothing greater than 90 days old.

**Title policy/commitment shall be received, reviewed, and deemed satisfactory prior to item being scheduled on BCC agenda.

***Plan changes shall not become effective until title work is received, reviewed, and deemed satisfactory.

Walt Disney Parks and Resorts U.S., Inc.

Agent Authorization Form

AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Walt Disney Parks and Resorts U.S., Inc., AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, see Parcel ID #s below, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Kathy Hattaway, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Planned Development (PD) Zoning, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

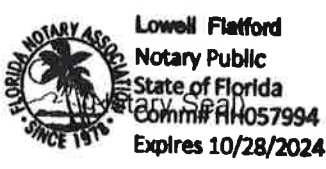
Date: 5/31/23 [Signature] SCAN ROBERTS, VICE PRESIDENT
 Signature of Property Owner Print Name Property Owner

Date: _____ _____
 Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA :
 COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 31st day of MAY, 2023 by SCAN ROBERTS. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31st day of MAY, in the year 2023.



[Signature]
 Signature of Notary Public
 Notary Public for the State of Florida

My Commission Expires: 10/28/24

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: 08-24-27-0000-10-000; 08-24-27-0000-00-010; 08-24-27-0000-00-036
LEGAL DESCRIPTION:

Relationship Disclosure Form

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: Walt Disney Parks and Resorts U.S., Inc.

Business Address (Street/P.O. Box, City and Zip Code): _____

c/o WDW Tax Dept, P.O. Box 471010, Kissimmee FL 34747

Business Phone _____

Facsimile _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone _____

Facsimile _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:

(Agent Authorization Form also required to be attached)

Name: Kathy Hattaway

Business Address (Street/P.O. Box, City and Zip Code): _____

Walt Disney Imagineering Kathy.Hattaway.-ND@disney.com

Business Phone (407) 718-0858

Facsimile _____

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part II

IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?

YES NO

IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?

YES NO

IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC? (When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item.)

YES NO

If you responded "YES" to any of the above questions, please state with whom and explain the relationship:

(Use additional sheets of paper if necessary)

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.


Signature of Owner, Contract Purchaser
or Authorized Agent

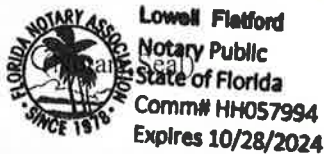
Date: 5/31/23


Print Name and Title of Person completing this form: SEAN ROBERTS, VICE PRESIDENT

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 31ST day of MAY, 2023 by SEAN ROBERTS. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31ST day of MAY, in the year 2023.




Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
10/28/24

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

Specific Project Expenditure Form

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: _____

This is a Subsequent Form: _____

For
staff
use
only

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____
Walt Disney Parks and Resorts U.S., Inc. c/o WDW Tax Dept, P.O. Box 471010, Kissimmee FL 34747

Name and Address of Principal's Authorized Agent, if applicable: _____

Kathy Hattaway, Walt Disney Imagineering, 407-718-0858, Kathy.Hattaway.-ND@disney.com

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: Brian Forster, LandDesign, 100 S. Orange Ave #200, Orlando 32801
Are they registered Lobbyist? Yes or No
2. Name and address of individual or business entity: Mohammed Abdallah, TMC, 3101 Maguire Ave #265, Orlando 32803
Are they registered Lobbyist? Yes or No
3. Name and address of individual or business entity: Danny Gough, BioTech Consulting Inc., 3025 E. South St, Orlando 32803
Are they registered Lobbyist? Yes or No
4. Name and address of individual or business entity: John Miklos, BioTech Consulting Inc., 3025 E. South St, Orlando 32803
Are they registered Lobbyist? Yes or No
5. Name and address of individual or business entity: Oscar Anderson, The Southern Group, 28 W. Central Blvd #260, Orlando 32801
Are they registered Lobbyist? Yes or No
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

**Part II
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

Part III

ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 5/31/23



Signature of Principal or Principal's Authorized Agent
(check appropriate box)

PRINT NAME AND TITLE: SEAN ROBERTS, VICE PRESIDENT

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 31st day of MAY, 2023 by SEAN ROBERTS. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31st day of MAY, in the year 2023.



