

*Board of County Commissioners*

# Public Hearings

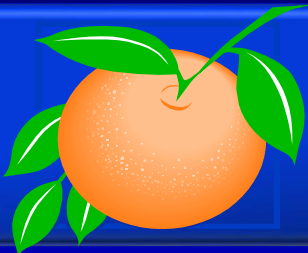
**June 21, 2022**



**CDR-22-03-079**

**Tyson Ranch Planned Development / Land Use Plan**

- Case:** CDR-22-03-079
- Project Name:** Tyson Ranch Planned Development / Land Use Plan
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 73.95 gross acres (overall PD)  
29.80 gross acres (affected parcel only)
- Location:** 14650 New Creek Avenue; generally west of Boggy Creek Road and north of Simpson Road.
- Request:** A PD substantial change to request a waiver from Orange County Code:
1. A waiver from Orange County Code Section 38-79(84)(c) to allow a screen enclosure to be located 0' (zero feet) from the side property lines and 12' from the rear property line for townhomes located within PD Parcel 4 only, in lieu of 5' (five feet) from the side and rear property lines.

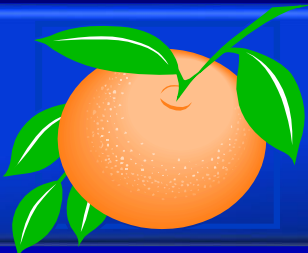


**CDR-22-03-079**

# Tyson Ranch Planned Development / Land Use Plan

Future Land Use Map

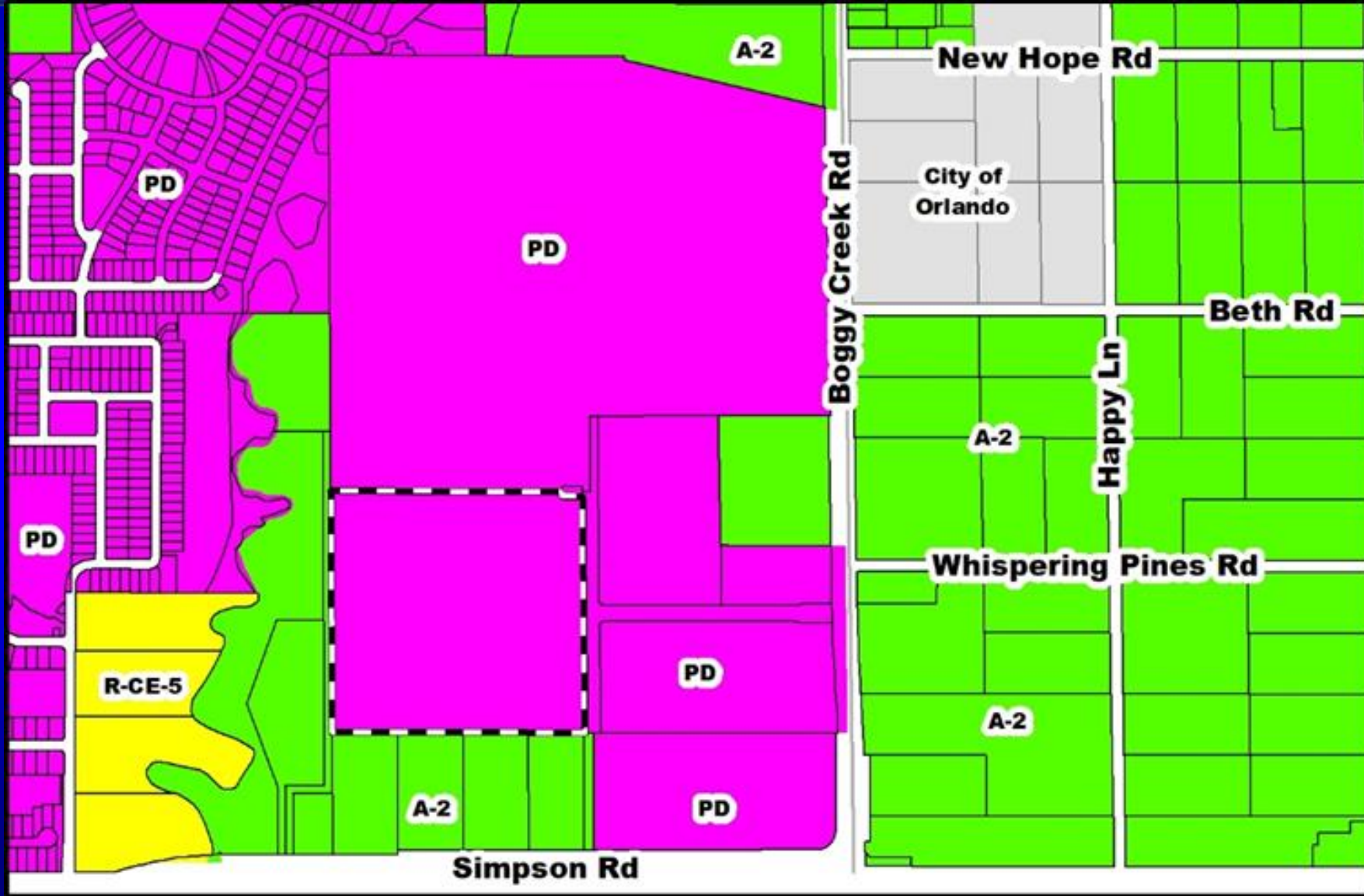


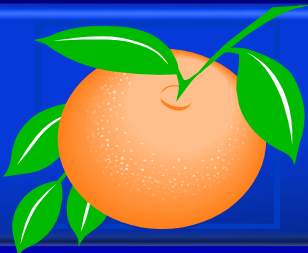


