

Interoffice Memorandum

DATE: November 24, 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 Redditt Property Planned Development (PD) received November 3, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4. (Planning Division)

PROJECT: Redditt Property PD (CDR-24-02-034)

PURPOSE: The subject property is located south of Innovation Way and west of Alafaya Trail. The property is part of the Redditt Property Planned Development (PD). The property is designated Planned Development (PD-MDR/IND/C/CONS) on the Future Land Use Map (FLUM) with an approved development program consisting of up to 600,000 square feet of industrial uses and 60,000 square feet of commercial uses. The property is zoned Planned Development (PD) District as the Reddit PD and is currently undeveloped. The PD was originally approved for certain commercial industrial as identified by the allowed/prohibited uses table on the PD Land Use Plan which is included on page 2 of this staff report. Through FLUM and PD amendments in 2019, the PD currently allows for 110,647 square feet of industrial uses and 350 multi-family residential units. Specifically, PD Tract 1 (Parcel 12-23-31-0000-00-002) which borders the north and east edges of the PD are assigned 30,300 square feet of industrial uses and 350 multi-family units. With this request the applicant is seeking to increase the entitlements assigned to PD Tract 2 from 80,347 to 316,000 square feet of industrial uses. The previously approved list of allowed/prohibited uses is not requested to be changed.

This proposal received a recommendation of approval from the DRC on November 19, 2025.

BUDGET: N/A