Lowell Flatford
Notary Public
State of Florida
Comm# HH057994
Expires 10/28/2024



Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 10/28/24

Staff signature and date of receipt of form _____

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

Sunbiz Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

WALT DISNEY PARKS AND RESORTS U.S., INC.

Filing Information

Document Number	P97000071529
FEI/EIN Number	95-2412883
Date Filed	08/18/1997
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	03/28/2012
Event Effective Date	04/01/2012

Principal Address

1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Changed: 05/17/1999

Mailing Address

500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Changed: 06/15/2009

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 10/05/2021

Address Changed: 10/05/2021

Officer/Director Detail

Name & Address

Title President

BOUZA, BARBARA H
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

ALMAND, J R
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

CRABTREE, GRANT R
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Asst. Secretary, Deputy Chief Counsel

MONTI, KIMBERLY A
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Director

MASCARO, BRIANA L
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Director

SUTHERLAND, CHRISTIE
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Director

USSERY, BRIAN C
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Senior Vice President

KIRK, JASON T
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title VP

CORDERO, GINA
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title VP

DILLARD, BARRY
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title VP

LABONGE, MICHAEL E
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title VP

RECHER, JASON J
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title VP

STRETCH, KATHERINE
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

BROOKS, SCOTT
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

CLEMENT, JEAN-MARIE
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Chairman

D'AMARO, JOSHUA W
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Director, VP, Secretary

GAVAZZI, CHAKIRA H
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Director, Chief Counsel

GIACALONE, MARGARET C
1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Director, Senior Vice President

HOPKINS, ANDREW M
1200 GRAND CENTRAL AVE
GLENDALE, CA 91201

Title Managing Director, President

ESTORINO, JILL
1101 FLOWER ST
GLENDALE, CA 91201

Title President

FILIPPATOS, TASIA
3 QUEEN CAROLINE ST
LONDON W6 9PE GB

Title President

KALOGRIDIS, GEORGE A
215 CELEBRATION PLACE
CELEBRATION, FL 34747

Title President

MAZLOUM, THOMAS
210 CELEBRATION PLACE
CELEBRATION, FL 34747

Title President

POTROCK, KENNETH M
700 W BALL ROAD
ANAHEIM, CA 92802

Title President

VAHLE, JEFFREY N
210 CELEBRATION PLACE
CELEBRATION, FL 34747

Title Executive Vice President, CFO

LANSBERRY, KEVIN A
1375 EAST BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title Senior Vice President, Treasurer

GOMEZ, CARLOS A
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Senior Vice President, Asst. Secretary

JONES, CLARK R
700 W BALL ROAD
ANAHEIM, CA 92802

Title Senior Vice President

RENDE, TIFFANY L
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

ALDE, RACHEL R
1200 GRAND CENTRAL AVE
GLENDALE, CA 91201

Title VP

BASALARI, ANTHONY G
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

BECHERER, JOSEPH C
1375 E BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title VP

CLINE, CATHERINE C
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

DETCHEMENDY, DEANNA W
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

GROSS, GEORGE M
1375 EAST BUENA VISTA DRIVE
LAKE BUENA VISTA, FL 32830

Title VP

HINDLEY, CHRISTINE M
1101 FLOWER ST
GLENDALE, CA 91201

Title VP, Asst. Secretary

KUHN, EDWARD M
1375 EAST BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title VP

LECKIE, LAWRENCE D
7055 S KIRKMAN RD
ORLANDO, FL 32819

Title VP

LEITMAN, WENDY K
2300 WEST RIVERSIDE DR
BURBANK, CA 91506

Title VP

LIANG, GRACE C
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

MERRIMAN, RICK
200 CELEBRATION PL
CELEBRATION, FL 34747

Title VP

MILAM, HUGH STEVE
2323 WEST ALAMEDA AVE
BURBANK, CA 91506

Title VP

MULLINS, ELIZABETH A
1375 E BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title VP, Chief Counsel, Asst. Secretary

