Interoffice Memorandum

DATE: February 5, 2019

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

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

CONTACT PERSON: **Eric Raasch, Interim DRC Chairman**
Development Review Committee
Planning Division
(407) 836-5523

SUBJECT: February 26, 2019 – Public Hearing
Thomas Daly, Daly Design Group
Tyson Ranch Planned Development
Case # LUP-18-02-056 / District 4

The Tyson Ranch Planned Development (PD) is generally located south of State Road 417, north of Simpson Road, and west of Boggy Creek Road.

The applicant is seeking to rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms. This request also includes a Master Sign Plan. Additionally, twelve (12) waivers are requested related to building setbacks, heights, separation distance, massing, and buffering.

On November 15, 2018, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to conditions. A community meeting was required for this application. This item was continued from the January 8, 2019 Board of County Commissioners hearing for further discussion of right-of-way dedication for the widening of Boggy Creek Road and associated infrastructure.

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 Tyson Ranch Planned Development / Land Use Plan (PD/LUP) dated "Received October 12, 2018", subject to the conditions listed under the PZC Recommendation in the Staff Report. District 4**

Attachments
JVW/EPR/stt

GENERAL INFORMATION

APPLICANT	Thomas Daly, Daly Design Group
OWNER	Orlando Airport Property, LLC
PROJECT NAME	Tyson Ranch Planned Development (PD)
HEARING TYPE	Planned Development / Land Use Plan (PD / LUP)
REQUEST	**A-2** (Farmland Rural District) ***to*** **PD** (Planned Development District)

A request to rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms. This request also includes a Master Sign Plan.

The request also includes the following waivers from Orange County Code:

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.

   Applicant Justification: *40' rear to rear townhome building separation is sufficient for building life safety regulations.*

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.

   Applicant Justification: *Due to the configuration of the subject parcel, multiple (4) four unit buildings may be required to develop the parcel with the desired intent.*

3. A waiver from Section 38-1258(d) to allow 3-story (45' height) multi-family buildings within parcel 3, in lieu of 3-story and 40' in height.

   Applicant Justification: *Parcel 3 is a part of an overall mixed use development PD that has commercial, office, hotel, self-storage and attached single family uses*

proposed within the PD boundaries. The proposed additional 5' height is to accommodate the roof line of the proposed multifamily buildings.

4. A waiver from Section 38-1258(a) to allow a 3 story (45' height) multi-family building to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of Parcel 3 adjacent to internal PD Parcel 4, 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.

5. A waiver from Section 38-1258(b) to allow 100% of the multi-family buildings to be 3 story (45' height) to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of Parcel 3 adjacent to internal PD Parcel 4, 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.

6. A waiver from Section 38-1258(c) to allow a 3 story (45' height) multi-family building to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of parcel 3 adjacent to internal PD Parcel 4, 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.

Applicant Justification for 4, 5 & 6: *The current property owner (Bonnemaison Property) PID# 34-24-30-0000-00-035 to the east of parcel 3 applied for a comprehensive plan amendment in 2010. Per the applicants request at that time the FLU for the Bonnemaison Property was amended from Agricultural to PD-C/O/MDR. The applicants request was approved for 100,000sf of commercial, 50,000sf of office and 86 residential units on 10ac+/- of land. (2010-1-A-4-3). The owners of the Bonnemaison Property have also entered*

into a Capacity Enhancement Agreement (CEA) with Orange County Public Schools; the CEA have been approved to allow for 86 residential units. The county and the land owner has requested throughout the rezoning process that cross access between Parcel 2 (non-residential) and the Bonnemaison Property is provided with this LUP. Cross access between a single family home and a commercial property is not consistent with county policies and speaks to the property owner's intension to redevelop this site consistent with the approved FLU entitlements that were applied for and approved in 2010.

The adjacent property to the west of Parcel 3 (Ward PD Parcel 14) PID# 33-24-30-0000-00-021 is approved for townhomes at 8 du/ac. with a maximum building height of 2 stories. The approved setback along the common property line is 25'. The proposed waiver would allow for a 65' setback from the Ward PD Parcel 14. The combined setback between the two properties would be 90' between 2 story attached single family homes and 3 story multifamily buildings.

The proposed land uses within Parcels 3&4 are internal to the Tyson PD. Both owned by the property owner. The owner is agreeable to the requested waiver to reduce the required setback.

7. 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.

Applicant Justification: *The adjacent property (Bonnemaison Property) PID# 34-24-30-0000-00-035 to the east of parcel 3 is approved for 100,000sf of commercial, 50,000sf of office and 86 residential units on 10ac+/- of land. Evidence of the intended use can be found in the approved staff report 2010-1-A-4-3. The required paved area setback between commercial*

properties in the land development code is 7.5 feet. The requested waiver is 10'.

The county and the adjacent land owner have requested cross access thru Parcel 2 (non-residential) to this property in anticipation of future development consistent with the existing FLU entitlements

8. 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.

