

Interoffice Memorandum

DATE: April 30, 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 Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan (PSP) / Development Plan (DP) received April 9, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4. (DRC Office)

PROJECT: Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP) / Tract 5B - Tanja King Boulevard Live-Work Preliminary Subdivision Plan (PSP) / Development Plan (DP) (PSP-25-07-164)

PURPOSE: The subject property is located at the intersection of Tanja King Boulevard and Avalon Park S. Boulevard. The subject property is located within the Avalon Park Planned Development (PD) / Town Center Preliminary Subdivision Plan (PSP). The subject property has a Future Land Use Map (FLUM) designation of Traditional Neighborhood Development (TND), and is zoned PD. The Avalon Park Town Center PD allows for a mix of residential and commercial uses. The surrounding area consists of commercial and mixed-use buildings to the east, townhomes and commercial to the north, and a future townhomes development to the south. Through this Preliminary Subdivision Plan (PSP) / Development Plan (DP), the applicant is seeking to subdivide 0.69 acres into 8 lots, with associated infrastructure, to be developed with live-work units.

This proposal received a recommendation of approval from the DRC on April 8, 2026.

BUDGET: N/A