



**Interoffice Memorandum**

DATE: June 13, 2022

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Planning, Environmental and Development  
Services Department

**CONTACT PERSON: Joe Kunkel, P.E., DRC Chairman  
Development Review Committee  
Public Works Department  
(407) 836-7971**

SUBJECT: June 21, 2022 – Public Hearing  
Tom Daly, Daly Design Group  
Tyson Ranch Planned Development  
Case # CDR-22-03-079 / District 4

The Tyson Ranch Planned Development (PD) is located north of Simpson Road and west of Boggy Creek Road. The existing PD development program allows for such uses as single-family residential, multi-family residential, office, hotel, and retail commercial uses. The following development entitlements were approved with the original LUP: 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.

Through this PD substantial change, the applicant is seeking one waiver from Code for PD Parcel 4 to allow screen enclosures to be setback 0' from side property lines and 12' from rear property lines, in lieu of 5' from both side and rear property lines. PD Parcel 4 is approved for 330 townhome units.

On April 13, 2022, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Tyson Ranch Planned Development / Land Use Plan (PD/LUP) dated “Received April 15, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 4**

Attachments  
JVW/NT/JHS

**CASE # CDR-22-03-079**

Commission District: #4

**GENERAL INFORMATION**

**APPLICANT** Tom Daly, Daly Design Group

**OWNER** M/I Homes of Orlando, LLC

**PROJECT NAME** Tyson Ranch Planned Development (PD)

**PARCEL ID NUMBER** 33-24-30-8540-04-000 (affected parcel only)

**TRACT SIZE** 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 as follows:

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.

***Applicant Justification:*** *The owners of Parcel 4 are requesting to allow for revised setbacks to accommodate potential screen enclosures on the Townhome lots. The applicant is requesting a reduction of the side setback from 5' (five feet) to 0' (zero feet) and a rear setback increase from 5' (five feet) to 12' (twelve feet). The potential screen enclosure shall be considered an accessory and not part of the principle building. The requested waiver shall only apply to the townhome units that will be developed within Parcel 4 of the Tyson Ranch PD.*

**PUBLIC NOTIFICATION** A notification area extending beyond one thousand (1,000) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred thirty seven (137) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

## **IMPACT ANALYSIS**

### **Special Information**

The Tyson Ranch PD was originally approved April 9, 2019, and allows for such uses as single-family residential, multi-family residential, office, hotel, and retail commercial uses. The following development entitlements were approved with the original LUP: 350 multifamily dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.

Through this PD substantial change, the applicant is seeking to request a waiver to reduce the side and rear setbacks for screen enclosures from 5' (five feet) to 0' (zero feet) while increasing the rear setback from 5' (five feet) to 12' (twelve feet).

### **Land Use Compatibility**

The PD substantial change would not adversely impact any adjacent properties.

### **Comprehensive Plan (CP) Amendment**

The property's Future Land Use Map (FLUM) designation is PD-IND/C/O/MDR and the approved development program allows for 820,000 square feet of airport and medical support uses; 250 hotel rooms; 450 multifamily residential dwelling units; 300 single family residential dwelling units; 100,000 square feet of commercial retail; and 275,000 square feet of office. The current zoning designation is Planned Development (PD). The proposed PD substantial change is consistent with the designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

### **Community Meeting Summary**

A community meeting was not required for this request.

### **Rural Settlement**

The subject property is not located within a Rural Settlement.

### **Joint Planning Area (JPA)**

The subject property is not located within a JPA.

### **Overlay District Ordinance**

The subject property is not located within an Overlay District.

### **Environmental**

Environmental Protection Division (EPD) staff has reviewed the proposed request, but did not identify any issues or concerns.

### **Transportation Planning**

Transportation Planning staff has reviewed the proposed request but did not identify any issues or concerns.

### **Schools**

Orange County Public Schools (OCPS) reviewed the request and determined that it will not impact public school capacity.

**Parks**

Orange County Parks and Recreation staff reviewed the PD substantial change but did not identify any issues or concerns.

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

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

**ACTION REQUESTED**

**Development Review Committee (DRC) Recommendation – (April 13, 2022)**

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

1. Development shall conform to the Tyson Ranch Planned Development dated "Received April 15, 2022," 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 April 15, 2022," 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. A waiver from Orange County Code Section 38-79(84)(c) is granted to allow a zero (0) foot side setback on screen enclosures, in lieu of 5 (five) feet from the side property lines for the townhome units on PD Parcel 4 only.
7. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 26, 2021 shall apply:
  - a. The following waivers from Orange County Code are granted:
    - 1) A waiver from Section 38-1258(d) to allow 4-story (65' height) multi-family buildings within parcel 3, in lieu of 3-story and 45' in height.
    - 2) A waiver from Section 38-1258(a) to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, to allow

4 story (65' height) multi-family buildings to be located 90' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located within one hundred (100) feet of single-family zoned property, as measured from the property line of the proposed multi-family development to the nearest property line of the single-family zoned property, shall be restricted to single story in height.

