

Interoffice Memorandum

DATE: May 21, 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 the substantial change to the Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP) received May 12, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1.

PROJECT: Orangewood N-1 Planned Development (PD) / Westwood at Orangewood Preliminary Subdivision Plan (PSP) (CDR-25-05-105)

PURPOSE: The Orangewood N-1 Planned Development (PD) is generally located north of Central Florida Parkway, south of State Road 528, east of Interstate 4, and west of Westwood Boulevard. The PD identifies permitted uses and standards but does not assign any specific development programs. The Westwood at Orangewood Preliminary Subdivision Plan (PSP) was originally approved in 1979 and included a condition of approval that restricted average daily traffic (ADT) to a specific vested trip capacity. The applicant has applied to amend the PD (CDR-24-05-130) to assign a specific entitlement program based on the Future Land Use Map designation of the subject parcel and is coordinating with county staff to craft a condition of approval requiring any nonvested development to be subject to concurrency requirement. Both items will be heard together at the June 17, 2025 BCC hearing.

To remove the September 11, 1979 Board condition of approval #7a related to Average Daily Traffic Generation from the PSP to be added to the PD along with the concurrency condition, and to amend condition #7b to clarify that multifamily is a permitted use when approved via an amendment to the Orangewood N-1 PD.

This proposal received a recommendation of approval from the DRC on May 28, 2025.

BUDGET: N/A