

- (b) Development depicted on the PDD Master Plan is intended to reflect a generalized arrangement of proposed land uses on the site, but the exact configuration, placement or size of the individual site elements may be altered or modified within the limits prescribed by this Ordinance during the design and development and construction phases.
- (c) Changes in land use from those depicted on the Master Plan may be made subject to the following conditions:
- (1) Lot sizes and mixtures may be adjusted and moved throughout the various single family and Multi-family Villages, referred to as Villages C, D, E & F. provided, that, the minimum lot size is not less than 5,000 square feet in total size and the lot width is not less than 50' feet in width for single family residential lots or 20' feet in width for Multi-family lots. The total lot count for Single family detached lots and Multi-family attached units shall not exceed 600 total units for Villages C, D, E & F.
 - (2) Village A consists of a planned 4 acre land dedication, intended as a "flex" Public Civic/Institutional/Park and Recreation site "to be dedicated" to Lancaster County for the use and enjoyment by the citizens, upon successful approval of the requested PDD- Rezoning. This four (4) acre land area is intended to be developed by Lancaster County or its designee as a Public Civic/Institutional/Park and Recreation Site and is being considered in lieu of providing required Commercial as provided for in Section 13.2.b.xi.d of the Lancaster County UDO

** If it is appropriate, institutional land set aside for public use may replace the commercial or industrial development requirement.*
 - (3) Village B may be developed as a mixture of Senior Residences/Senior Housing/Senior Daycare site which is planned to serve a variety of senior type land uses which may or may not include the following, Independent living, Assisted Living, Memory care, Respite care, Continuing Care facilities, Hospice or Nursing type units and facilities. These uses are intended to be supported by "accessory" services/ commercial uses that will be internal to the Senior Residences complex facility. These accessory commercial uses may include one or several of the following; based on market conditions and operator/user programming preferences, Beauty Shop, Barber Shop, Ice Cream Shop, Coffee Shop, Ancillary food services, Newsstand, Pharmacy, Eye care shop, Doctors Office, Dental Office, Fitness, Workout and/or Exercise club room areas. These Accessory commercial uses shall be allowed administratively as a Use by Right within PDD- 27 and shall not require an amendment to the PDD Zoning or any other sort of Variance, Change of Use or Special Use permit to initiate occupancy from a zoning standpoint, only a requisite building permit. These accessory commercial uses are intended to serve those individuals living in the Senior residences or patrons enrolled in the Senior Day Center/ Senior Day Care facility.

- (4) Village C may be developed with Multi-family housing with Townhomes or Duplexes which may consist of up to 200 Townhomes.
- (5) Park/Recreation or Civic uses (to be developed by others) anywhere within the boundaries of Village A may be utilized as part of the calculation of overall project density, since the dedication of this acreage will not cause a decrease in the overall number of lots/units allowed within PDD 27.
- (d) Alterations may be made to lot lines and dimensions, roadway alignments, and other configurations as necessary to implement the changes in land use authorized in subsection (b) of this section. These alterations shall be administratively reviewed and approved once they are determined to be in accordance with the regulations specified herein.
- (e) Land use changes authorized by this section are effective upon the property owner filing with the Planning Department a document showing the change. These Land Use changes shall be administratively reviewed and approved once they are determined to be in accordance with the regulations specified herein.

Section 8. Land Uses.

- (a) The land uses authorized for the Development are as follows:
 - (1) Village A: Civic/Institutional/Park & Recreation.
 - (2) Village B may be developed as a mixture of Senior Residences/Senior Housing/Senior Daycare site which is planned to serve a variety of senior type land uses which may or may not include the following, Independent living, Assisted Living, Memory care, Respite care, Continuing Care facilities, Hospice or Nursing type units and facilities. These uses are intended to be supported by “accessory” services/ commercial uses that will be internal to the Senior Residences complex facility. These accessory commercial uses may include one or several of the following; based on market conditions and operator/user programming preferences, Beauty Shop, Barber Shop, Ice Cream Shop, Coffee Shop, Ancillary food services, Newsstand, Pharmacy, Eye care shop, Doctors Office, Dental Office, Fitness, Workout and/or Exercise club room areas. These Accessory commercial uses shall be allowed administratively as a Use by Right within PDD- 27 and shall not require an amendment to the PDD Zoning or any other sort of Variance, Change of Use or Special Use permit to initiate occupancy from a zoning standpoint, only a requisite building permit. These accessory commercial uses are intended to serve those individuals living in the Senior residences or patrons enrolled in the Senior Day Center/ Senior Day Care facility.
 - (3) Villages C: Multifamily residences including duplexes, or townhomes.
 - (4) Villages D, E & F: Single Family residences including duplexes.
- (b) Each Village may be developed with any land use allowed in the Table of Permissible Uses as contained in the UDO for the respective land use district designation (residential, commercial) unless otherwise provided in this Ordinance. Commercial land uses are intended to be limited to Village B in support of the Mixed Use Senior Residences/ Senior