   Applicant Justification: *The adjacent property (Bonnemaison Property) PID# 34-24-30-0000-00-035 to the east of Parcel 3 is approved for 100,000 SF of commercial, 50,000 SF of office and 86 residential units on 10ac+/- of land. Evidence of the intended use can be found in the approved staff report 2010-1-A-4-3. There is no requirement for a wall between adjacent non-residential properties. However, the applicant is agreeable to the installation of a 6' high decorative aluminum fence to provide security for both properties.*

   The county and the adjacent land owner have requested cross access thru Parcel 2 (non-residential) to this property in anticipation of future development consistent with the existing FLU entitlements. This provides further evidence that the adjacent property is not being considered as a single family home.

9. A waiver from Section 38-1254(1) to allow a 3 story (45' height) multi-family building to be located 85' on the east side of Parcel 3, 65' from the west side of Parcel 3 abutting the Ward PD Parcel 14, and 105' from internal Parcel 4, in lieu of structures in excess of two (2) stories should increase this setback to reflect the additional structural height.

   Applicant Justification: *The current property owner (Bonnemaison Property) PID# 34-24-30-0000-00-035 to the east of Parcel 3 applied for a comprehensive plan amendment in 2010. Per the applicants request at that time the FLU for the Bonnemaison Property was amended from Agricultural to PD-C/O/MDR. The applicants request was approved for 100,000sf of commercial, 50,000sf of office and 86 residential units on 10ac+/- of land. (2010-1-A-4-3). The owners of the*

Bonnemaison Property have also entered into a Capacity Enhancement Agreement (CEA) with Orange County Public Schools; the CEA have been approved to allow for 86 residential units. The county and the land owner has requested throughout the rezoning process that cross access between Parcel 2 (non-residential) and the Bonnemaison Property is provided with this LUP. Cross access between a single family home and a commercial property is not consistent with county policies and speaks to the property owner's intension to redevelop this site consistent with the approved FLU entitlements that were applied for and approved in 2010.

The adjacent property to the west of Parcel 3 (Ward PD parcel 14) PID# 33-24-30-0000-00-021 is approved for townhomes at 8 du/ac. with a maximum building height of 2 stories. The approved setback along the common property line is 25'. The proposed waiver would allow for a 65' setback from the Ward PD Parcel 14. The combined setback between the two properties would be 90' between 2 story attached single family homes and 3 story multifamily buildings.

The proposed land uses within Parcels 3&4 are internal to the Tyson PD. Both owned by the property owner. The owner is agreeable to the requested waiver to reduce the required setback.

10. 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.

    Applicant Justification: *The Hotel use is a permitted use within the overall mixed-use PD Development. A waiver to allow a maximum 6-story (75' height) hotel is only applicable to the portion of Parcel 1 located directly north of Pond 10 as shown on Sheet L-105. The overall project is a mixed use development and the proposed hotel building height is consistent with the approved entitlements for this property. The location of the proposed waiver is wholly internal to the Tyson PD. Parcel 4 is owned by the property owner. The owner is agreeable to the requested waiver.*

11. 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).

Applicant Justification: *This application is timed to coordinate with the Boggy Creek Road expansion from a 2 lane minor arterial rural road section to a 4 lane minor arterial urban roadway section. The planned improvement from SR 417 to Simpson Road has been fully funded, is 100% designed and currently in the right of way acquisition process. The reduced non-residential building setback is consistent with the planned urbanization of this area of the county.*

12. 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.

Applicant Justification: *The current property owner (Bonnemaison Property) PID# 34-24-30-0000-00-035 to the east of parcel 3 applied for a comprehensive plan amendment in 2010. Per the applicants request at that time the FLU for the Bonnemaison Property was amended from Agricultural to PD-C/O/MDR. The applicants request was approved for 100,000sf of commercial, 50,000sf of office and 86 residential units on 10ac+/- of land. (2010-1-A-4-3). The owners of the Bonnemaison Property have also entered into a Capacity Enhancement Agreement (CEA) with Orange County Public Schools; the CEA have been approved to allow for 86 residential units. The county and the land owner has requested throughout the rezoning process that cross access between Parcel 2 (non-residential) and the Bonnemaison Property is provided with this LUP. Cross access between a single family home and a commercial property is not consistent with county policies and speaks to the property owner's intension to redevelop this site consistent with the approved FLU entitlements that were applied for and approved in 2010.*

The reduction in the landscape buffer is consistent with buffer requirements between non-residential uses. Parcel 2 & 3 are integral to the Tyson PD. Both are owned by the property owner. The owner is agreeable to the reduced buffer between parcels 2 & 3.

