

ORANGE



COUNTY
FLORIDA

Public Hearing

June 16, 2026

Board of County Commissioners

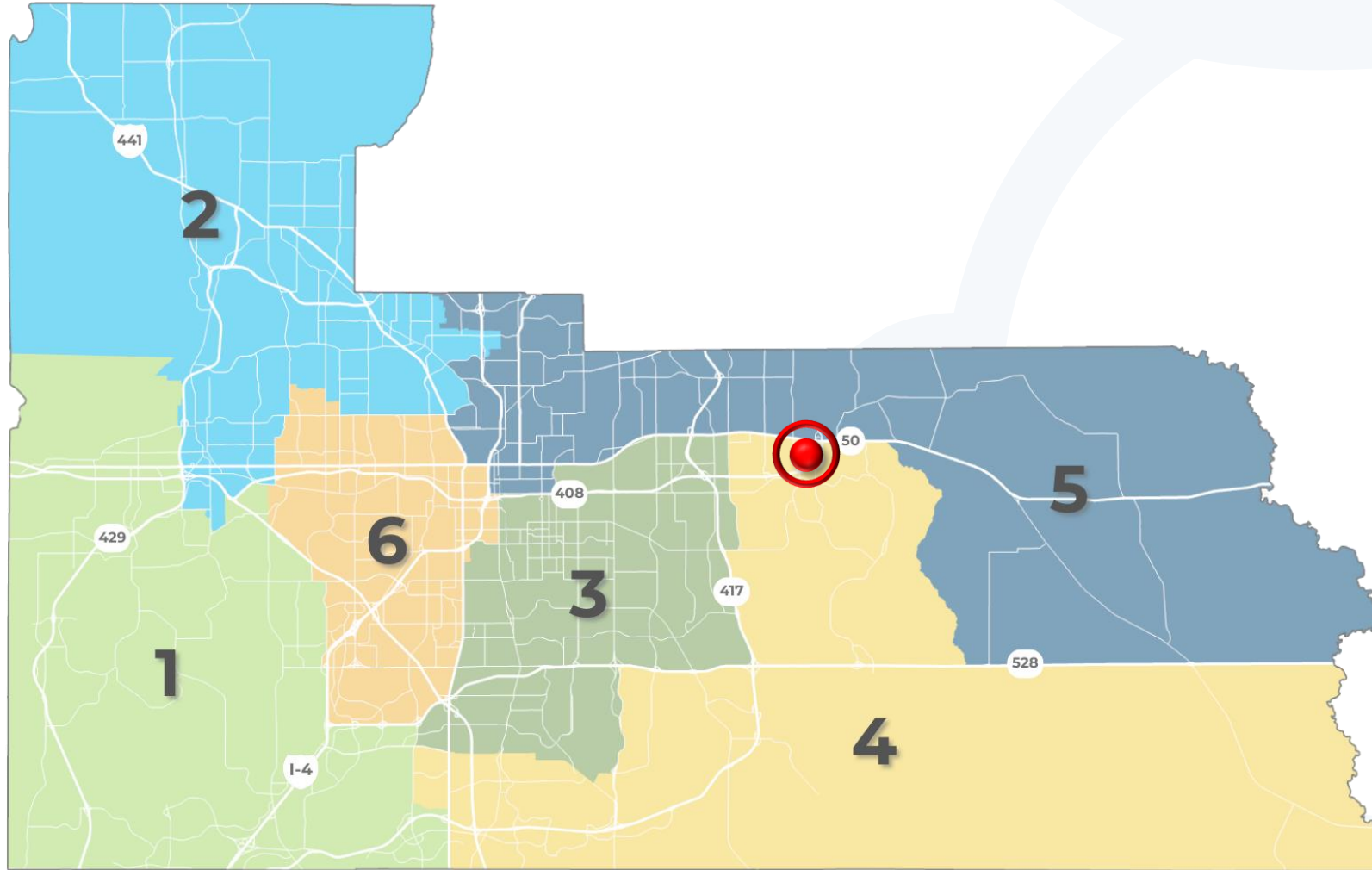
Board of County Commissioners

Board-Called Conventional Rezoning Cases

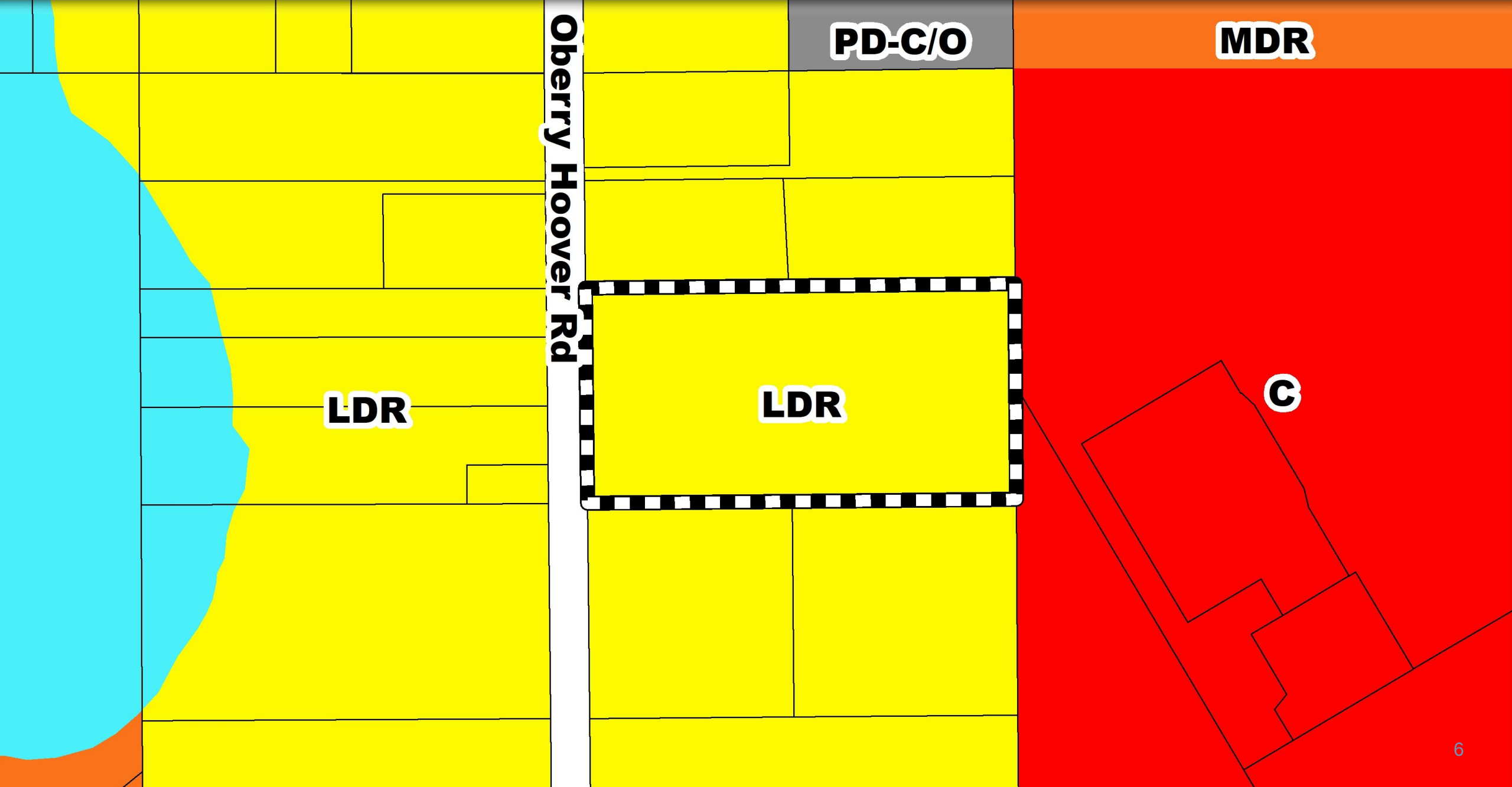
RZ-26-03-012

Applicant:	Joshua Wilson
From:	A-2 (Farmland Rural District)
To:	R-1AAA Restricted (Residential Urban District)
Location:	835 Oberly Hoover Road; generally located north of SR 408, south of Fangorn Road, west of North Alafaya Trail, and east of Rouse Road.
Acreage:	5.02 acres
District:	4
Proposed Use:	Three (3) single-family homes, pending lot spit approval