Housing/ Senior Daycare facilities as further described in Section 8(a)(2) and/or as allowed through administrative review as further outlined in Section T(c)(3), above.

(c) The following land uses are prohibited in PDD-27:

- (1) Adult entertainment;
- (2) Auto business, etc.
- (3) Automobile wrecking and/or junk salvage yard;
- (4) Commercial kennels;
- (5) Industrial mining;
- (6) Livestock auction house;
- (7) Lumber and/or building materials dealer;
- (8) Manufactured home type units;
- (9) Modular housing;
- (10) Motorized race and testing track;
- (11) Pistol, rifle, skeet range or turkey shoot;
- (12) Private or commercial horse stables; and
- (13) Rooming and boarding houses.

(d) In areas designated for Mixed Use Senior Housing Senior Residences/Senior Housing/Senior Daycare facilities as further described above in 8.(a)(2).Section commercial uses will be allowed only as accessory uses within any of the above listed the Senior Facilities, to be located in Village B.

Section 9. Definitions. In this Ordinance, each of the following terms shall have the meaning assigned to it:

Accessory Uses – A use that is incidental or insubstantial in and of itself or in relation to the principal use.

Assisted Living - A system of housing and limited care that is designed for senior citizens who need some assistance with daily activities but do not require care in a nursing home.

Assisted Living Apartments - A system of housing and limited care that is designed for senior citizens who need some assistance with daily activities but do not require care in a nursing home. Residents are housed in Apartments style units

Attached Housing - A single dwelling unit attached to another dwelling unit on one or more sides.

Civic Use - Police stations, libraries, daycare facilities, fire stations, emergency medical service stations, meeting halls, recreational facilities, government buildings, museums, schools, performing arts centers, religious buildings, picnic areas, recreation centers, public park or any other cultural, civic or social use.

Commercial Use - Business and retail establishments providing consumer services and products.

Continuing Care - Communities that provide access to independent living communities, as well as assisted living and skilled nursing. Residents can transfer among levels of care as needs change. Commonly referred to as CCRCs.

Cul-de-sac- Cul-de-sac length shall be measured from the first point of intersection with an existing street, to the center radius of the cul-de-sac bulb.

Density – The amount of residential development permitted on a given parcel of land, typically measured in dwelling units per acre (total residential units / total development land area)

Dependent Living Facility - Nursing homes, rest homes and homes for the aged which are designed for persons who need a wide range of health and support services located on the site, such as medical and nursing care, central dining, and transportation services. Residents are generally housed in Apartment style units.

Hospice – A home providing care for the sick, especially the terminally ill

Independent Living - Nursing homes, rest homes and homes for the aged which are designed for older or disabled persons who do not require health and support services located on the site, such as medical and nursing care, central dining and transportation services. Each living unit within the facility is a self-contained dwelling unit, which is physically accessible to.

Detached Housing - A single dwelling unit not attached to any other dwelling unit, with an open yard on all sides of the structure.

Land Use Designations- The use to which a particular area of the Property may be put as shown on the Master Plan.

Master Developer - Sinacori Builders, LLC or its assignee, as allowed in the development agreement with Lancaster County.

Master Plan- The conceptual master plan for the development of the Property.

Memory Care - A distinct form of long-term skilled nursing that specifically caters to patients with Alzheimer's disease, dementia, and other types of memory problems.

