



# DRC Staff Report

To: Development Review Committee  
From: Jessica Entwistle  
Planning Manager  
Date: September 19, 2024  
Application: SD23-0003, Howland Marketplace Preliminary Plat

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## PROJECT SUMMARY:

**Applicant:** Joseph N. Schuemann  
Howland Marketplace LLC  
3408 S. Orange Avenue, Ste B.  
Orlando, FL 32806

**Tax Parcel No.:** 8106-06-09-0040, 8106-06-09-0060, 8106-06-09-0090,  
8106-06-09-0100, 8106-06-09-0130, 8106-06-09-0150,  
8106-06-09-0170, 8106-06-10-0040, 8106-06-10-0080,  
8106-06-10-0100, 8106-06-10-0110, 8106-06-10-0120,  
8106-06-10-0190, and 8105-18-00-0010

**Property Location:** Northwest corner of Howland Boulevard and Forest Edge Drive.

**Current Zoning:** Howland Marketplace BPUD

## BACKGROUND:

The applicant submitted the Preliminary Plat application on February 9, 2023, which proposes improvements to the site including access points off of Forest Edge Drive and Persimmon Street to three (3) commercial lots and two (2) tracts for signage and retention pond on approximately 5.32 acres of land located on the corner of Howland Boulevard and Forest Edge Drive. The current zoning on the property is BPUD.

Based on the review of the revised and resubmitted supporting documents received on July 14, 2023, the application was found sufficient on July 18, 2023, with the 1<sup>st</sup> DRC Comment Letter being distributed on August 25, 2023. After 5 reviews, with the last submittal being on September 11, 2024, and staff has determined all substantive issues have been satisfactorily addressed.

## CONCLUSION / RECOMMENDATION:

The proposed Preliminary Plat is consistent with all applicable provisions of the City's Comprehensive Plan and Land Development Code Section 106-30. Therefore, staff recommends the Development Review Committee approve Preliminary Plat application SD23-0003.