

Interoffice Memorandum

DATE: July 2, 2026

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 the Parker Lone Palm Preliminary Subdivision Plan (PSP) received April 16, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4.

PROJECT: Parker Lone Palm PSP (PSP-24-12-291)

PURPOSE: The gross 14.47-acre subject property is located south of E. Colonial Drive and west of Hancock Lone Palm Road. The site is designated on the Future Land Use Map as Low Medium Density Residential (LMDR) and is zoned R-1 (Single-Family Dwelling District). These designations allow single-family residential uses at a maximum density of 10 dwelling units per acre with a minimum lot width of 50 feet and a minimum lot size of 5,000 square feet.

Through this request the applicant is seeking to subdivide the property into 55 single-family residential lots and associated tracts. The proposed density of 4.28 dwelling units per acre and associated development standards are consistent with the land use and zoning requirements. The subject property is surrounded on all sides by similar detached single-family residential development.

This request is also being heard concurrent with an associated Standard Permit (SP-24-10-012) to authorize 0.08 acre of Class II direct wetland impacts in order to construct a stormwater outfall pipe, with 0.54 acre of secondary impacts; and a total of 0.39 acre of Class III direct surface water impacts in order to construct portions of lots and interior roads for a residential subdivision and associated infrastructure; and 0.02 acre of

upland buffer impacts associated with W-1 for the installation of the proposed outfall pipe.

This proposal received a recommendation of approval from the DRC on June 24, 2026.

BUDGET: N/A