



Interoffice Memorandum

Received on February 7, 2024
Deadline: February 27, 2024
Publish: March 3, 2024

February 7, 2024

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Rebecca Bowden** *Rebecca Bowden*
Planning Division 407-836-5619
Rebecca Bowden@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Diocese Subdivision PD - UNP / Diocese of
Orlando Preliminary Subdivision Plan
Case # PSP-23-04-141

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Steven Thorp, AICP
Dream Finders Homes.
8529 Southpark Circle Suite 130
Orlando, Florida 32819

Commission District: 1

General Location: North of New Independence Parkway / East of
Avalon Road

Parcel ID #(s) 17-23-27-0000-00-004 and 17-23-27-0000-00-015

Number of Posters: 1

Use: 183 Single-Family Residential Dwelling Units

Size / Acreage: 59.56 gross acres

BCC Public Hearing
Required by: Orange County Code, Chapter 38, Article VIII,
Division 1, Section 38-1207

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: Para más información referente a esta vista
pública, favor de comunicarse con la División de
Planificación (Planning Division) al número 407-
836-8181.

Advertising Language:

This Preliminary Subdivision Plan (PSP) is a request to subdivide 59.56 acres to construct 183 single-family residential dwelling units.

In addition, the following waiver from Orange County Code is requested:

A waiver from Orange County Code Section 38-1384(i)(4) is granted to eliminate the requirement for vehicular access to garages or other off-street parking surfaces on all lots greater than fifty (50) feet in width that face neighborhood squares and parks to be provided from a rear alley easement or from a front driveway where the garages are located at or beyond the rear wall of the primary structure, specifically on Lots 15, 130, 144, 147, 151-153, 156, 159-161, 164-166, 169-170 and, 174-176

Material Provided:

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)
- (3) Site plan sheet (*to be mailed to property owners*).

Special Instructions to Clerk (if any):

Request to please schedule this public hearing for **March 26, 2024**. 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.

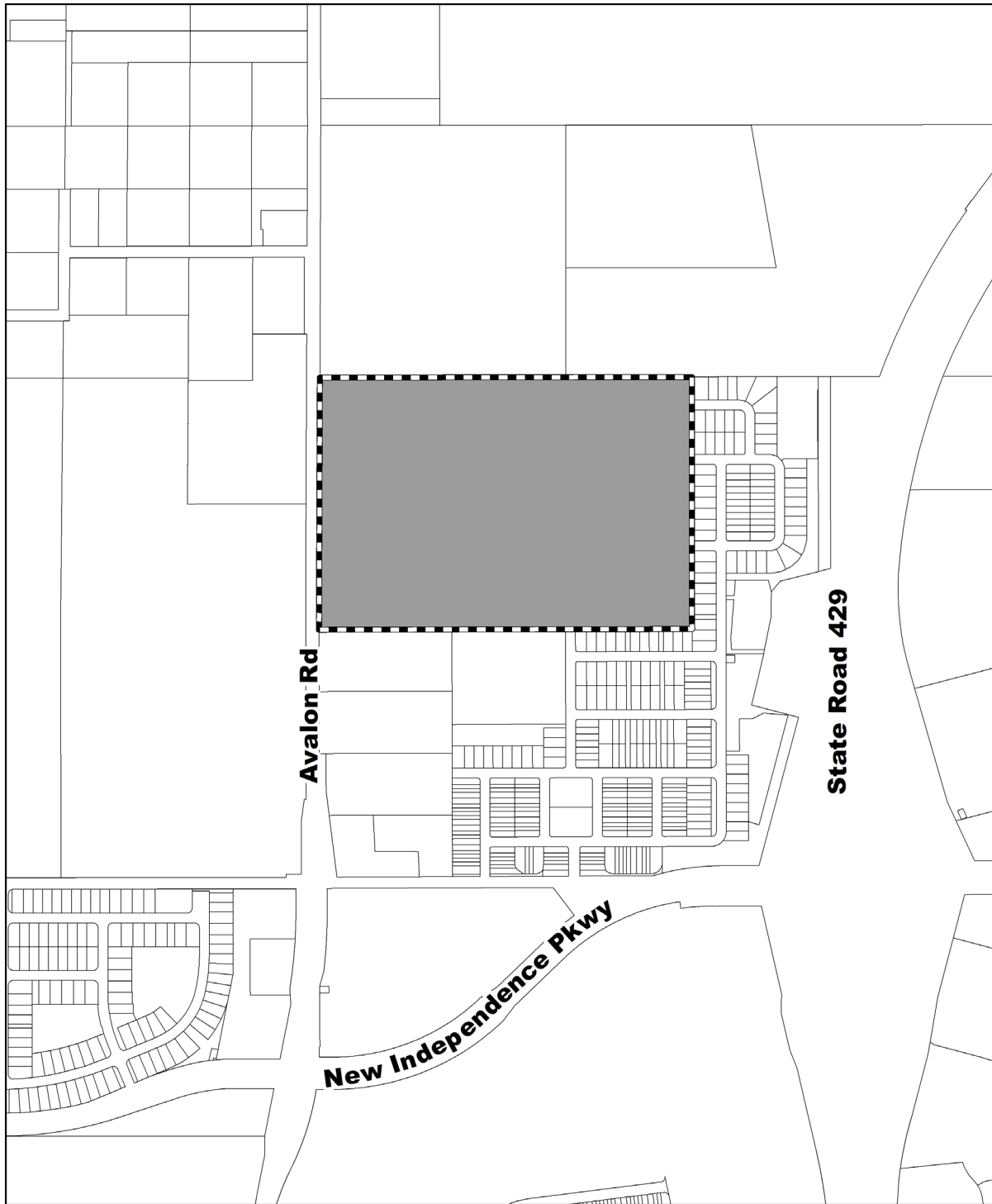
Please notify Rebecca Bowden of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