**CDR-22-03-079**

# Tyson Ranch Planned Development / Land Use Plan

Zoning Map



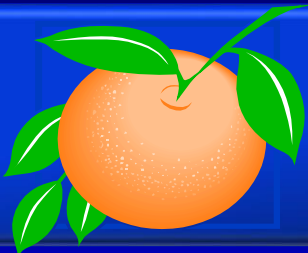


**CDR-22-03-079**

# **Tyson Ranch Planned Development / Land Use Plan**

**Aerial Map**

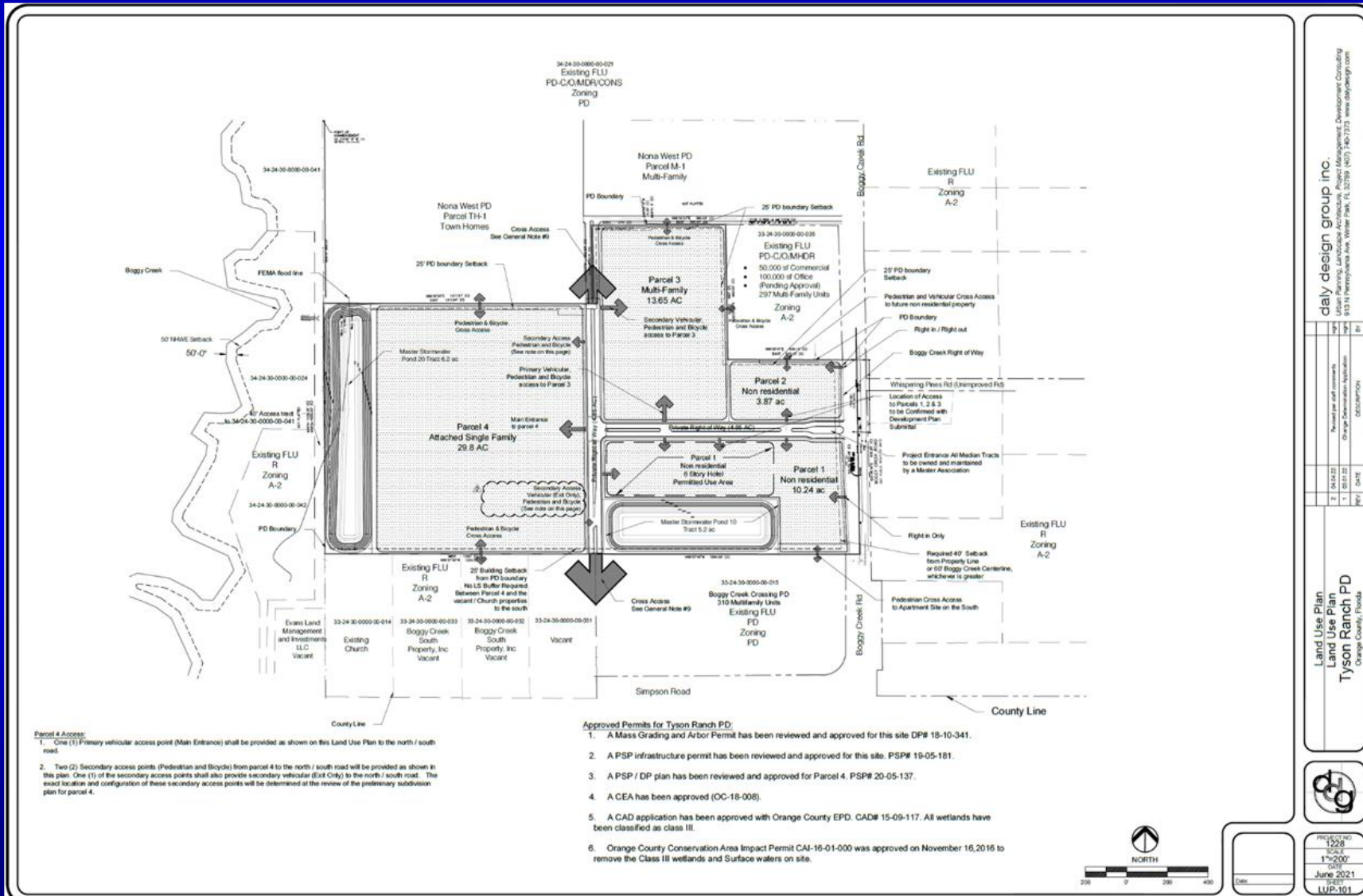




# CDR-22-03-079

# Tyson Ranch Planned Development / Land Use Plan

## Location Map



**Parcel 4 Access:**  
 1. One (1) Primary vehicular access point (Main Entrance) shall be provided as shown on this Land Use Plan to the north / south road.  
 2. Two (2) Secondary access points (Pedestrian and Bicycle) from parcel 4 to the north / south road will be provided as shown in this plan. One (1) of the secondary access points shall also provide secondary vehicular (Exit Only) to the north / south road. The exact location and configuration of these secondary access points will be determined at the review of the preliminary subdivision plan for parcel 4.

- Approved Permits for Tyson Ranch PD:**
1. A Mass Grading and Arbor Permit has been reviewed and approved for this site DP# 18-10-341.
  2. A PSP infrastructure permit has been reviewed and approved for this site. PSP# 19-05-181.