Multi-Family Housing- Any group of attached housing contains two or more dwelling units on a single lot. Multi-family housing may include but not be limited to the following: duplexes, quadrplexes, townhouses, apartments, and condominiums.

Nursing Care - Facility that offers long-term care for individuals who need rehabilitation services or who suffer from serious or persistent health issues

Open Space - Any open space designated for use as Park Amenity Center Site/ Facilities Floodway, Floodplain and/or Open Space on the Master Plan.

Property - All of the land comprising the Avondale Mixed Use Site (PDD-27) development.

Property Owner - The Master Developer of the Property or, as to a particular Component, any single sub-developer the Property Owner designates in an Assignment of Property Owner Rights.

Residential - Any residential land use permitted in the Unified Development Ordinance.

Respite Care - Short-term accommodation in a facility outside the home in which a loved one may be placed, providing temporary relief to caregivers

Retail Use - Any use associated with the sale of consumer goods, products or merchandise.

Retirement Community – Senior Living group facility that offers group dining services, basic housekeeping and laundry services, transportation to appointments and errands, activities, social programs, and access to exercise equipment. Typically supported by emergency live-in managers, management agency offices, and support amenities like pools, spas, clubhouses, and on-site beauty and barber salons, etc.

Senior Apartments – most common type of independent senior living. Services usually include recreational programs, transportation, and meals service.

Senior Housing/Residences – Senior communities that offer single-family homes, duplexes, m, townhouses, cottages, or condominiums or apartment-style independent senior living which offers residents the option to rent or buy.

Senior Day Care - A facility for the supervised care of older adults, providing activities such as meals and socialization one or more days a week during specified daytime hours. The participants, primarily persons with physical and/or mental limitations who need socialization, physical assistance, and/or psychological assistance, return to their homes, or senior apartments each evening. The program is often used as respite by family members caring for an older person who cannot be left alone safely in the home.

Villages- any one of the Components depicted on the Master Plan.

Section 10. Development Regulations.

- (a) Unless otherwise provided in this Ordinance, the development of the Property must comply with the UDO. To the extent that this Ordinance may contain zoning and development standards which conflict with zoning and development standards contained in the UDO, the standards contained in this ordinance control and supersede the UDO provision.
- (b) Notwithstanding the applicable provision of the UDO, the following development regulation applies to the development of the property:
 - (1) Block and Roadway Configuration- Block lengths, block widths, and cui-de-sacs may vary, provided, that it does not exceed 1,000 feet and adequate fire protection criteria is maintained.
 - (2) Sidewalks and Public Crosswalks -- Connectivity shall be provided through the use of sidewalks to link various areas of the site. Sidewalks will be provided on one side of the secondary streets and along both sides of all major roads in the community and the entrance road.
 - (3) Driveways- No restriction applies to the location of driveways for non-residential uses, provided, that all access roads into the subdivision or commercial areas from Harrisburg Road, Calvin Hall Road and other external surrounding roads are subject to approval by the South Carolina Department of Transportation ("SCDOT").

- (4) Buffers - Buffers and setbacks, for the perimeter of the development, shall be in accordance with Section 13.12 of the UDO unless otherwise specifically provided in this ordinance. An internal Type 3, 25' wide buffer, meeting the requirements of Section 12.9 of the UDO, shall be provided between the internal residential and commercial uses of the development.
- (5) Parking- Parking shall be provided in accordance with Section 17 of this ordinance. Parking may be shared for uses located within Villages A & B provided that cross access agreements and shared parking agreements are registered with the owner with copies provided to the Lancaster County Planning Department.
- (6) Open Space requirements- For purposes of applying Section 17.1(2)(b)(1) of the UDO to the development, the narrow strip of common area must be at least twenty-five feet (25') in width.
- (7) Open Space requirements- For purposes of applying Section 17.1(2)(a) of the UDO to the development, sidewalk and utility crossings and any associated improvements required to construct and maintain such crossings, encroachments or facilities may be included in the areas designated for incorporation into the development's Open Space calculations.
- (8) Flood way Restrictions - In addition to the uses allowed by Section 16.1.3.2 of the UDO for land within a floodway, the following uses are allowed: (i) Open Space and non-buildable portions of single family residential lots; and (ii) roadway crossings, utility crossings and any associated improvements necessary to develop such crossings.
- (9) Floodplain restrictions -- In lieu of the provisions of Section 16.1.4 of the UDO, the following requirement shall apply: No building or fill material shall be located within a distance of the stream bank equal to five (5) times the width of the stream at the top of the bank area unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (10) Submission Requirements -- Environmental Characteristics of the Site - When submitting flood frequency information as a part of the subdivision approval process, the person seeking subdivision approval is required to submit only one hundred (100) year frequency flood information, provided, however, buildings or fill material shall not be placed within a FEMA one hundred (100) year floodplain without a LOMR-F.
- (11) Connectivity-- The maximum connectivity index required for PDD-27 is 1.4.