LOCATION South of State Road 417, North of Simpson Road, and West of Boggy Creek Road

PARCEL ID NUMBERS	33-24-30-0000-00-036 and 33-24-30-0000-00-038
TRACT SIZE	75.29 gross acres
PUBLIC NOTIFICATION	The notification area for this public hearing extended beyond 1,100 feet [*Chapter 30-40(c)(3)(a) of Orange County Code requires 300 feet*]. Six hundred sixty-five (665) notices were mailed to those property owners in the mailing area. A community meeting was required for this application.
PROPOSED USE	350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms

STAFF RECOMMENDATION

Development Review Committee – (October 24, 2018)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Tyson Ranch Planned Development / Land Use Plan (PD/LUP), dated "Received October 12, 2018", subject to the following conditions:

1. Development shall conform to the Tyson Ranch Land Use Plan (LUP) dated "Received October 12, 2018," 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 October 12, 2018," 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 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. 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.

7. The project shall dedicate the necessary right-of-way, retention pond and easements for Boggy Creek Road prior to or concurrently with the first PSP or DP approval for this project.

8. The following Education Condition of Approval shall apply:

   a. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of MM DD, YYYY.

   b. 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.

   c. 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.

   d. 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.

      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.

9. 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.

10. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.

11. 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.

12. 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.

13. 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.

14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.

15. Short term/transient rental is prohibited within residential properties. Length of stay shall be for 180 consecutive days or greater.

16. Hotel length of stay shall not exceed 179 consecutive days.

17. Outside sales, storage, and display shall be prohibited.

18. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.

19. 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.

20. 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.

21. The following waivers from Orange County Code are granted:

    a. 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.

    b. 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.

    c. A waiver from Section 38-1258(d) to allow 3-story (45' height) multi-family buildings within parcel 3, in lieu of 3-story and 40' in height.

    d. A waiver from Section 38-1258(a) to allow a 3 story (45' height) multi-family building to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of Parcel 3 adjacent to internal PD Parcel 4, 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.

e. A waiver from Section 38-1258(b) to allow 100% of the multi-family buildings to be 3 story (45' height) to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of Parcel 3 adjacent to internal PD Parcel 4, 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.

f. A waiver from Section 38-1258(c) to allow a 3 story (45' height) multi-family building to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of parcel 3 adjacent to internal PD parcel 4, 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.

g. 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.

h. 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.

i. A waiver from Section 38-1254(1) to allow a 3 story (45' height) multi-family building to be located 85' on the east side of Parcel 3, 65' from the west side of Parcel 3 abutting the Ward PD Parcel 14, and 105' from internal Parcel 4, in lieu of structures in excess of two (2) stories should increase this setback to reflect the additional structural height.

j. 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.

k. 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).

l. 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.

IMPACT ANALYSIS

Land Use Compatibility

The applicant is seeking to rezone the subject parcels from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms. The applicant is also seeking approval of twelve (12) waivers related to the configuration of development on the site, heights, setbacks, and buffers.

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Planned Development – Industrial / Commercial / Office / Medium Density Residential (PD-IND/C/O/MDR) which allows for a development program of 820,000 square feet of airport and medical support uses, including medical offices, manufacturing of medical equipment, research and development of medical and pharmaceutical products, manufacturing and assembly of scientific instruments, and all other uses consistent with uses identified to support airport and medical industrial uses; 250 hotel rooms; 450 multi-family residential dwelling units; 300 single-family residential dwelling units; 100,000 square feet of commercial retail; and 275,000 square feet of office. The proposed PD zoning district and development program is consistent with the PD-IND/C/O/MDR FLUM designation and the following CP provisions:

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

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

FLU8.1.1 states that the zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

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

FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

OBJ UD1.3 states that Orange County shall encourage the efficient use of land by integrating uses and creating interconnected and diverse spaces that feature a horizontal and vertical mix of higher residential densities, and smaller scale residential and non-residential uses.

OBJ T3.2 states that Orange County shall build and require to be built street, pedestrian and bicycle networks that provide regional, community, and neighborhood interconnectivity and provide direct access to existing and planned multimodal transportation facilities, activity centers, community services, and amenities as appropriate.

T3.2.1 states that the County shall require developments to provide interconnected transportation street, pedestrian, and bicycle networks through measures including, but not limited to, cross access easements, public rights-of-way, and/or transportation facility stub outs to adjacent parcels. These connections shall be provided in all directions, except where not physically feasible or the abutting land is undevelopable, including across existing and proposed streets, at intervals that support direct pedestrian and bicycle travel within and beyond the borders of the proposed development and that avoid cul-de-sacs or other closed-end street designs.

T3.2.2 states that the County shall ensure that existing and new developments are connected by pedestrian, bikeways and roadway systems unless prevented by physical or environmental barriers, including, but not limited to, limited access roadways, railroads, and environmental features. Where full street connections are not possible, bicycle and pedestrian connections may be required by the County.

Community Meeting Summary

A community meeting was required for this application. The meeting was held on February 21, 2018 at Wetherbee Elementary School. Sixteen (16) residents attended and expressed their concerns with the intensity of development, the timing of the widening of Boggy Creek Road, stormwater runoff, and potential wetland impacts.

