

Interoffice Memorandum

DATE: March 30, 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 Sand Lake Groves Planned Development (PD) received March 2, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1.

PROJECT: Sand Lake Groves Planned Development (PD) (CDR-25-11-272)

PURPOSE: The subject property is located south of Big Sand Lake, west of Palm Parkway, and north of Daryl Carter Parkway. The property is designated Activity Center Mixed Use (ACMU) on the Future Land Use Map and is zoned PD. The PD contains 222.48 gross acres and was originally approved in 1998. The existing development program includes 1,231 convention center/hotel rooms, 650 hotel rooms, 1,729 timeshare units, 366,000 sq. feet of commercial retail uses, and 345 multi-family units. Tract 400, which is the affected area and contains 53.13 net developable acres, is currently allocated 1,729 timeshare units and 10,000 sq. feet of commercial uses. The property is currently vacant and is adjacent to apartment complexes to the northeast and southwest, as well as a school and miscellaneous commercial uses to the southwest.

Through this request, the applicant is seeking to convert 359 timeshare units to 280 multi-family residential units on Tract 400 using the approved conversion matrix. Tract 400 is also being split into two parcels, Tracts 400A and 400B. Tract 400A is designated 1,370 Timeshare Units which is the result of the 1,729 original timeshare units minus the 359 units being used for the trip conversion, while Tract 400B is designated 280 multifamily units. In addition, one waiver is requested for a maximum building height of

75 ft. for Parcel 400B in lieu of 60 ft. for multi-family residential developments and associated accessory structures.

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

BUDGET: N/A