- 3) A waiver from Section 38-1258(b) to allow 4 story multi-family buildings (65' height) to be located 90' from the east property line of Parcel 3, to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property shall vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.
  - 4) A waiver from Section 38-1258(c) to allow 4 story multi-family buildings (65' height) to be located 90' from the east property line of Parcel 3, to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 100' from single family zoned property west of the site, in lieu of Multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (40 feet) in height, except as provided in (d) below.
  - 5) A waiver from Section 38-1254(1) to allow 3 story (45' height) multi-family buildings to be located 75' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 90' from the east property line of Parcel 3, to allow 4 story (65' height) multi-family buildings to be located 20' from the north property line of Parcel 3, and to allow 4 story (65' height) multi-family buildings to be located 20' from the west property line of Parcel 3, in lieu of structures in excess of two (2) stories should increase this setback to reflect the additional structural height.
8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 9, 2019, shall apply:
- a. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.
  - b. The following Education Condition of Approval shall apply:

- 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of November 13, 2018.
  - 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 0 residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
  - 3) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
  - 4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.
  - 5) Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.
- c. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
  - d. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
  - e. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. The MUP must be approved prior to Construction Plan approval.
  - f. A Utilities Developer Agreement related to the extension of utility mains included in this PD may be required. The need for an agreement and the terms of the agreement will be determined based on the MUP for this PD. Agreements must be approved by the BCC prior to construction plan approval.



- g. This property is located within Airport Noise Zones 'E'. Development shall comply with Article XV, Chapter 9, Orange County Code (Airport Noise Impact Areas), as may be amended from time to time
- h. 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.
- i. Short term/transient rental is prohibited within residential properties. Length of stay shall be for 180 consecutive days or greater.
- j. Hotel length of stay shall not exceed 179 consecutive days.
- k. Outside sales, storage, and display shall be prohibited.
- l. Pole signs and billboards shall be prohibited. Ground signs shall comply with the Master Sign Plan and fascia signs all other signage shall comply with Chapter 31.5 of the Orange County Code.
- m. A current Phase I Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and/or Development Plan (DP) submittal and must be approved prior to PSP and /or DP approval for any streets or tracts anticipated to be dedicated to the County or to the perpetual use of the public.
- n. If the proposed North-South roadway currently shown as a private road on the Boggy Creek Crossings PD/LUP dated "received January 11, 2016," moves forward as a private road then all internal roadways of this development must also be private with a gated entry to the residential portion of this development subject to approval by the Board of County Commissioners.
- o. The following waivers from Orange County Code are granted:
  - 1) A waiver from Section 38-79(20)(j) to allow 40' rear to rear townhome building separations within Parcel 4, in lieu of a 60' rear to rear separation for townhome buildings.
  - 2) A waiver from Section 38-79(20)(f) to allow a maximum 50% of buildings to be (4) four units within Parcel 4 in lieu of a maximum 25% of building to be (4) four-units.
  - 3) A waiver from Section 38-1258(e) to allow parking and other paved areas for multi-family development on parcel 3 to be located ten (10) feet from the east property line adjacent to single-family zoned property line. A (10)-foot landscape buffer shall be provided consistent with Type C landscape buffer requirements, as set forth in Chapter 24 of the Orange County Code, in lieu of parking and other paved areas for multi-family development shall be located at least twenty-five (25) feet from any single-family zoned property. A twenty-five (25)-foot landscape buffer shall be provided

consistent with Type C landscape buffer requirements, as set forth in Chapter 24 of the Orange County Code.