Section 11. Density/Intensity.

(a) Development intensity for a particular use shall not exceed the following use densities:

<u>Land Use</u>	<u>Density/Intensity</u>	<u>Total Number of Acres/Units/ Facilities</u>
Single Family Village D, E and F	up to 4.0 Dwelling Units/ acre, on average	Up to 600 Dwelling Units

Multifamily Village C	Up to 6.8 Dwelling Units/ acre, on average	Up to 200 Dwelling Units
Mixed Use Village B		
Senior Residences/Apartments	Up to 8.8 Dwelling Units/acre	Up to 220 Dwelling Units
Senior Housing/Senior Daycare	N/A	Up to 6000 sq. feet GFA

- (b)(1) The Property Owner may vary the intensity of development within any Component or any use category of any Component on one or more occasions by up to thirty percent (30%) without further approval, provided, that the total number of overall units of residential housing and the number of total acres of retail commercial within the overall development does not increase from the maximums stipulated on the Master Plan.
- (c)(1) The Property Owner may transfer development uses or intensity (the number of residential units or the number of acres devoted to any particular use) within the Property by transferring density or portions of the commercial square footage from any component or area within the Property to any other Component or area within the Property, so long as the total intensity of development within the Property as a whole (measured in total number of residential units or acreage, as applicable) does not increase. If any density (total number of dwelling units or building area of commercial property) allocated to a Component by an Assignment of Property Owner Rights is not utilized, as determined with reference to approved site plans for all areas within the Component, the unused density shall revert to the Master Developer for allocation to any other Component.
- (2) As used in this subsection, "Assignment of Property Owner Rights" means a written instrument in recordable form by which the property owner assigns its rights as property owner under this ordinance to another person or entity with respect to a particular Component designated in the Assignment of Property Owner Rights. The Assignment of Property Owner Rights may include such limitations on the assignee as the property owner desires including, without limitation, restrictions on the type of units that may be constructed within a Component, the location where those units may be constructed within the Component, the number of units of a particular type that may be constructed within the Component, the minimum lot requirements for the Component (including requirements for setback, lot area, building height, lot width, buffers, and number of units per lot). All restrictions contained within the Assignment of Property Owner Rights are binding on the assignee and each person who ultimately owns any real estate within the designated Component. Any such limitations shall be in addition to any private contractual restrictions placed upon all or any part of any Component by the property owner.
- (3) The Property Owner shall issue a certificate stating the maximum development intensity allowable on any tract within the Property consistent with

this ordinance prior to the sale of any such parcels or before building permits are issued for that specific area of the property. The certificate will state the number of dwelling units and/or the amount, in acres, of Commercial, Retail, or Office uses, as applicable, that may be developed on the applicable various tracts. The property owner must file a copy of the certificate with the Planning Department. The County shall be responsible for creating and maintaining a record of the number of dwelling units and/or acres allocated to each tract as well as the total number of dwelling units or floor area actually constructed on each tract.

