

Interoffice Memorandum

DATE: December 15, 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 Oasis Reserve Preliminary Subdivision Plan (PSP) received November 3, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 3. (Development Review Committee Office)

PROJECT: Oasis Reserve PSP (CDR-25-06-160)

PURPOSE: The subject property is located south of Curry Ford Road, west of South Econlockhatchee Trail, east of South Chickasaw Trail, and consists of 14.59 gross acres. The property is designated Low Density Residential (LDR) on the Future Land Use Map and is zoned R-1 (Single Family Dwelling District), which allows for up to 56 units. A PSP was approved in 2021(PSP-21-10-314) to construct 56 single-family detached residential dwelling units that has a specific Condition of Approval #13 which prohibited accessory structures adjacent to drainage easements. During construction plan review, several tracts and easements needed to be adjusted for engineering requirements which resulted in the change of lot numbers.

Through this request, the applicant is seeking to update lot numbers on Condition 13 (changing from Lots 17, 18, 29, 30, 31, 32, 33, 34, and 43 to Lots 4 - 28, 33 - 37, and 40 – 43); update open space tables; revise drainage easements; update lot widths; update tree mitigation plans; and add utility and wall easements. This request is to adjust the condition of approval and plan to match the required construction plan changes.

This proposal received a recommendation of approval from the DRC on December 3, 2025.