SITE DATA

Existing Use	Undeveloped Land	
Adjacent Zoning	N:	A-2 (Farmland Rural District) *(1957)* PD (Planned Development District – Ward Property PD) *(2007)*
	E:	A-2 (Farmland Rural District) *(1957)*
	W:	A-2 (Farmland Rural District) *(1957)*
	S:	A-2 (Farmland Rural District) *(1957)* PD (Planned Development District – Boggy Creek Crossing PD) *(2014)*
Adjacent Land Uses	N:	Grazing Land
	E:	Single-Family Residential
	W:	Single-Family Residential
	S:	Church, Grazing Land, Undeveloped Commercial

Applicable PD Development Standards:

Single-Family Residential (Attached):

PD Perimeter Setback:	25 feet
Maximum Building Height:	35 feet / 2 stories
Minimum Lot Width:	20 feet
Minimum Lot Area:	1,800 Square Feet
Minimum Living Area:	1,000 Square Feet (under HVAC)

Minimum Building Setbacks

Front Setback:	20 feet
Rear Setback:	20 feet
Side Setback:	0 feet
Corner Setback:	15 feet
NHWE Setback:	50 feet
Building Side to Side Setback:	20 feet
Building Rear to Rear Setback:	40 feet

Multi-Family Residential:

PD Perimeter Setback:	25 feet (North and West) 20 feet (interior road)

Maximum Building Height:	65 feet / 5 stories
Minimum Lot Width:	85 feet
Minimum Living Area:	500 Square Feet (under HVAC)

Non-Residential:

Commercial

Maximum FAR:	0.3 FAR
Maximum Building Height:	55 feet / 4 stories
Minimum Lot Width:	80 feet (major streets) / 60 feet (all other streets)
Minimum Lot Area:	6,000 Square Feet
Minimum Floor Area:	500 Square Feet (under HVAC)

Office

Maximum FAR:	0.3 FAR
Maximum Building Height:	55 feet / 4 stories
Minimum Lot Width:	85 feet
Minimum Lot Area:	10,000 Square Feet

Hotel

Maximum FAR:	0.3 FAR
Maximum Building Height:	75 feet / 6 stories
NHWE Setback:	50 feet

Minimum Building Setbacks

Boggy Creek Road:	40 feet from property line / 60 feet from centerline
Project Access Road:	30 feet
Interior Lot Lines:	10 feet (25 feet abutting residential district)
Building Perimeter Rear:	25 feet

SPECIAL INFORMATION

Subject Property Analysis

The applicant is seeking to rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.

Comprehensive Plan (CP) Amendment

The property has an underlying Future Land Use Map (FLUM) designation of Planned Development – Industrial / Commercial / Office / Medium Density Residential (PD-IND/C/O/MDR). The proposed use is consistent with this designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

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.

Airport Noise Zone

The subject property is located within Airport Noise Zone "E".

Environmental

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Documentation from the FWC indicates that bald eagle nest OR078 is located within one mile east.

This property has a prior agricultural land use (including cattle operations) that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.

This site will discharge into water bodies that have been designated as impaired by the Florida Department of Environmental Protection (FDEP): Boggy Creek (fecal coliform), and East Lake Tohopekaliga Drain (nutrients). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code, may increase the requirements for pollution abatement treatment of stormwater as part of the adopted Lake Okeechobee Basin Management Action Plans (BMAP).

Transportation / Concurrency

Based on the Concurrency Management System database dated February 12, 2018, there is one failing roadway segment within the project impact area: Boggy Creek Road is currently operating at Level of Service "F" from the Central Florida Greeneway to the Osceola County Line and there is no available capacity. This information is dated and subject to change. A traffic study will be required prior to obtaining a building permit.

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.

Water / Wastewater / Reclaim

	Existing service or provider
Water:	Orlando Utilities Commission
Wastewater:	Orange County Utilities
Reclaimed:	Orange County Utilities

Schools

A Capacity Enhancement Agreement (CEA) for the subject property was reviewed by Orange County Public Schools (OC-18-008) and was approved by OCPS on November 13, 2018.

Parks and Recreation

Orange County Parks and Recreation reviewed this request, but did not provide any comments

Code Enforcement

There are no active Code Enforcement violations on the subject property.

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.

PLANNING AND ZONING COMMISSION (PZC) FINDINGS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the requested Tyson Ranch Planned Development / Land Use Plan (PD/LUP), dated "Received October 12, 2018". Staff also recommended that an additional condition be added limiting cross access between this PD and the Boggy Creek Crossings PD if the Boggy Creek Crossings PD develops multi-family adjacent to the cross access to PD Parcel 1.

