




Interoffice Memorandum

February 29, 2024

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

FROM: Tanya Wilson, AICP, Director 
Planning, Environmental, and Development Services Department

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

SUBJECT: March 26, 2024 – Public Hearing
Applicant(s): Steven Thorp, AICP, Dream Finders Homes
Project Name: Diocese Subdivision Planned Development –
Unified Neighborhood Plan / Diocese of Orlando Preliminary
Subdivision Plan
Project No.: PSP-23-04-141 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of January 10, 2024, to approve the Diocese Subdivision Planned Development – Unified Neighborhood Plan / Diocese of Orlando Preliminary Subdivision Plan. The project is generally located north of New Independence Parkway and east of Avalon Road in the Horizon West Town Center Village. The request is to subdivide 59.56 acres to construct 183 single-family residential dwelling units.

In addition, the applicant is seeking a waiver from Orange County Code, Section 38-1384(i)(4) to allow specific lots within the subdivision, which are wider than 50' in width and abut recreational and open space tracts, to have access from a front driveway, in lieu of rear alleys, and for garages to be located at the front or side of the primary structure if accessed from a front driveway. The waiver is requested due to the low density, large lot nature of the development due to its adjacency to the Rural Settlement.

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 documents and the plan may be found in the Planning Division for further reference.

ACTION REQUESTED: **Make a finding of consistency with the Comprehensive Plan and approve Diocese Subdivision PD - UNP / Diocese of Orlando PSP (PSP-23-04-141) dated “Received January 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

TW/JCK/js

Attachments

CASE # PSP-23-04-141

Commission District # 1

1. GENERAL INFORMATION

Applicant: Steven Thorp, AICP
Dream Finders Homes

Owner: Diocese of Orlando

Project Name: Diocese Subdivision PD - UNP / Diocese of Orlando PSP

Hearing Type: Preliminary Subdivision Plan (PSP)

Request: To subdivide 59.71 acres to construct 183 single-family residential dwelling units and the following waiver from Sec. 38-1384(i)(4) of Orange County Code:

1. A waiver from Sec. 38-1384(i)(4) is requested 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 151-171 and 174-177.

Applicant Justification: *Due to the proximity of the rural settlement, we have provided lots larger than required, and with larger than required footprints as compared to the more dense Hamilton project to our east, as well as the lots on the eastern side of the project. These smaller lots on the eastern site of the project are consistent with the density goals of Horizon West. The western side as previously stated will have less these larger lots (up to 80 ft wide). The typical products associated with lots of this size are front loads and more traditional configurations - not exactly like the rural settlement residential homes, but more similar in size, look, configuration, and scale.*

2. PROJECT INFORMATION

- A. Overview:

The subject property is located on the east side of Avalon Road, north of New Independence Parkway within the Diocese of Orlando Planned Development (PD) – Unified Neighborhood Plan (UNP) and Horizon West Town Center Village (V). The existing PD is entitled for 184 single-family residential units. This request is to subdivide the 59.56 acre property to construct 183 single-family residential dwelling units and associated tracts.

In addition, the applicant is seeking a waiver from Orange County Code, Section 38-1384(i)(4) to allow specific lots which are wider than 50' in width and front recreational and open space tracts, to have access from a front driveway, in lieu of rear alleys or for garages to be located at or beyond the rear wall of the primary structure if accessed from a front driveway.

- B. Location:

North of New Independence Parkway / East of Avalon Road

- C. Parcel ID(s):

17-23-27-0000-00-004
17-23-27-0000-00-015

- D. Total Acres:

59.56 gross acres

- E. Water Supply:

Orange County Utilities

- F. Sewer System:

Orange County Utilities

- G. Schools:

Hamlin ES
Enrollment: 642 / Capacity: 791
Hamlin MS
Enrollment: 857 / Capacity: 1,227
Horizon HS
Enrollment: 2,314 / Capacity: 2,627

- H. School Population:

68

- I. Parks:

Horizon West Regional Park – 2.1 miles

- J. Proposed Use:

