

Board of County Commissioners

**Consideration of Special Magistrate
Recommendation**

**Windermere Springs Townhomes Preliminary
Subdivision Plan (PSP-21-12-374)**

December 17, 2024



Property / Background

- **13651 Reams Road, Orlando, Florida 34786**
- **Part of the Windermere Springs Planned Development**
 - PD approved by the Board in 2018
 - Rezoned the area from R-CE-2 to PD
- **Requested approval of PSP-21-12-374 for construction of 21 single-family townhomes**
- **On August 13, 2024, the Board voted to deny the PSP**



Proceeding / Special Magistrate Recommendation

- Request for Relief filed under Section 70.51, Florida Statutes (Florida Land Use and Environmental Dispute Resolution Act)
- Expedited proceeding occurred on October 18, 2024
- Special Magistrate Recommendation issued November 15, 2024
 - Special Magistrate’s opinion: denying the application for the PSP was unreasonable and unfairly burdens the property
 - Special Magistrate’s recommendation: the PSP be put back before the Board and approved



Statutory Requirement

Pursuant to Section 70.51(21), Florida Statutes, the County must consider the Special Magistrate's Recommendation, act on the Recommendation, and issue a written decision that describes as specifically as possible the uses available to the property



Requested Action

Consider the Special Magistrate's Recommendation regarding the Windermere Springs Townhomes PSP, take one of the following actions, and authorize the County Attorney's Office to issue a corresponding written decision:

- 1. Accept the Special Magistrate's Recommendation and implement the recommendation, by approving PSP-21-12-374;**
- 2. Modify the Special Magistrate's Recommendation and implement the modified recommendation; or**
- 3. Reject the Special Magistrate's Recommendation.**