Section 12. Setbacks and Yards. (a) All lots within PDD-27 shall meet or exceed the following setback and yard requirements from a public right of way:

Land Use	Min. Setback	Min. Side Yard	Min. Rear Yard
Single Family Villages D, E & F	20'	5'	25'
Multi-Family Village C	20'	7'	25'
Senior Mixed Use Village B	25'	5'	15''

- (b) The setbacks on internal private roads, alleys and/or parking within a residential, commercial, or multi-family use development will have no setback requirements; except to satisfy underlying fire access or emergency management vehicular requirements
- (c) Eaves, cornices, chimneys, gutters, vents and other minor architectural features may project up to 24" into the setback area.
- (d) HVAC equipment may encroach 4' into side or rear yards. HVAC units shall be located on opposite sides of the lots for adjacent homes, in prevention of HVAC units being located next to each other.
- (e) Alley product is allowed in Village C with the 40' min lot width. If alley loaded product is utilized in Village C than the rear yard shall be 10' from the edge of the alley for those lots.
- (f) Setbacks along a private road within a residential/ multifamily use shall be measured from the back of curb.

Section 13. Building Height. (a) Maximum building heights must comply with the UDO unless otherwise authorized in this item:

Land Use	Maximum Building Height
Single Family Villages D, E & F	35'
Multi-Family Village C	50'

Senior Mixed Use Village B	60'
Park/Open Space	N/A

(b) A sprinkler system is required for non-residential structures greater than 35 feet in height. No structure may be over 50' in height unless approval is obtained from the emergency preparedness department and the building and zoning department.

Section 14. Lot Size. (a) All lots shall have the minimum number of square feet (sf) indicated in the following table:

Land Use	Minimum Lot Size*
Single Family Villages D, E & F	5000 sq. feet (detached)
Multi-Family Village C	1000 sq. feet (attached)
Mixed Use Villages	
Commercial/Retail in support of Senior Residences/ Senior Daycare	Up to 15,000 S.F/GFA Up to 6,000 S.F/GFA
Park/Open Space	No Minimum

(b) Lot size excludes road right-of-way, common open space, easements, 100 year floodplain, and other areas within a subdivision that typically are not controlled or developed by the lot owner.

Section 15. Lot Width. All lots shall meet or exceed the minimum widths indicated in the following table:

Land Use	Minimum Lot Width
Single Family Villages D, E or F	50' (detached) For front loaded type lots
Multi-Family Villages B	20' (attached)
Senior Mixed Use Villages B	100'
Civic/Park/Open Space	No Minimum

Note* Village B, designated as a “mixed-use senior village” may, as an alternative, be developed, either in part of in its entirety with 50’ single-family detached lots, should market conditions require this modification.

Section 16. Buffers.

(a) A perimeter buffer is not required where the uses are adjacent to an existing or proposed road. The border of the proposed PDD that is not adjacent to a road must be buffered by a minimum of a 40 foot buffer. Where steep topography is present, pedestrian/vehicular access, utility easements, or sidewalks are needed, grading will be allowed in these buffers.

The buffer yards are to remain as open space, except to the extent necessary to accommodate berms, walls, fences, signs and graphics, lighting fixtures, access points, drainage easements, utility lines and other facilities, and other uses identified in the UDO. Where there is an insufficient natural buffer, plantings will be installed by the developer. If the proposed use is adjacent to a similar use, on an adjacent tract, this perimeter buffer may be removed with approval of the Planning Department.

- (b) If the Property Owner can demonstrate to the Planning Director that the topography or elevation of a development site, the size of the parcel to be developed, or the presence of a buffer or screening on adjacent property would make strict adherence to the buffer requirements of the UDO serve no meaningful purpose, then the Planning Director shall waive the buffer requirements for that site.
- (c) There shall exist a fifty foot (50') buffer along the southern property line of the PDD (Lancaster County Tax Map Number 0005-00-018.00) that is adjacent to a portion of Lancaster County Tax Map Number 0005-00-077.00, as well as a fifty foot (50') buffer along the western property line of the property owned by Glen Laurel Homeowners Association (Lancaster County Tax Map Number 0005H-0C-001.01), as further reflected on the Preliminary Master Plan, labeled as "50' Buffer".

Section 17. Parking.

- (a) All uses within the PDD may utilize on street and/or alley parking to meet the requirements of Section 11.2 of the UDO. If parking is allowed on any road within this development regardless of which section it is allowed in, the road must be wide enough to allow the parking of vehicles on the street and the travel width of the road must be at least 24 feet excluding the parking areas. Multi-level/commercial parking garages are an allowed use in Villages A and B of the PDD.
- (b) For commercial or retail uses located in Senior Mixed Use Village B, no additional parking is required since these uses are only intended for use by the Senior Residents.