183 Single-Family Residential Dwelling Units

- K. Site Data: Maximum Building Height: 45 feet (3 stories)
Minimum Living Area: 1,000 square feet per dwelling unit
Minimum Lot Width: 32 feet
Building Setbacks:
Front: 10 feet (includes any provided porch)
Side: 5 feet
Street Side: 10 feet (includes any provided porch)
Rear: 20 feet (primary structure)
- L. Fire Station: 44 - 16990 Porter Road
- M. 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 the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Three hundred and fifteen (315) notices were mailed to those property owners in the mailing area.
- N. Community Meeting Summary: A community meeting was not required for this case.
- O. Transportation: This development shall comply with the terms and conditions under the Horizon West-Town Center (Diocese Subdivision PD/UNP Adequate Public Facilities and Road Network Mitigation Agreement. The Owner shall acquire Vested Trips for 184 SFRs once the Fair Share Cost Analysis Payment of \$1,502,010 is paid to the County. Upon assignment of the Vested Trips to the Owner, the PD Property shall be considered to have satisfied the County's transportation concurrency requirement for the development (not to exceed the vested trips granted).
- The Board of County Commissioners approved the Horizon West - Town Center (Diocese Subdivision PD/UNP) Adequate Public Facilities and Road Network Mitigation Agreement ("Agreement") by and among John G. Noonan, as Bishop of the Diocese of Orlando and Orange County on 3/07/2023 and the document was recorded at document number 20230144912. The Agreement satisfies both the Road Network Agreement

required under the Town Center West Term Sheet approved by the Board on August 25, 2015, and the Developer's Agreement required by Section 30-712(b) of Division 2 or Chapter 30, Article XIV, (APF/TDR Ordinance). Under the terms of the Agreement, the Owners shall convey to Orange County a total of 0.76 acres of right-of-way for Avalon Road/C.R. 545. The dedication of right-of-way shall serve to partially satisfy the Adequate Public Facilities requirement under the APF/TDR Ordinance, which requires 9.82 acres of public facility lands to be provided. This creates an APF deficit of 9.06 acres. The deficit shall be satisfied by either acquiring 9.06 acres of APF credit from a surplus owner in the Town Center SAP or paying the \$52,403.97 APF fee per acre to the County. The Owner will receive \$22,500 per acre for the conveyance of 0.76 acres of right-of-way for Avalon Road for a total of \$17,100 in transportation impact fee credits.

The Agreement requires a Fair Share cost contribution in the amount of \$1,502,010.00 within 180 days of the effective date of this Agreement. Owners shall receive transportation impact fee credits in the amount equal to the Fair Share payment and be vested for 184 PM peak-hour two-way vehicular trips. Based on the Concurrency Management database (CMS) dated 5/8/2023, there are multiple failing roadway segments within the project's impact area. Avalon Rd, from Porter Rd to Tilden Rd (3 segment(s)), New Independence Pkwy, from Lake County Line to Valencia Pkwy, and along Valencia Pkwy, from New Independence Pkwy to Horizon Blvd are failing. This information is dated and subject to change.

P. Environmental Protection Division:

An environmental report dated 11/10/2021 identified gopher tortoises or burrows that have been located on this site. Provide an up-to-date habitat/wildlife survey. Prior to construction plan approvals, forward any related permits to the Orange County Environmental Protection Division. The applicant shall comply with the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC) regulations.

The project site is located within a delineated area of groundwater contamination for ethylene dibromide (EDB) as defined by the Florida Department of Environmental Protection (FDEP). Submit a completed Phase I Environmental Site Assessment (ESA) with the revised plan package. If this site is determined to have a prior use that would result in soil or groundwater contamination, then the applicant must provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels. Depending upon the Phase I ESA results, sampling of soils and/or groundwater may also be required prior to approval of this plan. Potable and irrigation wells will be prohibited in a suggested condition of approval. If any existing septic tanks or wells are required or in use, the applicant shall notify the Florida Department of Health (FDOH) and local Water Management District, about the system permit application, modification or abandonment prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the FDOH for the septic system and both FDOH and the Water Management District for wells.