ONTKO, DAVID A
700 W BALL RD
ANAHEIM, CA 92802

Title VP

PENNING, MARK R
1375 EAST BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title VP, Asst. Secretary

POSTERARO, CHRISTOPHER C
1375 E BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title VP

STOWELL, JOHN A
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

SWINDELL, JEFF
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

WILSON, J NATHAN
1375 EAST BUENA VISTA
4TH FL

LAKE BUENA VISTA, FL 32830

Title Asst. Treasurer

GROSSMAN, DANIEL F
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Asst. Secretary

FJELLSTEDT, ANDERS P
1375 E BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

PHILLIPS, ELISE G
1375 EAST BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

RODRIGUEZ-FEO, ARMANDO A
1375 E BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

SALAMA, MICHAEL
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Asst. Secretary

SOLOMON, AARON H
1170 CELEBRATION BLVD
CELEBRATION, FL 34747

Title Asst. Secretary

STEED, SHANNA L
640 PAULA AVE
GLENDALE, CA 91201

Title Asst. Secretary

YOUNG, LEE R
1170 CELEBRATION BLVD
CELEBRATION, FL 34747

Title Deputy Chief Counsel

MCGOWAN, JOHN M
1375 EAST BUENA VISTA DRIVE
LAKE BUENA VISTA, FL 32830

Title Assistant Chief Counsel

JUSTICE, SCOTT A
1375 E BUENA VISTA ST
LAKE BUENA VISTA, FL 32830

Title Assistant Chief Counsel

ROBERTS, SEAN J
1375 EAST BUENA VISTA
LAKE BUENA VISTA, FL 32830

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/26/2022
2023	04/28/2023

Document Images

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08/18/1997 -- Domestic Profit Articles	View image in PDF format

ARDC-Ocala 201, LLC

Agent Authorization Form

AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) ARDC-Ocala 201, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, see Parcel ID # below, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Kathy Hattaway, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Planned Development (PD) Zoning, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

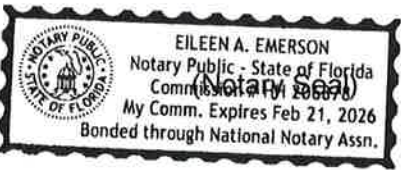
Date: 5/31/2023 [Signature] GARY N. SIMMONS
 Signature of Property Owner Print Name Property Owner

Date: _____ _____ _____
 Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA :
 COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 31st day of MAY, 2023 by GARY N. SIMMONS. He is personally known to me or has produced N/A as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31st day of MAY, in the year 2023.



[Signature]
 Signature of Notary Public
 Notary Public for the State of Florida
 My Commission Expires: 2/21/2026

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: 08-24-27-0000-00-038
LEGAL DESCRIPTION:

Relationship Disclosure Form

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For
staff
use
only

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: ARDC-Ocala 201, LLC

Business Address (Street/P.O. Box, City and Zip Code): _____

c/o WDW Tax Dept, P.O. Box 471010, Kissimmee FL 34747

Business Phone _____

Facsimile _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone _____

Facsimile _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:

(Agent Authorization Form also required to be attached)

Name: Kathy Hattaway

Business Address (Street/P.O. Box, City and Zip Code): _____

Walt Disney Imagineering Kathy.Hattaway.-ND@disney.com

Business Phone (407) 718-0858

Facsimile _____

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part II

IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?

YES NO

IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?

YES NO

IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC? (When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item.)

YES NO

If you responded "YES" to any of the above questions, please state with whom and explain the relationship:

(Use additional sheets of paper if necessary)

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

G. Simmons
Signature of Owner, Contract Purchaser
or Authorized Agent

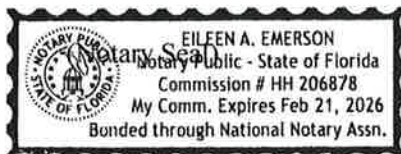
Date: 5/31/2023

Print Name and Title of Person completing this form: GARY N. SIMMONS
VICE PRESIDENT

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 31ST day of MAY, 2023 by GARY N. SIMMONS. He/she is personally known to me or has produced N/A as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31ST day of MAY, in the year 2026.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
2/21/2026