Section 18. Roadways and Traffic.

- (a) The number, location and alignment of the internal roadways shown on the Master Plan may be modified, provided that they are constructed in conformance with the roadway design and construction standard set forth in this section.
- (b) All internal roadways shall be built to the County's construction standards set forth in the UDO except as otherwise specified in (c) through (e) of this section.
- (c) Any portion of the Property may have private roads.
- (d) All internal roads will be constructed with curb and gutter.
- (e) All internal roadways will be constructed in accordance with the following minimum standards:

Street Standards

R/W Width

1. Local Limited Res Street	20' Asphalt 24' BC/BC	40' r/w
2. Local Residential	22' Asphalt 27' BC/BC	50' r/w
3. Residential Collector Street	32' Asphalt 36' BC/BC	66' r/w
4. Private Street/Drive Townhomes/Commercial	20' Asphalt 23' BC/BC (Standard 1' – 6" Curb)	30' Clear Zone

(f) All connections to SCDOT roadways must meet SCDOT regulations and be approved by SCDOT.

Section 19. Street Lighting.

- (a) Community street lighting shall be provided within the Property, and shall be designed and constructed in accordance with the requirements of this section and the UDO.
- (b) All community street lighting within each Component shall be of uniform design and all lighting throughout the Property shall be complementary.
- (c) The community street lighting shall be part of an overall street lighting program for the Property. The street lighting shall be maintained and operated by the appropriate electric utility, a property owners association, or some other non-profit entity.
- (d) Nothing in this section shall be construed to limit or otherwise impair the ability of any individual resident or lot owner to construct or install lighting anywhere on such resident's or owner's lot. Such lighting, however, shall be appropriately shielded so that it does not interfere with the reasonable enjoyment of neighboring properties.

Section 20. Model Homes and Other Buildings. Within the boundaries of tax parcels 0005-00-093.05, 0005-00-078.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, & a portion of 0005-00-074.03, prior to the installation of water and sewer for the development or any of its components, the developer at any given time may be issued not more than eleven (11) building permits of which ten (10) may be for model single family residences for sale ("Model Homes") and one (1) for a sales office. The Model Homes may be connected to temporary water and sewer services, including septic tanks, provided, that the Model Homes shall be connected to central water and sewer services as soon as the central services are available. Prior to issuing the building permits for the Model Homes, the developer shall provide the County with proof of applicable approvals by other government entities, including, but not limited to the South Carolina Department of Health and Environmental Control. Except for the water and sewer connections, the Developer must comply with all ordinary requirements for the issuance of building permits including, but not limited to, any then applicable county-wide

building, housing, electrical, plumbing, and gas codes. A certificate of occupancy for the Model Homes shall not be issued until the Model Homes are connected to central water and sewer service and must meet otherwise applicable requirements. The absence of a certificate of occupancy does not prevent developer from using the Model Home for Model Home purposes.

Section 21. Mass Grading and Timber Harvesting. The Property Owner may mass grade all or any portion of the Property, sell or relocate excess soils resulting from such mass grading, and harvest and process timber within the Property, provided, that, the Property Owner complies with section 12.11 of the UDO.

Section 22. Open Space. Storm water detention facilities and project buffers that do not front along roadways may be included as Open Space.

Section 23. Density. The amount of residential development permitted on a given parcel of land, typically measured in dwelling units per acre (total residential units / total development land area). Storm water detention facilities, creeks, streams, wetland areas and tree save/ preservation areas, along with internal open space areas, pocket parks, perimeter buffers that do not front along public roadways can also be utilized to calculate density.

Section 24. Severability. If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section 25. Controlling Ordinance. To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 26. Effective Date. This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED THIS ____ DAY OF _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Chair, County Council

Secretary, County Council

ATTEST:

Debbie Hardin, Clerk to Council

1st reading:

2nd reading:

3rd reading:

EXHIBIT A

Avondale Site

Planned Development District (PDD-27)

Master Plan

See attached.

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