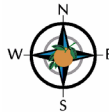
If you have any questions regarding this map,
please call Planning Division at 407-836-5600.

Location Map

PSP-23-04-141

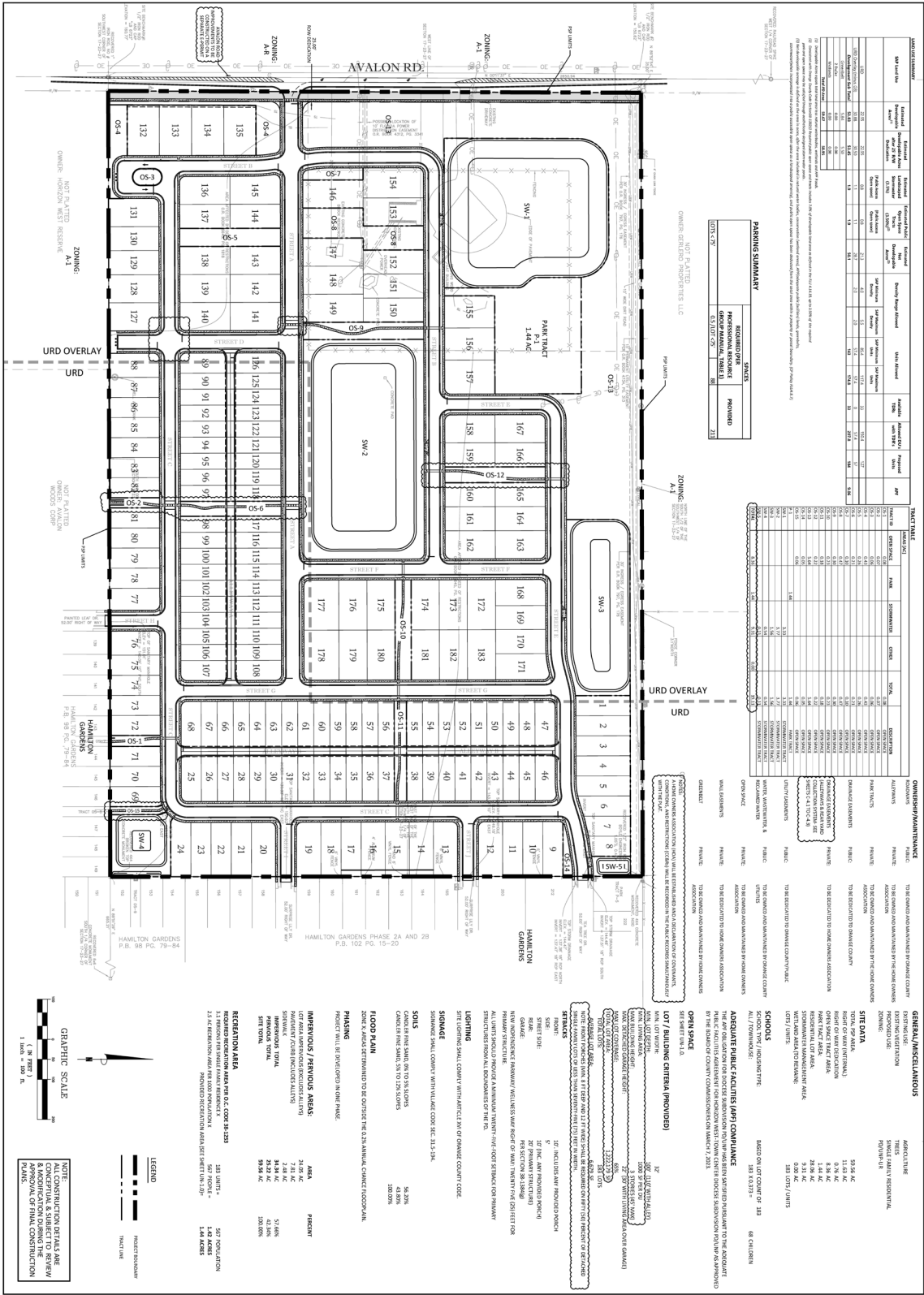


 **Subject Property**



0 600 1,200
Feet

Site Plan



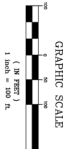
Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
127	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
128	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
129	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
130	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
131	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
132	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
133	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
134	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
135	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
136	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
137	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
138	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
139	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
140	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
141	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
142	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
143	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
144	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
145	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
146	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
147	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
148	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
149	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