Staff indicated that six hundred sixty-five (665) notices were mailed to the surrounding property owners within a buffer extending 1,100 feet from the subject property, with zero (0) commentaries received in support and two (2) received in opposition. The applicant was present and agreed with the staff recommendation. There was one (1) member of the public present who discussed the scale of development and impact on the area roads.

After a brief discussion regarding cross access and proposed waivers, a motion was made by Commissioner DiVecchio to find the request to be consistent with the Comprehensive Plan and recommend APPROVAL of the Tyson Ranch Planned Development / Land Use Plan (PD/LUP) dated "Received October 12, 2018", subject to the twenty-one (21) DRC recommended conditions, and the PZC-added staff recommended condition regarding cross access. Commissioner Cantero seconded the motion, which carried on a 8-0 vote.

Motion / Second *Pat DiVecchio / Jose Cantero*

Voting in Favor	*Pat DiVecchio, Jose Cantero, Paul Wean, William Gusler, Gordon Spears, Tina Demostene, Yog Melwani and James Dunn*
Voting in Opposition	*None*
Absent	*JaJa Wade*

PZC RECOMMENDED ACTION

Planning and Zoning Commission (PZC) Recommendation – (November 15, 2018)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Tyson Ranch Planned Development / Land Use Plan (PD/LUP), dated "Received October 12, 2018", subject to the following conditions:

1. Development shall conform to the Tyson Ranch Land Use Plan (LUP) dated "Received October 12, 2018," 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 October 12, 2018," 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 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. 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.

7. The project shall dedicate the necessary right-of-way, retention pond and easements for Boggy Creek Road prior to or concurrently with the first PSP or DP approval for this project.

8. The following Education Condition of Approval shall apply:

a. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of November 13, 2018.

b. 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.

c. 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.

d. 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.

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.

9. 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.

10. The developer shall obtain wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.

11. 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.

12. 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.

13. 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.

14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.

15. Short term/transient rental is prohibited within residential properties. Length of stay shall be for 180 consecutive days or greater.

16. Hotel length of stay shall not exceed 179 consecutive days.

17. Outside sales, storage, and display shall be prohibited.

18. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.

19. 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.

20. 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.

21. The following waivers from Orange County Code are granted:

    a. 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.

    b. 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.

    c. A waiver from Section 38-1258(d) to allow 3-story (45' height) multi-family buildings within parcel 3, in lieu of 3-story and 40' in height.

    d. A waiver from Section 38-1258(a) to allow a 3 story (45' height) multi-family building to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of Parcel 3 adjacent to internal PD Parcel 4, 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.

    e. A waiver from Section 38-1258(b) to allow 100% of the multi-family buildings to be 3 story (45' height) to be located 85' from the east property line of Parcel 3, 65'

from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of Parcel 3 adjacent to internal PD Parcel 4, 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.

f. A waiver from Section 38-1258(c) to allow a 3 story (45' height) multi-family building to be located 85' from the east property line of Parcel 3, 65' from the west property line of Parcel 3 abutting the Ward Property PD Parcel 14, and 105' on the west property line of parcel 3 adjacent to internal PD parcel 4, 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.

g. 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.

h. 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.

i. A waiver from Section 38-1254(1) to allow a 3 story (45' height) multi-family building to be located 85' on the east side of Parcel 3, 65' from the west side of Parcel 3 abutting the Ward PD Parcel 14, and 105' from internal Parcel 4, in lieu of structures in excess of two (2) stories should increase this setback to reflect the additional structural height.