This site could be adversely impacted by existing solid waste management activities from the Pine Ridge Landfill located approximately ½ mile to the west/northwest. Potential odor and noise disturbance to residents should be considered during design. Prospective property owners should

be notified of this proximity. Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides, and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Recycling of materials is encouraged if applicable.

Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff. Use caution to prevent erosion during construction along the boundary of the property, into surface waters, wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven days and after every 1/2 inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc.) and other measures.

- Q. Comprehensive Plan: The subject property has an underlying Future Land Use designation of Village (V) and a zoning of Planned Development (PD). The FLUM and Zoning are consistent, and a rezoning or FLU amendment is not required.
- R. Zoning: PD (Planned Development)

3. REQUESTED ACTION:

Development Review Committee (DRC) Recommendation – (January 10, 2024)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Diocese Subdivision PD - UNP / Diocese of Orlando PSP dated "Received January 18, 2024", subject to the following conditions:

1. Development shall conform to the Diocese Subdivision Planned Development - Unified Neighborhood Plan; Orange County Board of County Commissioners (BCC) approvals; Diocese of Orlando Preliminary Subdivision Plan dated "Received January 18, 2024," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received January 18, 2024," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision 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. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Associated offsite infrastructure including turn lanes within CR-545 right-of-way must be submitted as an E-Plan, along with the required surety per Chapter 21-202 and 21-208, Orange County Code, and issued a Certificate of Completion prior to or concurrent with issuance of a Certificate of Completion for subdivision infrastructure.

8. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public
9. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
10. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
11. Any easements of record encumbering any residential lot, or any tract or right -of-way to be dedicated to Orange County must be released, modified, or otherwise terminated prior to the plat being deemed sufficient for review.
12. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.
13. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.

14. If it is anticipated that retaining wall(s) will be designed and constructed, it shall be noted on the preliminary subdivision plan, and the following provision must be incorporated into the Declaration of Covenants, Conditions, and Restrictions (CC&Rs): For the proposed retaining wall(s), the CC&Rs shall reflect all lots served by such retaining wall and a reserve fund for maintenance, repair, and capital replacement of the retaining wall shall be established and funded with the creation of the HOA; removal of this section from the CC&Rs is prohibited unless approved by the Orange County Board of County Commissioners. Coincident with platting, the developer shall record in the public records the CC&Rs governing the lots and addressing the HOA responsibilities for the annual maintenance and any necessary repairs of the retaining wall. The CC&Rs shall require the establishment and maintenance of two HOA accounts for: 1.) Annual routine maintenance of the retaining wall, including an engineers report to be submitted to the HOA on a three year cycle. 2.) Capital-repair/replacement of the retaining wall based on a 50-year life cycle. Initial funding of the accounts shall be approved by County Engineer, or their designee, and on the basis of a professional engineer's estimate for the above referenced accounts.
15. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).
16. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes the Pine Ridge Landfill located within 1 mile of the subject property.
17. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that neither potable wells nor irrigation wells using local groundwater will be allowed on site.
18. Site development activity shall comply with State recommended Best Management Practices to protect soils during clearing, earthwork and construction. Fugitive dust emissions shall not be allowed from any activity including: vehicular movement, transportation of materials, construction, alteration, loading, unloading, storing or handling; without taking reasonable precautions to prevent such emissions. Reasonable precautions include application of water, dust suppressants, and other measures defined in Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 2 Rules, Section 15-89.1 Air Pollution Prohibited.

19. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
20. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Supervisor at NPDES@ocfl.net. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
21. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the Orange County Environmental Protection Division National Pollutant Discharge Elimination System (NPDES) Supervisor at NPDES@ocfl.net for details.
22. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.
23. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that this site is located within a delineated area of groundwater contamination for ethylene dibromide (EDB) as defined by the Florida Department of Environmental Protection (FDEP).
24. "No Parking" signs shall be installed prior to issuance by the County of a Certificate of Completion for the infrastructure, as shown on the approved PSP dated "Received January 18, 2024".

