



Interoffice Memorandum

Received on March 18, 2025

Deadline: April 1, 2025

Publish: April 6, 2025

March 18, 2025

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*
Assistant Project Manager
Planning Division 407-836-5619
Rebecca.Bowden@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Dean Road DDCM Townhomes (fka Union Park
Condominiums) PD / Dean Road DDCM
Townhomes PSP
Case # PSP-23-09-288

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Garrett George
CESO, Inc.
1323 Brookhaven Drive
Orlando, Florida 32803

Commission District: 5

General Location: North of Elm Street / West of Dean Road

Parcel ID #(s) 18-22-31-0000-00-022, 18-22-31-0000-00-021

Number of Posters: 4

Use:	46 Single-Family Attached Residential Dwelling Units
Size / Acreage:	10.65 overall PD acres / 7.36 developable acres
BCC Public Hearing Required by:	Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89
Clerk's Advertising Requirements:	<p>(1) At least seven (7) days before the BCC public hearing date, publish an advertisement in the Legal Notices section of <i>The Orlando Sentinel</i> 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;</p> <p>and</p> <p>(2) At least seven (7) 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.</p>
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 10.65 acres in order to construct 46 single-family attached residential dwelling units; District 5; North of Elm Street / West of Dean Road.

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*)

Special Instructions to Clerk (if any):

Please schedule this public hearing for **April 22, 2025**. 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 Lisette Egipciaco and Rebecca Bowden of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

For any questions regarding this map,
please contact the Planning Division
at 407-836-5600.

Location Map

PSP-23-09-288