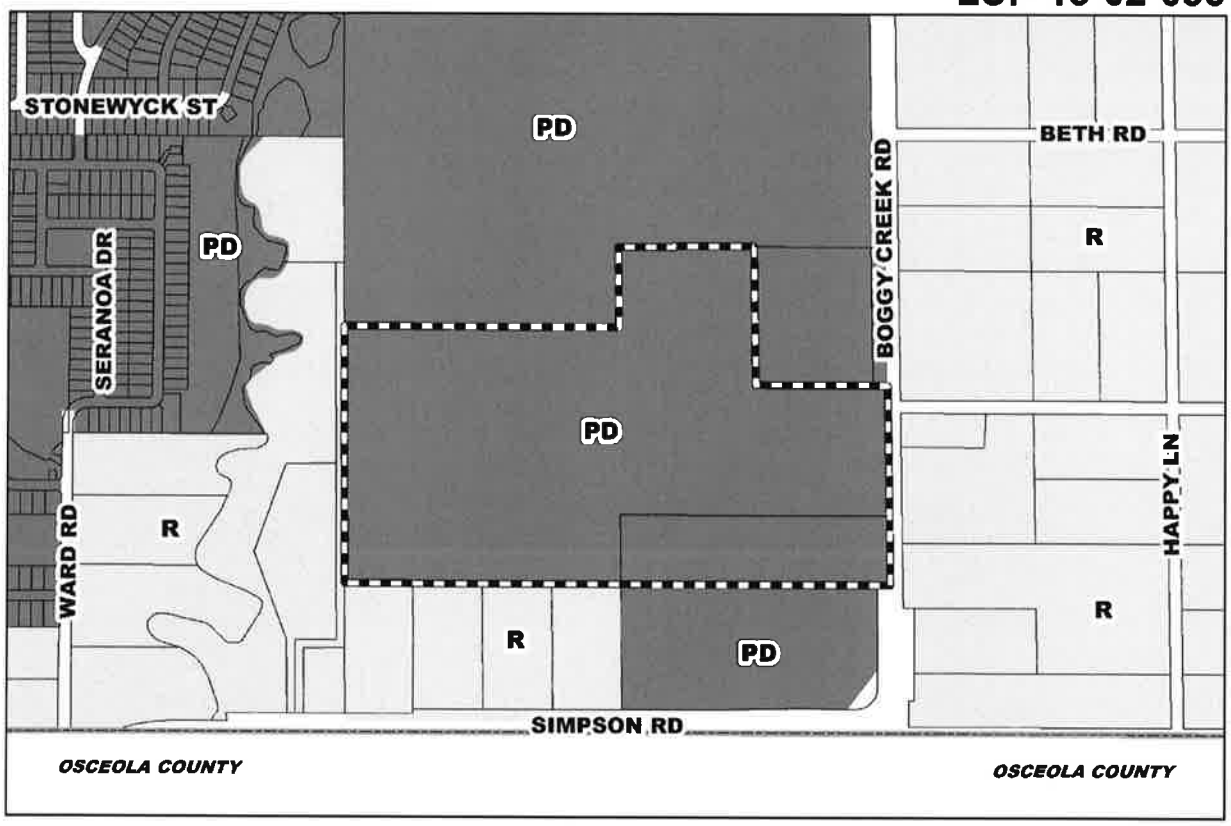
j. A waiver from Section 38-1272(5) to allow a 6 story (75' height) hotel within Parcel 1 north of Pond 10, in lieu of a maximum commercial building height of 50' and 35' within 100' of any residential property.

k. 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).

l. 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.

22. 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.

LUP-18-02-056



Subject Parcel ★ Subject Property

Future Land Use Map

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

APPLICANT: Thomas Daly, Daly Design Group

LOCATION: South of State Road 417, North of Simpson Road, and West of Boggy Creek Road