  3. A PSP / DP plan has been reviewed and approved for Parcel 4. PSP# 20-05-137.
  4. A CEA has been approved (OC-18-008).
  5. A CAD application has been approved with Orange County EPD. CAD# 15-09-117. All wetlands have been classified as class III.
  6. Orange County Conservation Area Impact Permit CAI-16-01-000 was approved on November 16, 2016 to remove the Class III wetlands and Surface waters on site.

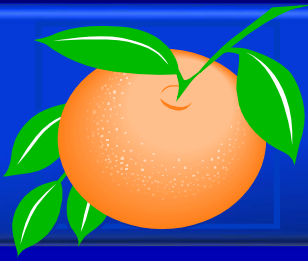
daily design group inc.  
 Urban Planning, Landscape Architecture, Project Management, Development Consulting  
 913 N. Pennsylvania Ave., Winter Park, FL 32789 (407) 740-7373 www.dailydesign.com

NO.	DATE	DESCRIPTION
1	04/14/21	Final Design
2	05/11/21	Final Design
3	06/01/21	Final Design

Land Use Plan  
 Land Use Plan  
 Tyson Ranch PD  
 Orange County, Florida



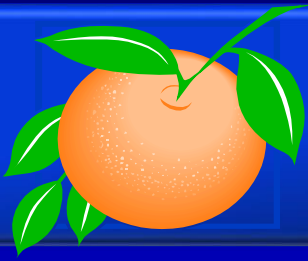
REVISIONS  
 1220  
 SCALE  
 1"=200'  
 DATE  
 June 2021  
 LUP-101



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve of the Tyson Ranch Planned Development / Land Use Plan (PD/LUP), dated “April 15, 2022”, subject to 8 conditions.**