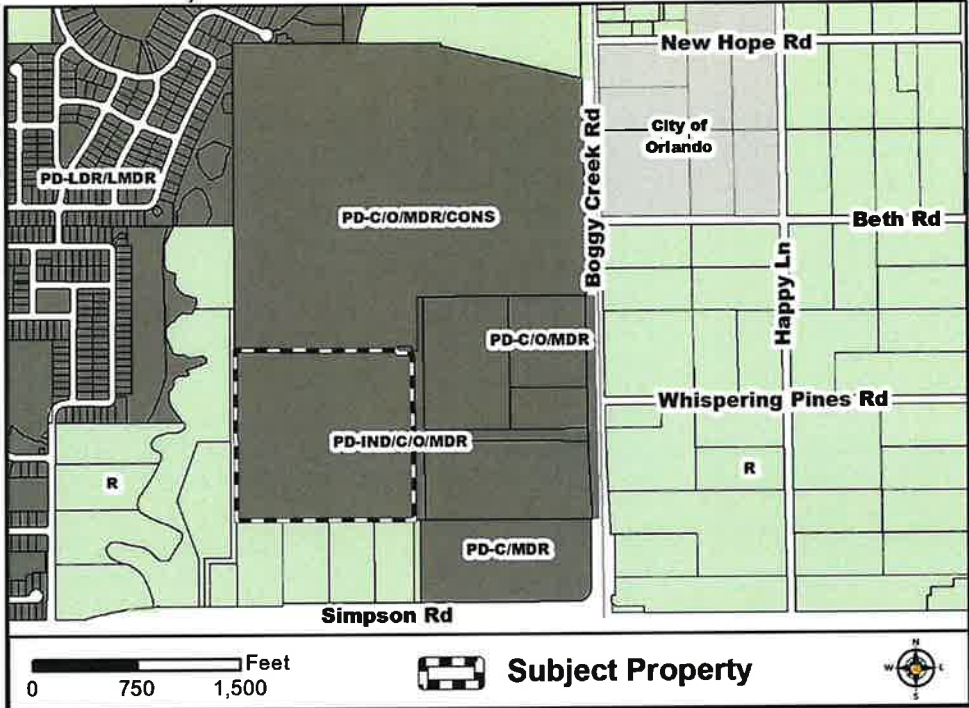
- 4) A waiver from Section 38-1258(f) to allow a 6' high aluminum fence on the east and west property line of Parcel 3, in lieu of a six-foot high masonry, brick, or block wall shall be constructed whenever a multi-family development is located adjacent to single-family zoned property.
  - 5) A waiver from Section 38-1272(5) to allow a 6 story (75' height) hotel within Parcel 1 north of Pond 10, in lieu of a maximum commercial building height of 50' and 35' within 100' of any residential property.
  - 6) A waiver from Section 38-1603 to allow a 60' non-residential building setback from the center line of Boggy Creek Rd (minor arterial urban) and 40' from the property line whichever is greater, in lieu of a 120' non-residential building setback from the center line of Boggy Creek Rd (minor arterial rural)
  - 7) A waiver from Section 24-5(3) to allow a 10' landscape buffer on the north and west side of Parcel 2, in lieu of a 15' Type "C" landscape buffer.
- p. If the Boggy Creek Crossings PD/LUP develops multi-family development adjacent to the proposed easternmost cross access between PD Parcel 1 and the Boggy Creek Crossings PD/LUP, then the proposed cross access shall not be constructed

**PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (October 26, 2021)**

Upon a motion by Commissioner Gomez Cordero, seconded by Commissioner Bonilla, and carried by all present members, the Board made a finding of consistency with the Comprehensive Plan; and approved the substantial change request to allow 4-story buildings on Parcel 3 and to amend the approved setback for the apartment buildings along with five (5) waivers from Orange County Code subject to seven (7) conditions of approval.