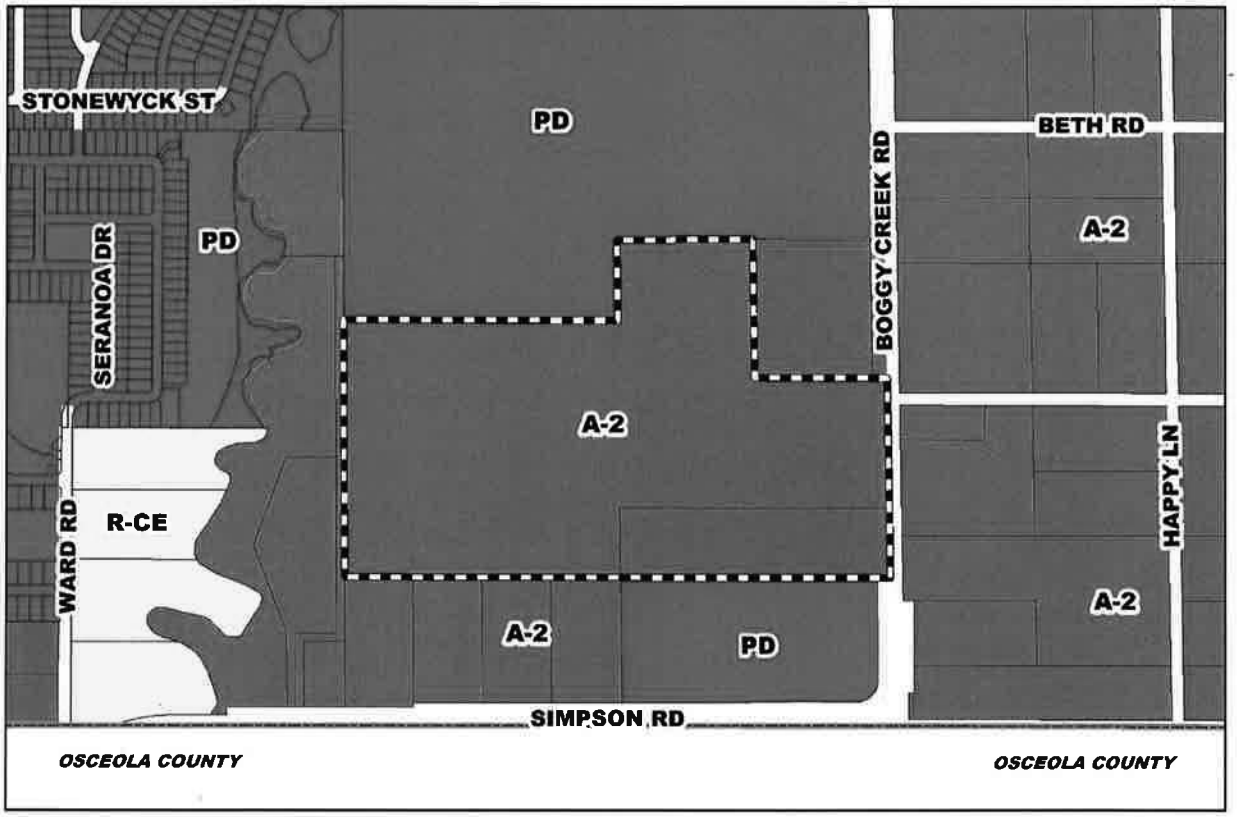
TRACT SIZE: 75.29 gross acres

DISTRICT: # 4

S/T/R: 33/24/30

1 inch = 750 feet

LUP-18-02-056



Subject Parcel

Subject Property

Zoning Map

ZONING: A-2 (Farmland Rural District) to PD (Planned Development District)

APPLICANT: Thomas Daly, Daly Design Group

LOCATION: South of State Road 417, North of Simpson Road, and West of Boggy Creek Road

TRACT SIZE: 75.29 gross acres

DISTRICT: # 4

S/T/R: 33/24/30

1 inch = 750 feet

LUP-18-02-056

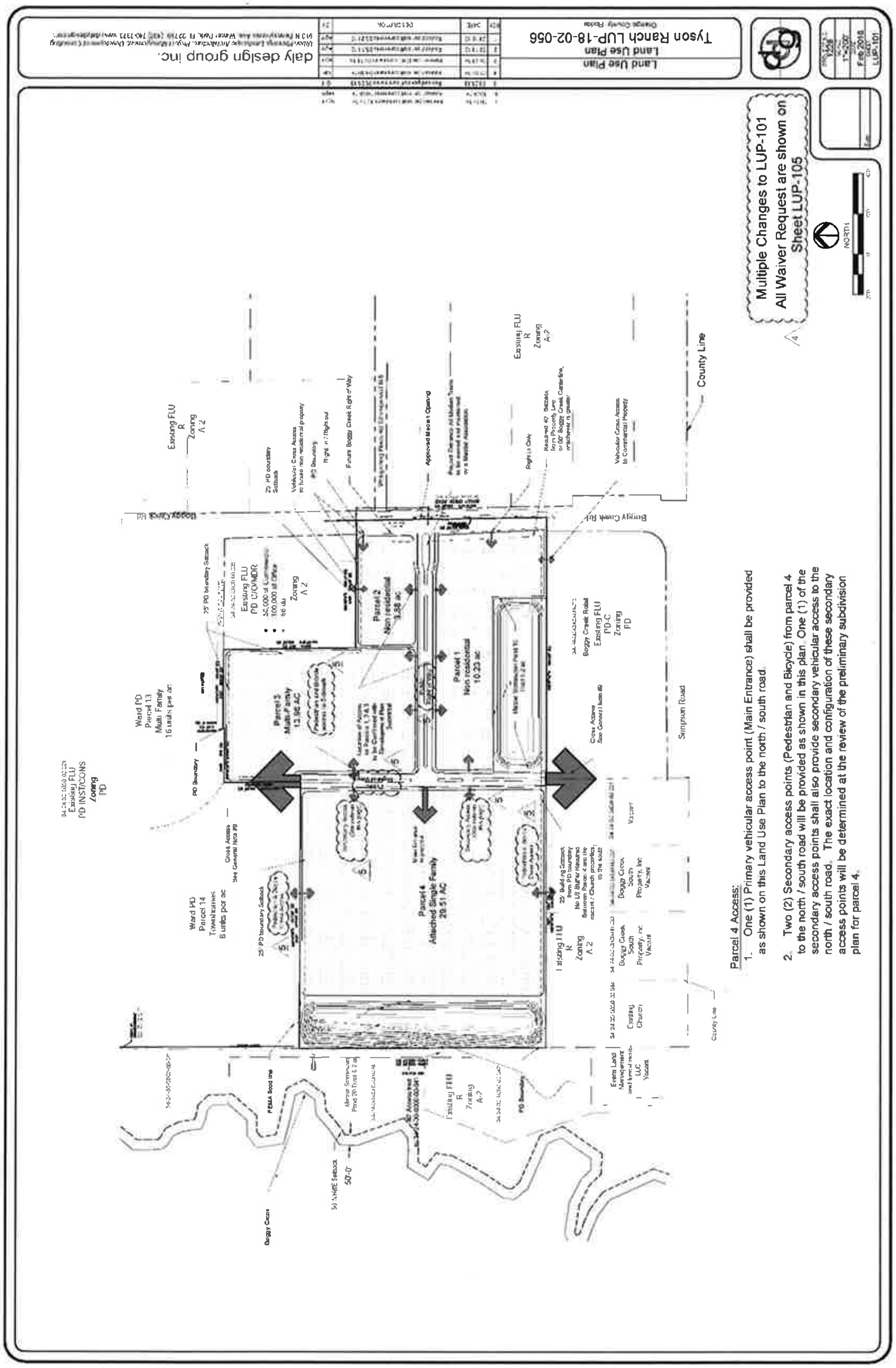
Subject Parcel

N W E S

1 inch = 750 feet

Tyson Ranch PD / LUP (Cover Sheet)