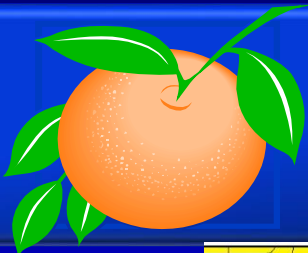
**District #4**



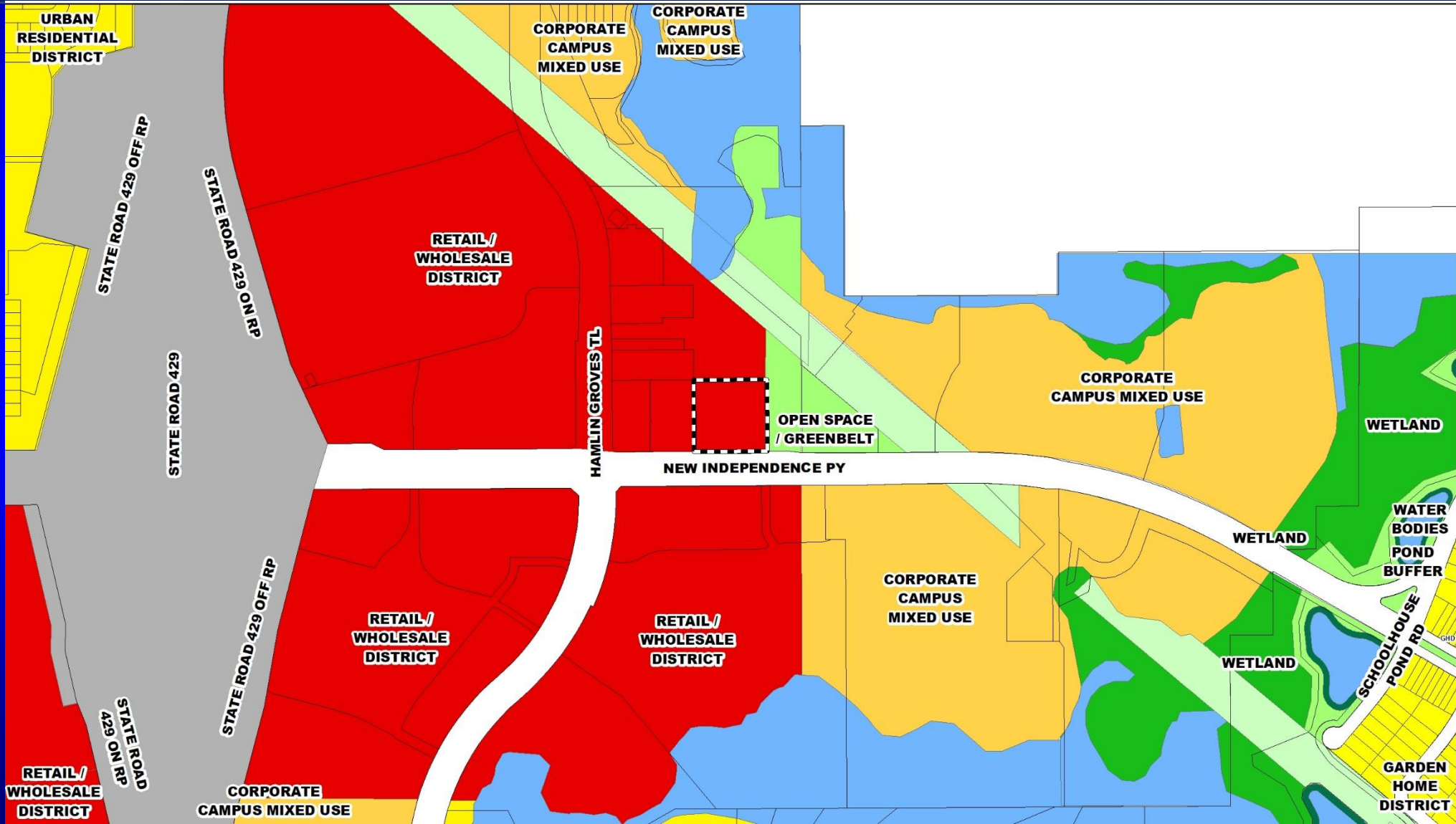
# Hamlin Planned Development – Unified Neighborhood Plan / Chick-Fil-A Development Plan

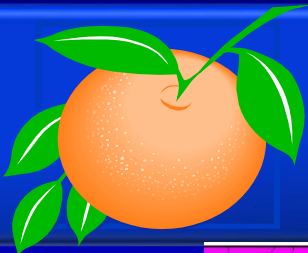
- Case:** DP-21-09-287
- Project Name:** Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / Chick-Fil-A DP
- Applicant:** Jenny C Baez, Bowman Consulting Group, Ltd.
- District:** 1
- Acreage:** 1.82 gross acres
- Location:** Generally located north of Independence Parkway / East of Hamlin Groves Trail
- Request:** To construct a 4,848 square feet Chick-fil-A restaurant with drive-thru and infrastructure and request one waiver from Orange County Code:
19. A waiver from Orange County Code Section 38-1390.53(a)(2) is granted to allow decorative screen fencing as an alternative to the masonry knee wall along framework streets in lieu of providing a decorative masonry knee wall in accordance with the standards described in Section 38-1390.52(b)(3).



