Interoffice Memorandum

DATE: July 2, 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 Tupperware Heights Planned Development (PD) received May 19, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4. (Planning Division)

PROJECT: Tupperware Heights PD (CDR-25-04-089)

PURPOSE: The subject property is located east of S. Orange Blossom Trail, west of Florida's Turnpike, and north of the Orange County – Osceola County line and consists of 26.14 acres. The property is designated Planned Development – Low Density Residential- Low Medium Density Residential- Medium Density Residential- Commercial- Institutional-Parks and Recreation-Open Space-Conservation (PD-LDR/LMDR/MDR/C/INST/PR-OS/CON) on the Future Land Use Map and is zoned Planned Development (PD). The existing PD allows for a maximum of 1,354 multifamily residential units, 263,480 sq. ft. of office and commercial uses. This request is for Lot 3, which allows for 644 multifamily dwelling units. This development is propose to serve low income households at 60% of the Area Median Income (AMI) or below, and has obtained an Affordable Housing Certification letter from the Housing and Community Development Division, dated March 17, 2025.

Through this request the applicant is seeking a waiver from Orange County Code Section 38-1476 to allow 1.80 parking spaces per unit in lieu of one (1) parking space per one-bedroom unit and two (2) parking spaces per two-bedroom unit on Lot 3. Which is substantiated by a parking analysis submitted with this request.

This proposal received a recommendation of approval from the DRC on June 25, 2025.

BUDGET: N/A