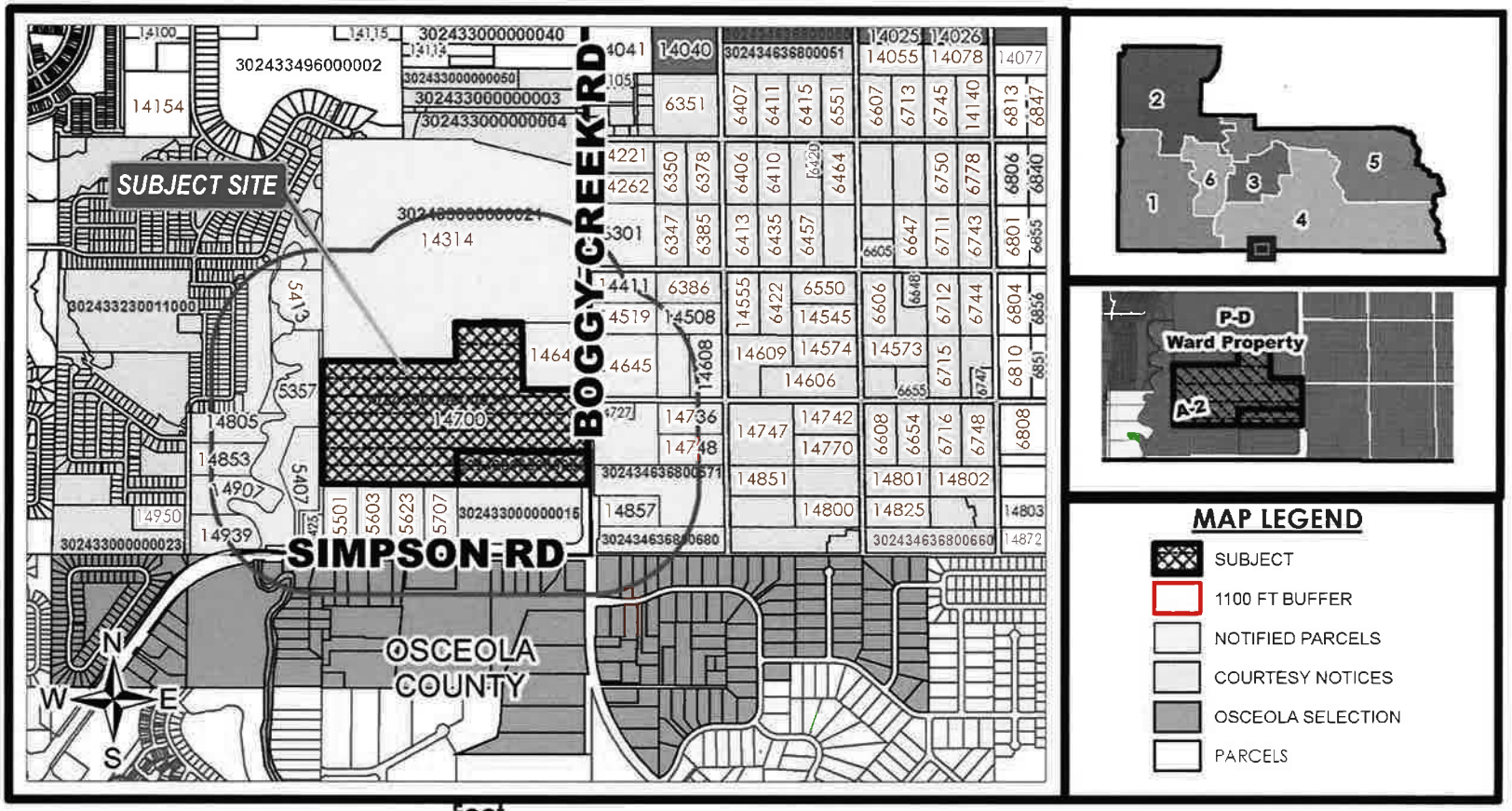
Tyson Ranch PD / LUP



Public Notification Map

Tyson Ranch Land Use Plan_LUP-18-02-056

1100 FT BUFFER, 665 NOTICES



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Notification Map

Rezoning Staff Report
Case # LUP-18-02-056
BCC Hearing Date: February 26, 2019