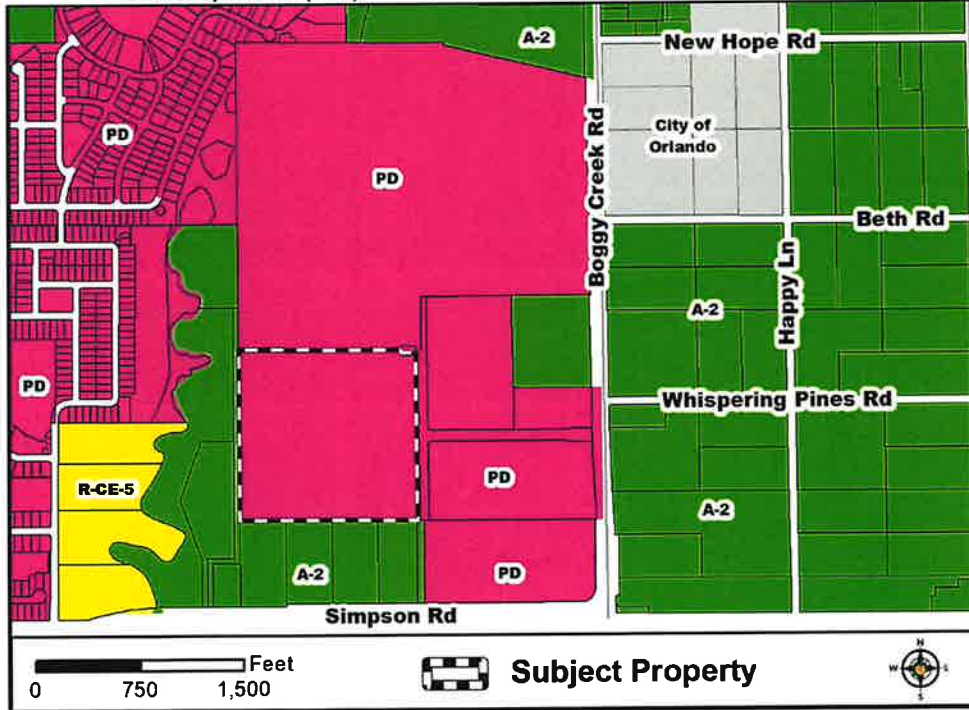
### Future Land Use Map

Planned Development – Industrial / Commercial / Office / Medium Density Residential (PD-IND/C/O/MDR)



### Zoning Map

Planned Development (PD)



# Tyson Ranch PD / LUP (Cover Sheet)



Location Map

## Tyson Ranch PD

Land Use Plan  
 CDR# 22-03-079

Parcel ID #'s 33-24-30-8540-01-000 &  
 33-24-30-8540-02-000 & 33-24-30-8540-03-000 &  
 33-24-30-8540-04-000 & 33-24-30-8540-00-001

Orange County, Florida  
 June 2021  
 Revised:

City of Orange  
 Planning and Development  
 Planning and Development  
 Planning and Development

Prepared by: [Name]  
 Checked by: [Name]  
 Reviewed by: [Name]

TABLE 2  
 Peak Hour Trips

Direction	AM Peak	PM Peak
Northbound	120	110
Southbound	110	120

Peak Hour Trips

TABLE 3  
 Trip Matrix

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### Peak Hour Trips

TABLE 4  
 Trip Matrix

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Legal Descriptions:**  
 (PARCEL 1 INCLUDING POND 10):  
 TYSON RANCH 106/64 LOT 1 (15.49 AC)  
 AND ALSO: (PARCEL 2)  
 TYSON RANCH 106/64 LOT 2 (3.86 ACRES)  
 AND ALSO: (PARCEL 3)  
 TYSON RANCH 106/64 LOT 3 (13.85 ACRES)  
 AND ALSO: (PARCEL 4 INCLUDING POND 20)  
 TYSON RANCH 106/64 LOT 4 (35.98 ACRES)  
 AND ALSO: (PRIVATE RIGHT OF WAY)  
 TYSON RANCH 106/64 TRACT A (PRIVATE ROADWAY) (4.87 ACRES)  
 OVERALL COMBINED ACREAGE 73.95 ACRES

- Parcel 1 shall be commercial office use as shown on the site plan. The applicant shall provide a minimum number of parking spaces as required by the City of Orange.
- The project will be developed with lot use as shown on the site plan. The applicant shall provide a minimum number of parking spaces as required by the City of Orange.
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**RECEIVED**  
 Planning and Development  
 June 18, 2022

**Sheet Index**  
 - Cover  
 LUP - 101 - Proposed Land Use Plan  
 LUP - 103 - Environmental Conditions  
 LUP - 104 - Master Sign Plan  
 LUP - 105 - Waiver Plan  
 Sheet 2 - Approved PSP  
 Infrastructure Plan