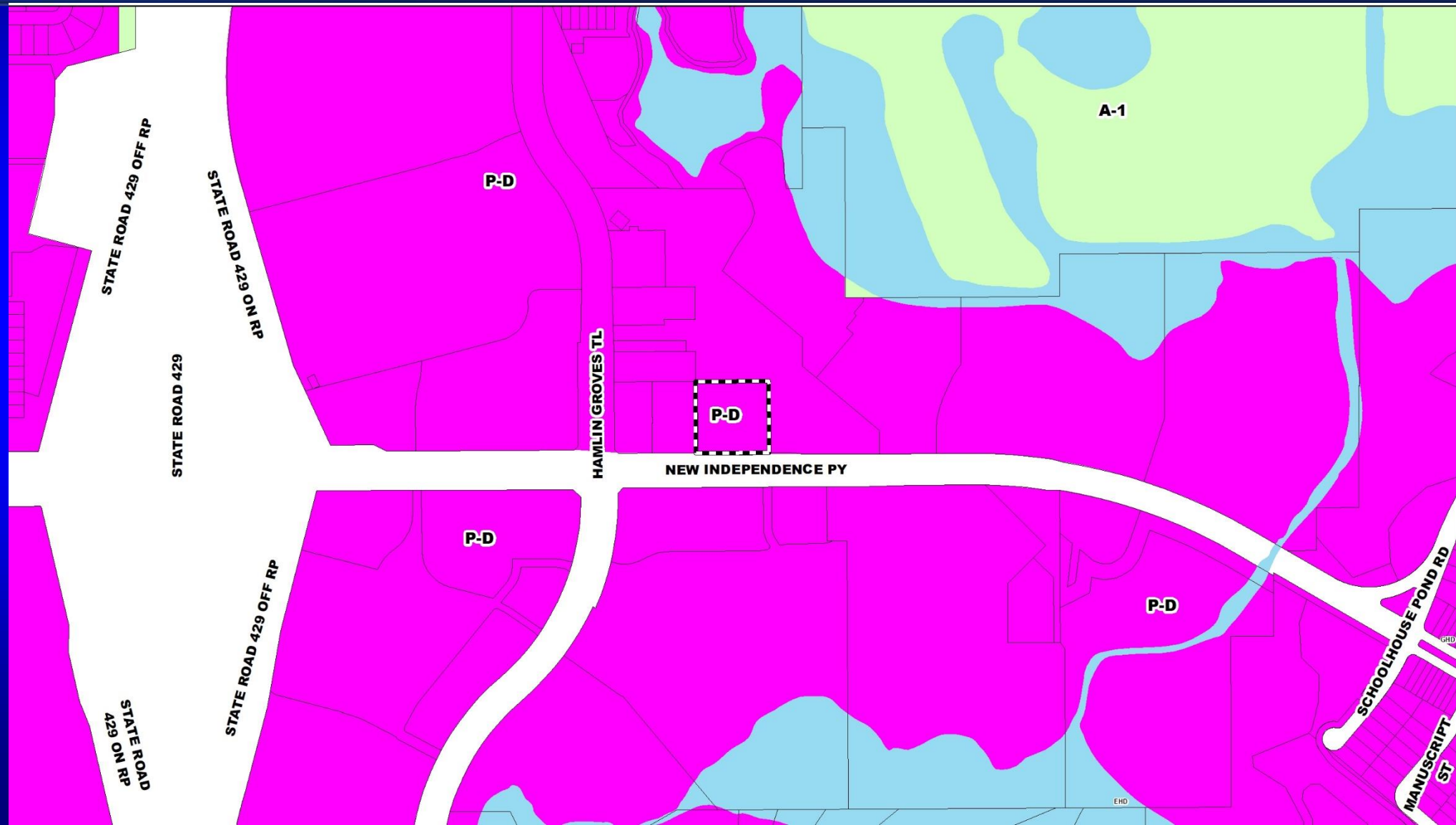


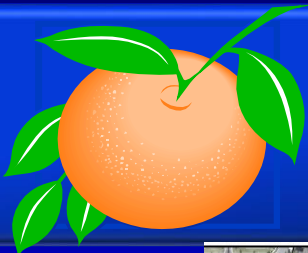
# Hamlin Planned Development / Chick-Fil-A #04926 Hamlin Development Plan Future Land Use Map





# Hamlin Planned Development / Chick-Fil-A #04926 Hamlin Development Plan Zoning Map

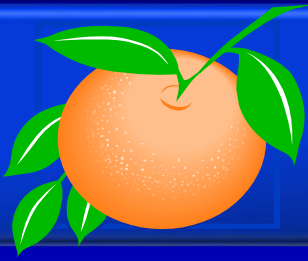




# Hamlin Planned Development / Chick-Fil-A #04926 Hamlin Development Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Hamlin PD - UNP / Hamlin East Proton Therapy Center PSP / Chick-Fil-A DP dated “Received April 28, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**