Continue public hearing to FEB 262019


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November 26, 2018
Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

Cheryl Gillespie, Supervisor, Agenda Development Office

Alberto A. Vargas, MArch., Manager, Planning Division

Eric Raasch, Interim DRC Chairman Development Review Committee Planning Division (407) 836-5523 or Eric.RaaschJr@ocfl.net

Request for Board of County Commissioners (BCC) Public Hearing

Case Information:

Type of Hearing:
Applicant:
Commission District:
General Location:

BCC Public Hearing Required by:

Tyson Ranch Planned Development / Land Use Plan Amendment (PD/LUPA) - Case \# LUP-18-02-056

Rezoning Public Hearing
Thomas Paly, Daly Design Group, Inc.

## 4

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

Orange County Code, Chapter 30

Clerk's Advertising
Requirements:
(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;
and
(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person: IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREANECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:
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 $38-79(20)(i)$ to allow $40^{\prime}$ 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 $38-1258$ (d) to allow 3-story ( 45 ' height) multi-family buildings within parcel 3 , in lieu of 3-story and 40 ' in height;
4. A waiver from Section $38-1258(\mathrm{a})$ 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 singlefamily 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 ( $45^{\prime}$ height) to be located $85^{\prime}$ 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 $85^{\prime}$ 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;
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;
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;
9. A waiver from Section $38-1254(1)$ to allow a 3 story ( 45 ' height) multi-family building to be located $85^{\prime}$ on the east side of Parcel $3,65^{\prime}$ 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;
10. A waiver from Section 38-1272(5) to allow a 6 story ( $75^{\prime}$ height) hotel within Parcel 1 north of Pond 10, in lieu of a maximum commercial building height of $50^{\prime}$ and $35^{\prime}$ within $100^{\prime}$ of any residential property;
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 $40^{\prime}$ 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); and
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.

## Material Provided:

(1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and
(2) Location map (to be mailed to property owners).

## Special instructions to the Clerk:

Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Request for Public Hearing
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## Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator Jon V. Weiss, Director, Community Environmental Development Services Department


OSCEOLA COUNTY

If you have any questions
regarding this map, please call
Eric Raasch at 407-836-5523.