**Team Members**

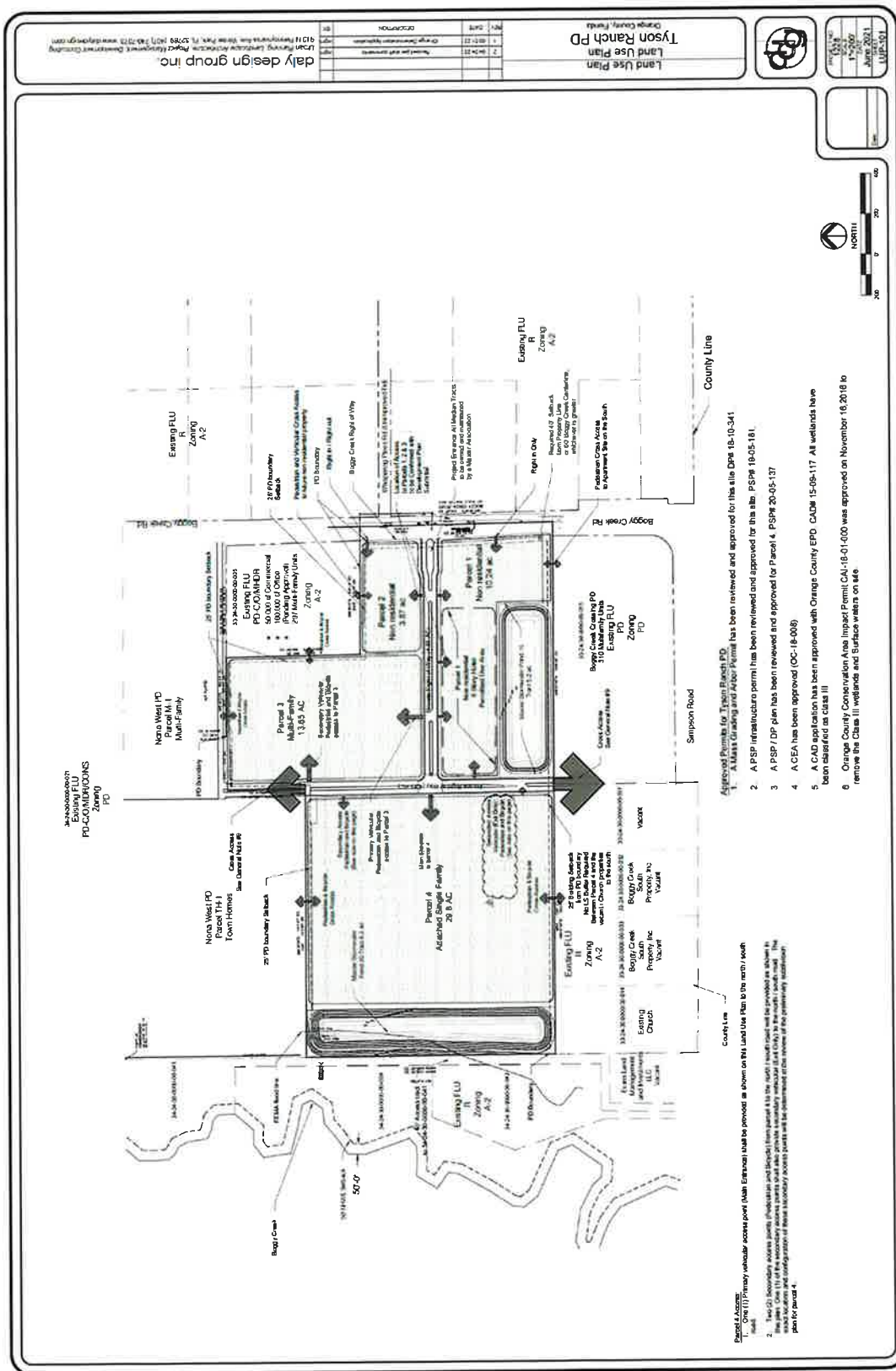
**Applicant / Planner:**  
 [Name]  
 [Address]  
 [City, State, Zip]  
 Contact: [Name], [Phone]

**Environmental Consultant:**  
 [Name]  
 [Address]  
 [City, State, Zip]  
 Contact: [Name], [Phone]

**Surveyor:**  
 [Name]  
 [Address]  
 [City, State, Zip]  
 Contact: [Name], [Phone]

**Chief Engineer:**  
 [Name]  
 [Address]  
 [City, State, Zip]  
 Contact: [Name], [Phone]

# Tyson Ranch PD / LUP



- Approved Permits for Tyson Ranch PD**
1. A Mass Grading and Arbor Permit has been reviewed and approved for this site DPE 18-10-341
  2. A PSP Infrastructure permit has been reviewed and approved for this site PSP# 18-05-181.
  3. A PSP / DP plan has been reviewed and approved for Parcel 4. PSP# 20-05-137
  4. ACEA has been approved (OC-18-008)
  5. A CAD application has been approved with Orange County EPD. CAD# 15-08-117. All wetlands have been classified as class III
  6. Orange County Conservation Area Impact Permit CAI-18-01-000 was approved on November 18, 2018 to remove the Class III wetlands and Surface waters on site

**Special Access:**

1. The (1) Primary vehicular access point (Main Entrance) shall be provided as shown on the Land Use Plan to the north (North) road.
2. The (2) Secondary access points (Subsidiary and Backlot) from parcel 4 to the north (North) road will be provided as shown in the plan. One (1) of the secondary access points shall provide secondary vehicular access to the north (North) road. The investigation of these secondary access points will be performed at the time of the preliminary subdivision plan for parcel 4.

# Notification Map