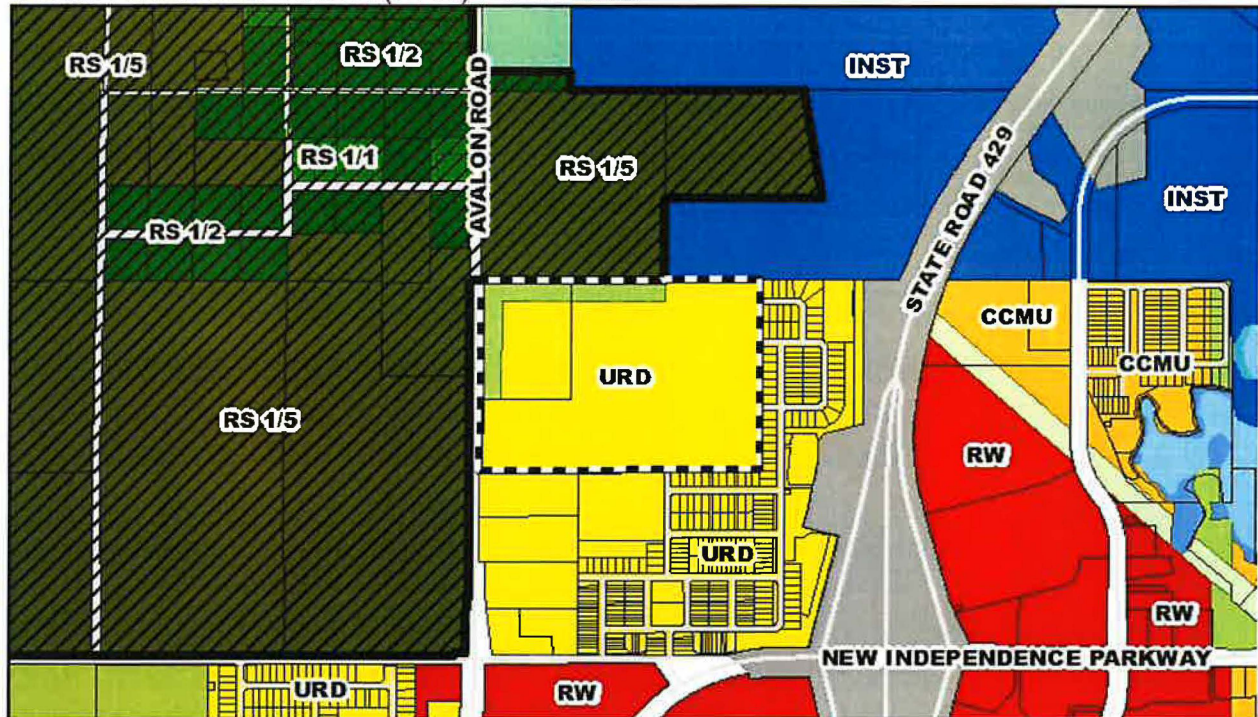
25. The project shall comply with the terms and conditions of that certain Horizon West - Town Center (Diocese Subdivision PD/UNP) Adequate Public Facilities and Road Network Mitigation Agreement approved on 3/07/2023 and recorded at Document Number 20230144912 Public Records of Orange County, Florida, as may be amended.
26. Pursuant to Article XII, Chapter 30, Orange County Code, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
27. The proposed development is adjacent to an existing and permitted City of Orlando/Orange County/Conserv II Rapid Infiltration Basin (RIB) site. The design and permitting (stormwater, etc.) for the proposed development shall take into account the groundwater mounding produced by the adjacent RIBs when loaded at full permitted capacity and during wet weather conditions. At the time of construction plan submittal, coordinate with OCU to obtain information on the mounding produced by the RIBs, and submit geotechnical information and stormwater pond design calculations for use in coordinating with Conserv II.
28. 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. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
29. Lots that face a mew, open space tract or alley that do not have access to a public right-of-way shall be addressed off an alley and the addressing of the home shall be placed on the front and rear of the structure.
30. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b) (20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and

completed prior to issuance of the Certificate of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located.

31. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
32. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
33. Any lot with a side yard facing an open space tract, park or recreation area shall be visually treated as a corner lot with an abutting side street. The tract, park or recreation area facing facades shall repeat the architectural trim and finishes which are provided on the front façade - including windows, window surrounds, shutters, muntins, eave brackets, expression line, and decorative veneer.
34. New streets that are extensions of or in alignment with existing streets shall bear the same names as those borne by such existing streets.
35. Tree mitigation fees must be paid into the County Tree Fund prior to the recording of the plat.
36. All fencing abutting open space tracts which are 25 ft. wide or less, or which are not visible from rights-of-way (e.g. adjacent to Lots 71, 72, 81, and 82), shall be limited to 50 percent opaque, such as aluminum picket or similar, up to 6 feet tall, or opaque up to 4 feet tall.
37. Houses on Lots 15, 130, 144, 147, 151-153, 156, 159-161, 164-166, 169-170 and, 174-176 (as shown on PSP dated "Received *") shall be required to (i) have a front porch that complies with the requirements of Section 38-1384(d), and the width of any front-facing garage shall not exceed 50% of the front façade or (ii) be developed with side facing J-loaded garages that do not directly face the front property line.
38. 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 (as shown on PSP dated "Received *").

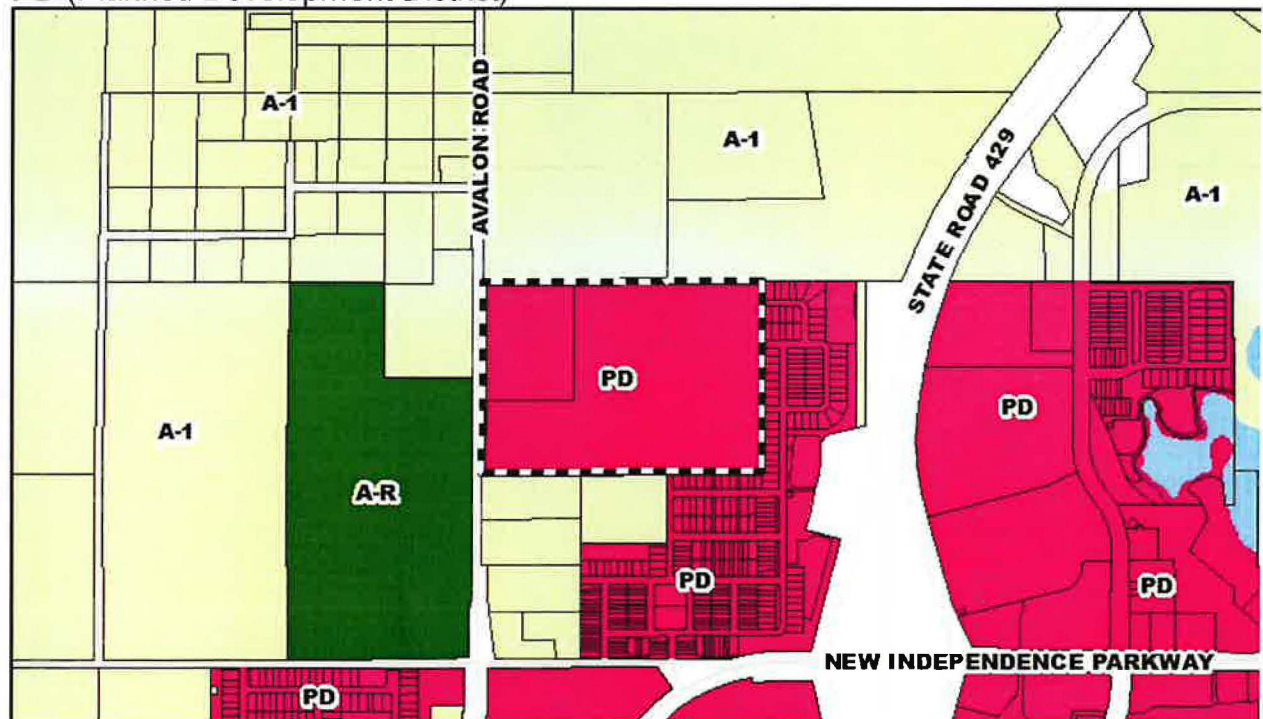
HORIZON WEST SPECIAL PLANNING AREA LAND USE MAP

Urban Residential District (URD) / Greenbelt

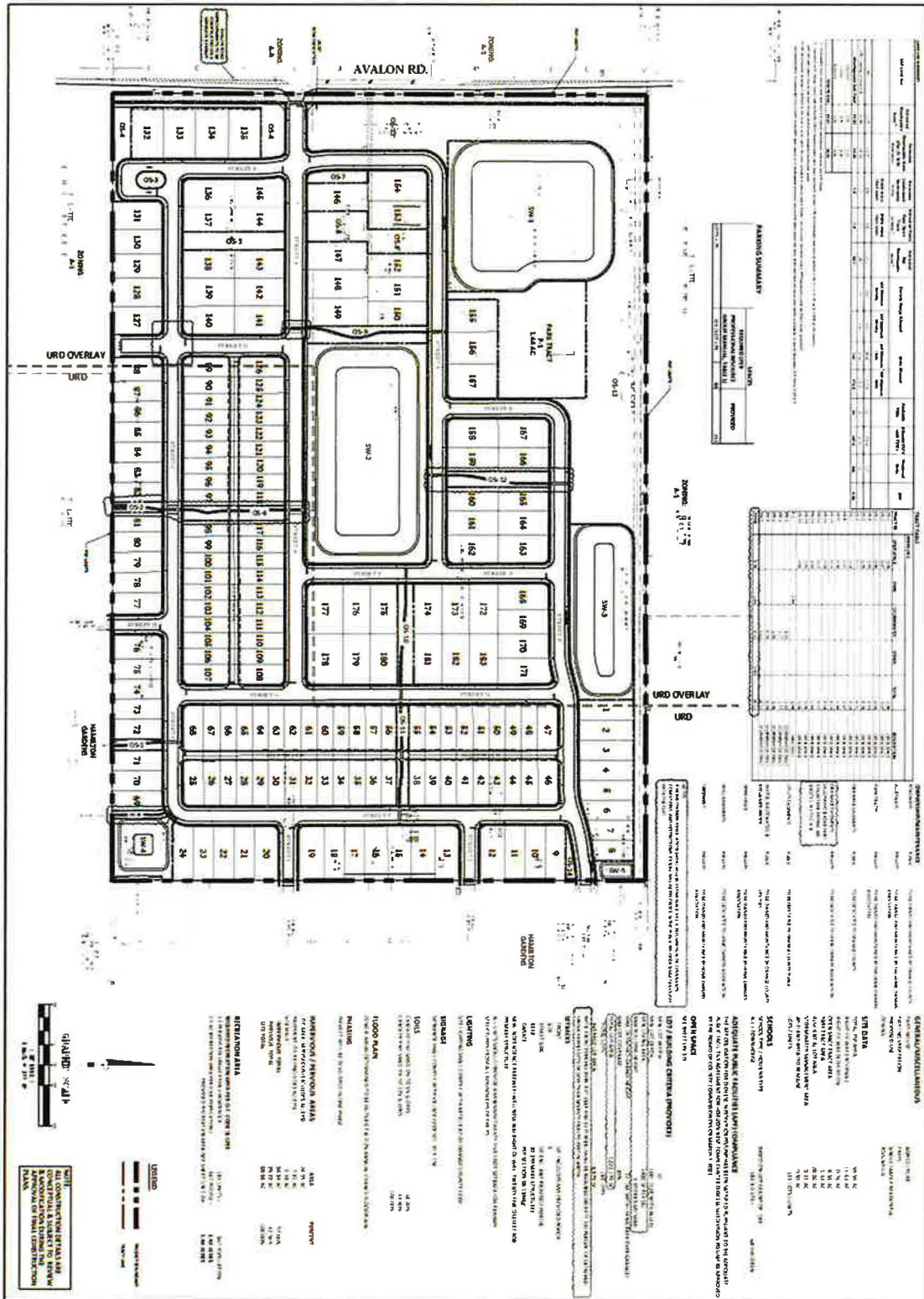


ZONING

PD (Planned Development District)



