

Interoffice Memorandum

DATE: August 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 the Development Plan (DP) received July 22, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4. (Planning Division)

PROJECT: Southchase Planned Development (PD) / Phase 1B - Parcel 44 Preliminary Subdivision Plan (PSP) / Parcel 44A - Multi-Family Development Plan (DP) (DP-24-08-203)

PURPOSE: The subject property is located south of W. Wetherbee Road and west of S. Orange Avenue and consists of 14.50 acres. The PD includes uses such as low and high density residential, commercial, office and industrial. A change determination request was approved in February 2023 to convert 32,340 square feet of commercial to 280 mid-rise multi-family residential dwelling units based on trip equivalencies, creating a new Parcel 44A from Parcel 44. Through this request, the applicant is requesting to construct 280 multi-family residential units on 11.9 acres with an associated stormwater facility on 2.58 acres (Parcel 44A). PD Condition of Approval 9(a) dated February 7, 2023 required the development plan for parcel 44A to be reviewed by the Mayor and Board of County Commissioners at a public hearing.

This proposal received a recommendation of approval from the DRC on June 25, 2025.

BUDGET: N/A