

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 Moss Park Planned Development (PD) received August 25, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4. (Planning Division)

PROJECT: Moss Park PD (CDR-25-03-060)

PURPOSE: The subject property is located generally on the west and east sides of Wewahoottee Road, south and west of Moss Park Road, and the affected area consists of 38.97 acres. The property is designated Planned Development-Industrial / Institutional / Office / Commercial / Low Density Residential / Low Medium Density Residential / Medium Density Residential / Conservation (PD-IND / INST / O / C / LDR / LMDR / MDR / CON) on the Future Land Use Map and is zoned Planned Development (PD). The existing development program per the Moss Park DRI Annual Report 2016 & 2017: 2,174 single-family residential units, 350 multi-family units, 131,000 sq. ft. of retail uses, 1,245,000 sq. ft. office uses (includes 10,000 sq. ft. civic center), 600 room lodging facility, 78 site RV/campground.

Through this PD Change Determination Request (CDR), the applicant is seeking to add Public / Institutional uses as a subset of the existing permitted Office use within Parcel C (C1 & C2), such that any Public / Institutional development will count toward, and be limited by, the maximum 180,000 square feet of office entitlements allocated to Parcel C. The subject property, PD Parcel C-2, is currently undeveloped. The applicant is also requesting a waiver from Section 38-1477 to allow parking areas to be located a maximum of 1,000 feet from the uses they serve, in lieu of 300 feet. There is an associated amendment to the Moss Park DRI Development Order (Case DO-25-07-175.)

This proposal received a recommendation of approval from the DRC on August 13, 2025.

BUDGET: N/A