150	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
151	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
152	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
153	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
154	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345

Category	Count	Notes
STREETS	1	PROPOSED
PROPOSED PUBLIC FACILITIES	1	PROPOSED
PROPOSED UTILITIES	1	PROPOSED
PROPOSED LANDSCAPE	1	PROPOSED
PROPOSED SIGNAGE	1	PROPOSED
PROPOSED FENCE	1	PROPOSED
PROPOSED DRIVEWAY	1	PROPOSED
PROPOSED SIDEWALK	1	PROPOSED
PROPOSED BIKEWAY	1	PROPOSED
PROPOSED TRAIL	1	PROPOSED
PROPOSED OTHER	1	PROPOSED

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
151	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
152	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
153	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345
154	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345	12,345

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PROPOSED OTHER	1	PROPOSED



Symbol	Description
--- (dashed line)	PROPOSED ROADWAY
--- (solid line)	EXISTING ROADWAY
--- (dotted line)	PROPOSED FENCE
--- (dash-dot line)	PROPOSED DRIVEWAY
--- (long-dash line)	PROPOSED SIDEWALK
--- (short-dash line)	PROPOSED BIKEWAY
--- (diagonal line)	PROPOSED TRAIL
--- (cross-hatch)	PROPOSED OTHER

NOTE: ALL CONSTRUCTION DETAILS ARE TO BE PROVIDED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS TO REVIEW AND APPROVE THE CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SOURCES.

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PROPOSED SIDEWALK	1	PROPOSED
PROPOSED BIKEWAY	1	PROPOSED
PROPOSED TRAIL	1	PROPOSED
PROPOSED OTHER	1	PROPOSED

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