Site Plan Sheet



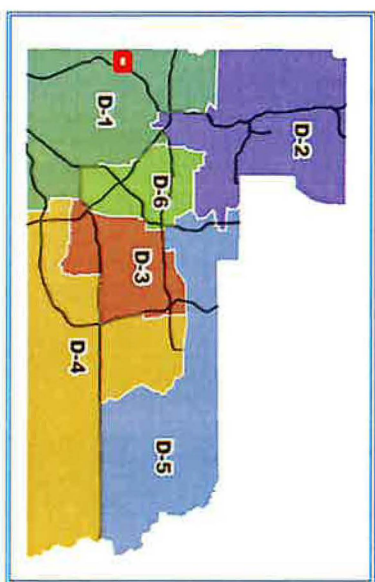
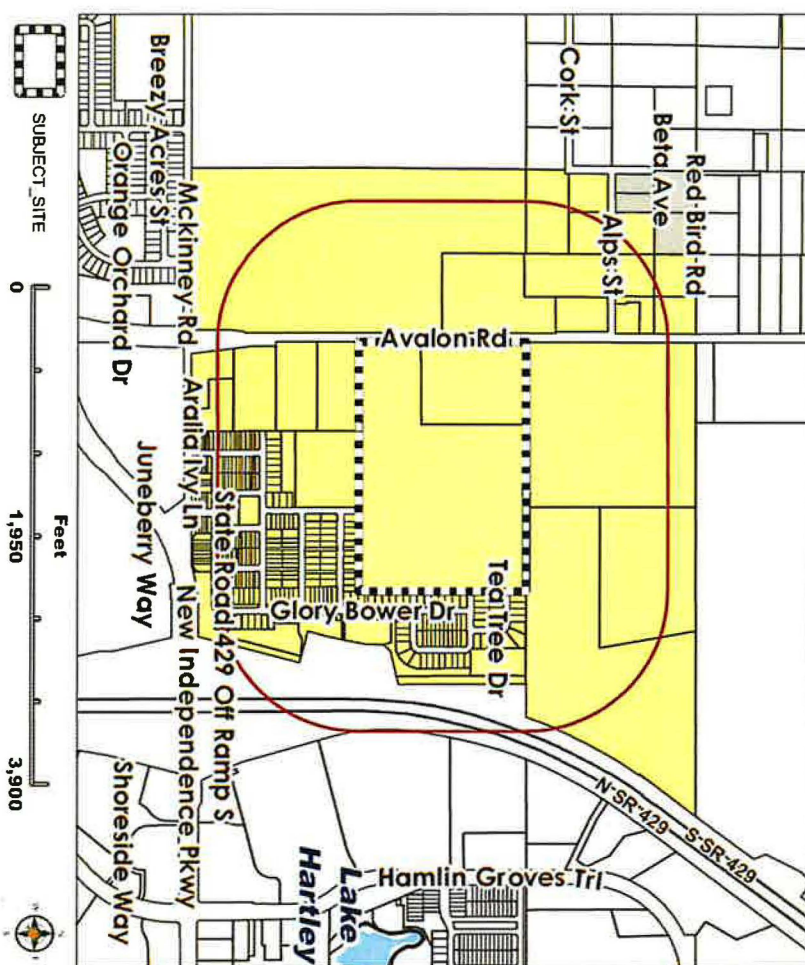
OVERALL PLAN	DIocese SUBDIVISION	<p>PREPARED FOR DREAM PLANET HOMES</p>	<p>KCG KELLY, COLLINS & GENTRY, INC.</p> <p>11005 COLLETT AVENUE, SUITE 300 ORANGE, CALIFORNIA 92668 (714) 962-3111</p>
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Notification Map



Public Notification Map

Diocese of Orlando_PSP-23-04-141



MAP LEGEND

	SUBJECT_SITE		NOTIFIED_PARCELS
	1100 FT BUFFER		COURTESY_PARCELS
	PARCELS		HYDROLOGY

BUFFER DISTANCE: 1100
OF NOTICES: 315