

Interoffice Memorandum

DATE: March 19, 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 an amendment to the Orangewood N-1 Planned Development (PD) received February 4, 2026, in order to create 250 multi-family units subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1. (DRC Office)

PROJECT: Orangewood N-1 PD (CDR-25-10-252)

PURPOSE: The subject property is located north of Central Florida Parkway, south of State Road 528, east of Interstate 4, and west of Westwood Boulevard, and consists of 7.28 affected acres. The property is designated Activity Center Mixed Use (ACMU) on the Future Land Use Map and is zoned Planned Development (PD). Through this request, the applicant is requesting to assign a specific development program of 250 multifamily residential units to PD Parcel Westwood 2.

This proposal received a recommendation of approval from the DRC on February 25, 2026.

BUDGET: N/A