

Memorandum



Date: 01/08/2026

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resources Department

From: Achaya Kelapanda, Deputy Director of Operations *Achaya Kelapanda*
Department of Solid Waste Management

Subject: 8445 Galloway, LLC – Z2025-000111 UPDATE

In its previous response to the application submitted on July 9, 2025, the Department of Solid Waste Management (DSWM) indicated it had no objections to a special exception for general development to build a mixed-use building with 42 multifamily units and 1,084 square feet of commercial space. The latest change request to withdraw the special exception for a general development and replace it with a request for rezoning from Single-Family Estate Modified Use (EU-M) to a Mixed-Use Corridor District (MCD) does not affect the DSWM's earlier conclusion.

For your information though, the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis, issued on September 29, 2025, and valid through September 30, 2026, indicates sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

The additional details provided in the updated application do not impact the previous assessment. **The DSWM continues to have no objections to the proposed application.**