

Interoffice Memorandum

DATE: June 9, 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 Woodland Lakes Planned Development (PD) received May 2, 2025, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 4. (Planning Division)

PROJECT: Woodland Lakes PD (CDR-24-10-250)

PURPOSE: The subject property is located south of Lake Underhill and west of South Alafaya Trail and consists of 15.71 acres. The property is designated Planned Development (PD) on the Future Land Use Map and is zoned PD (Planned Development District). The Woodland Lakes PD was originally approved in 1998 and currently allows up to 616,238 square feet of commercial uses, 100,356 square feet of office uses, 75,000 square feet of industrial/showroom uses, 157,045 square feet of institutional uses, 292 multi-family residential units and 785 single-family residential units. The affected portion of the PD is currently developed with a Lowes home improvement store.

Through this request the applicant is seeking to amend the Master Sign Plan to allow for a ground sign for a future outparcel and request two waivers from County Code for reduced parking and to allow the creation of a lot without direct frontage on a public street. The waiver will allow for a portion of the existing parking lot to be redeveloped with a proposed coffee shop (Dutch Bros) resulting in a reduction of parking spaces from 580 to 422 for the Lowes.

This proposal received a recommendation of approval from the DRC on May 14, 2025.

BUDGET: N/A