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

Specific Project Expenditure Form

For Staff Use Only:
Initially submitted on _____
Updated On _____
Project Name (as filed) _____
Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

**This is the initial Form: _____
This is a Subsequent Form: _____**

For
staff
use
only

**Part I
Please complete all of the following:**

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____
ARDC-Ocala 201, LLC c/o WDW Tax Dept, P.O. Box 471010, Kissimmee FL 34747

Name and Address of Principal's Authorized Agent, if applicable: _____
Kathy Hattaway, Walt Disney Imagineering, 407-718-0858, Kathy.Hattaway.-ND@disney.com

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: Brian Forster, LandDesign, 100 S. Orange Ave #200, Orlando 32801
Are they registered Lobbyist? Yes or No
2. Name and address of individual or business entity: Mohammed Abdallah, TMC, 3101 Maguire Ave #265, Orlando 32803
Are they registered Lobbyist? Yes or No
3. Name and address of individual or business entity: Danny Gough, BioTech Consulting Inc., 3025 E. South St, Orlando 32803
Are they registered Lobbyist? Yes or No
4. Name and address of individual or business entity: John Miklos, BioTech Consulting Inc., 3025 E. South St, Orlando 32803
Are they registered Lobbyist? Yes or No
5. Name and address of individual or business entity: Oscar Anderson, The Southern Group, 28 W. Central Blvd #260, Orlando 32801
Are they registered Lobbyist? Yes or No
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No

For Staff Use Only:
 Initially submitted on _____
 Updated On _____
 Project Name (as filed) _____
 Case or Bid No. _____

**Part II
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$

For Staff Use Only:
Initially submitted on _____
Updated On _____
Project Name (as filed) _____
Case or Bid No. _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 5/3/2023

[Handwritten Signature]

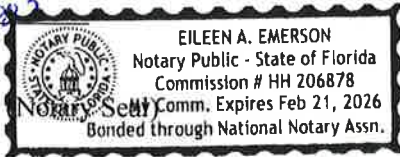
Signature of Principal or Principal's Authorized Agent
(check appropriate box)

PRINT NAME AND TITLE: _____

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 31st day of MAY, 2023 by GARY N. SIMMONS. He/she is personally known to me or has produced NA as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 31st day of MAY, in the year 2023



[Handwritten Signature]

Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 2/21/2026

Staff signature and date of receipt of form _____
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

Sunbiz Information



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ARDC-OCALA 201, LLC

Filing Information

Document Number	L99000005886
FEI/EIN Number	59-3599978
Date Filed	09/20/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	09/30/2021
Event Effective Date	NONE

Principal Address

1375 BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Changed: 04/25/2002

Mailing Address

500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Changed: 04/19/2007

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 09/30/2021

Address Changed: 09/30/2021

Authorized Person(s) Detail

Name & Address

Title Secretary

GAVAZZI, CHAKIRA H
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Authorized Member

WALT DISNEY PARKS AND RESORTS U.S., INC.
1375 BUENA VISTA DRIVE
4TH FL
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

SOLOMON, AARON H
1170 CELEBRATION BLVD
CELEBRATION, FL 34747

Title Treasurer

GOMEZ, CARLOS A
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title Asst. Treasurer

GROSSMAN, DANIEL F
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

VAHLE, JEFFREY N
210 CELEBRATION PLACE
CELEBRATION, FL 34747

Title VP

STOWELL, JOHN A
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

BECHERER, JOSEPH C
1375 E BUENA VISTA
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

YOUNG, LEE R
1170 CELEBRATION BLVD
CELEBRATION, FL 34747

Title Asst. Secretary

GIACALONE, MARGARET C
1375 EAST BUENA VISTA DRIVE
4TH FLOOR NORTH
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

SALAMA, MICHAEL
500 SOUTH BUENA VISTA STREET
BURBANK, CA 91521-0105

Title VP

SIMMONS, NEIL
3403 EAST VISTA BLVD
LAKE BUENA VISTA, FL 32830

Title Asst. Secretary

STEED, SHANNA L
640 PAULA AVE
GLENDALE, CA 91201

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