

Interoffice Memorandum

DATE: September 10, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve an amendment to the Evergreen Planned Development (PD) received August 8, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 2. (Planning Division)

PROJECT: Evergreen PD (CDR-24-08-188)

PURPOSE: The subject property is located southwest of North Old Blossom Trail, and east of Dora Drive within the Tangerine Rural Settlement and consists of 23.24 acres. The property is designated Rural Settlement (RS 1/1) on the Future Land Use Map and is zoned Planned Development (PD). The Evergreen PD currently allows 20 single-family units. The request to revise the minimum residential lot size for the Planned Development (PD) from 1 acre to 0.5 acres and to reflect the requirement for 50% open space in the Wekiva Study Area is consistent with the approved PD development program and with the Comprehensive Plan.

This proposal received a recommendation of approval from the DRC on August 27, 2025.

BUDGET: N/A