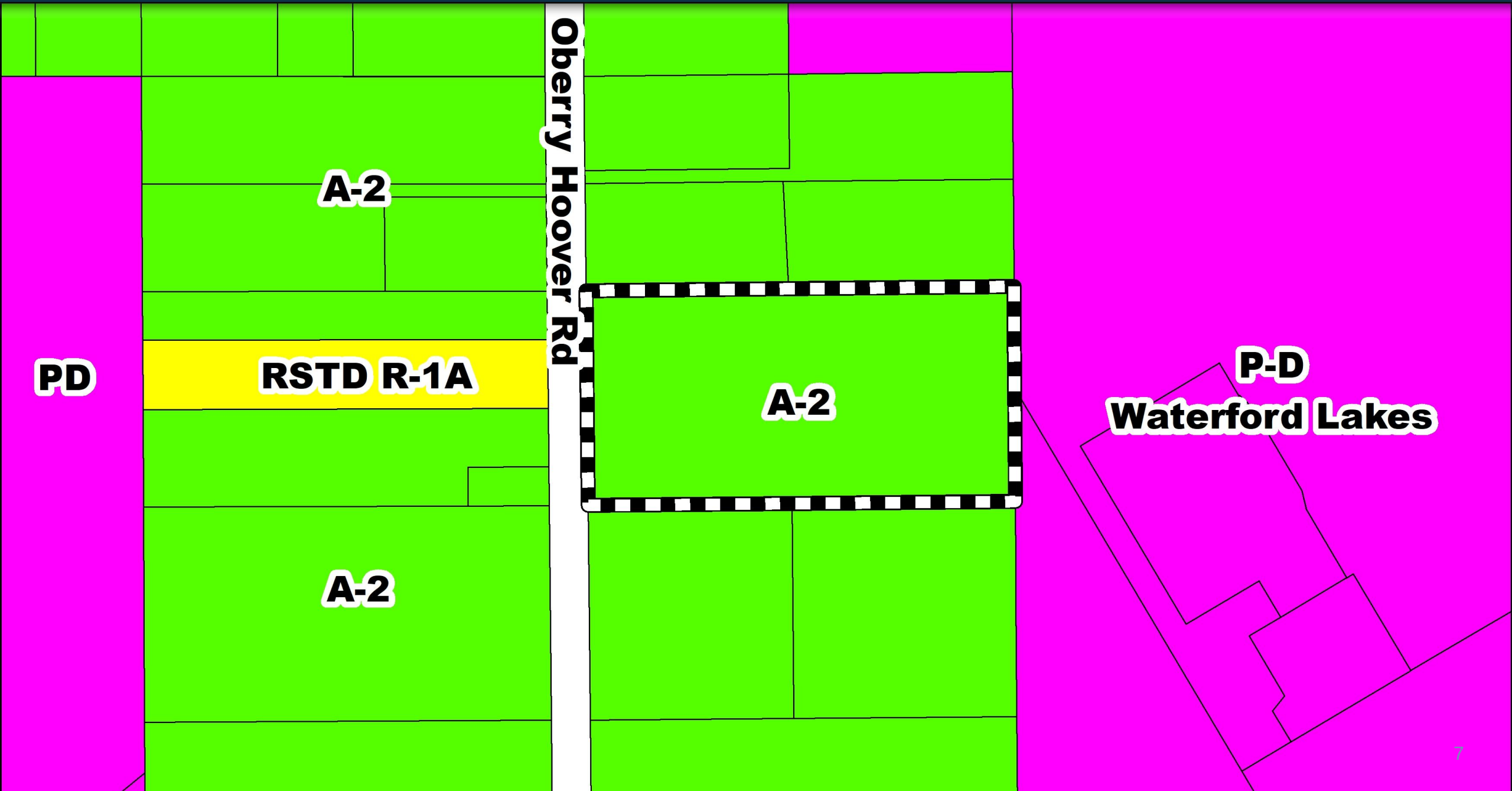
DISTRICT MAP



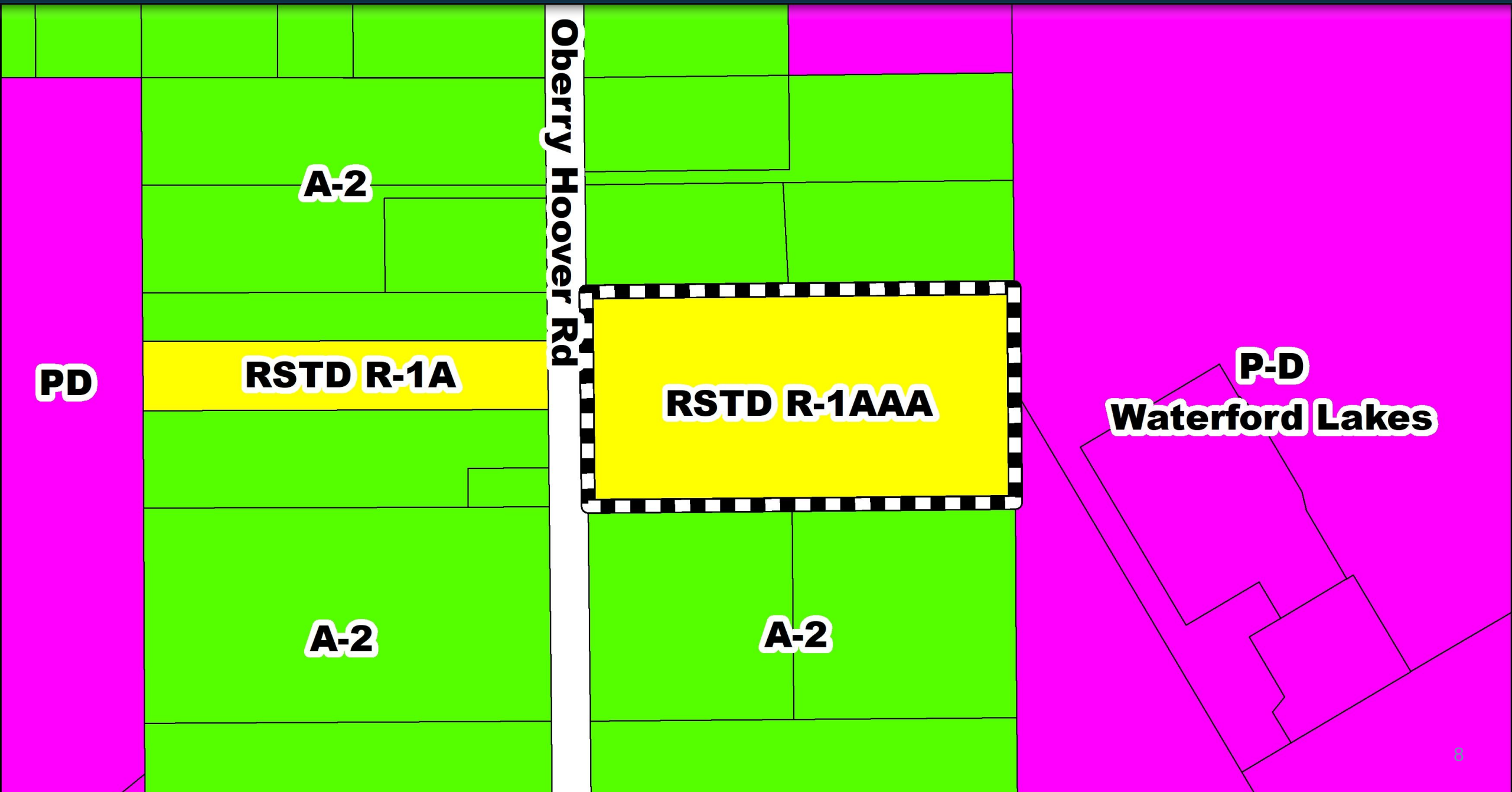
FUTURE LAND USE



CURRENT ZONING



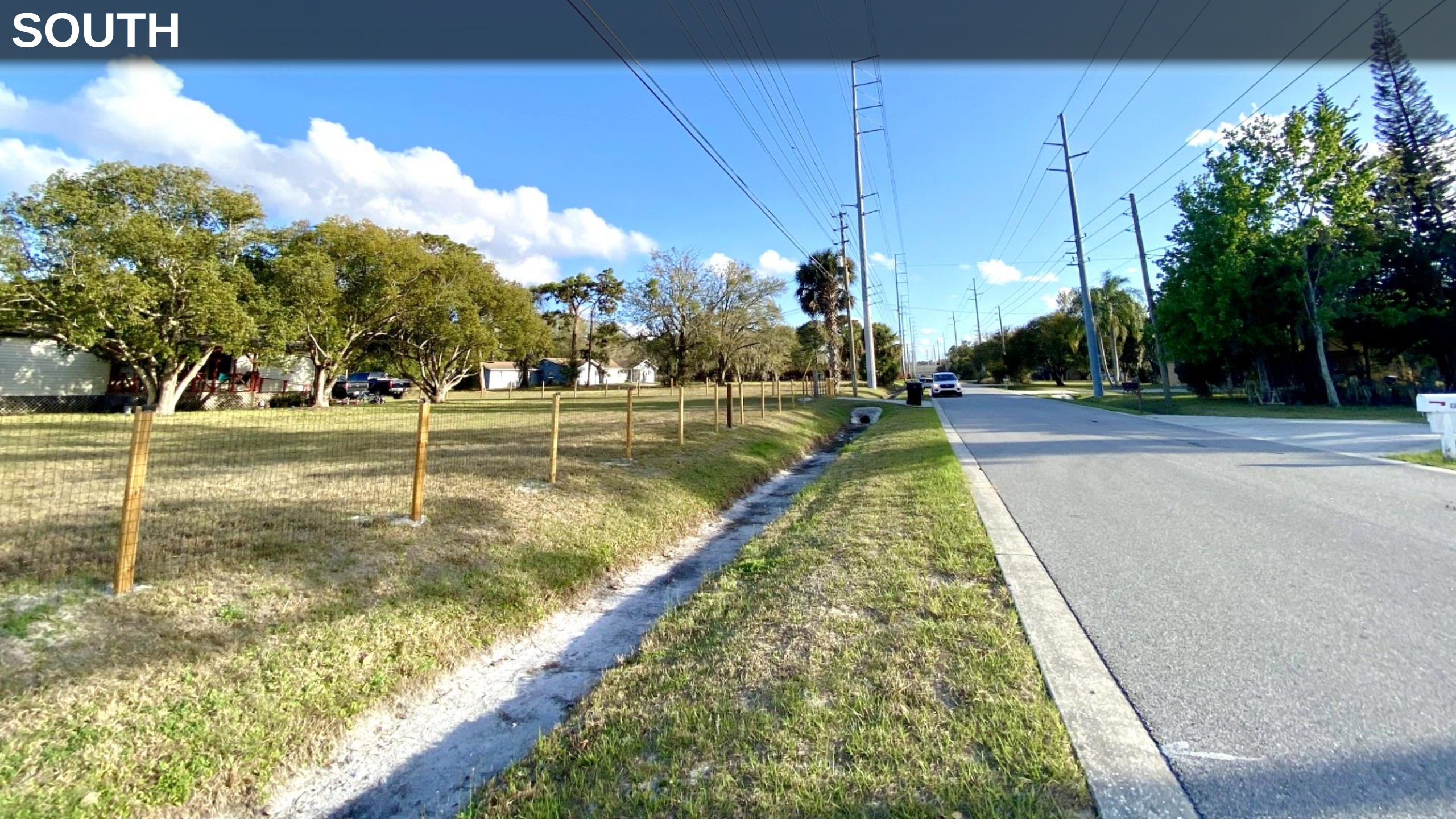
PROPOSED ZONING



EAST (Subject Property)



SOUTH



WEST



NORTH



AERIAL

Oberry Hoover Rd



Community Meeting Summary

March 4, 2026

- 13 residents in attendance
- Concerns for:
 - Losing the rural character of the area
 - Diminished prospects for a future Rural Residential Enclave

Restrictions

1. Development shall be limited to three (3) single-family detached dwelling units; and
2. Minimum lot areas shall be no smaller than one (1) acre per parcel.

RZ-26-03-012

Staff Recommendation

APPROVE

PZC Recommendation

APPROVE

- Make a finding of consistency with the Comprehensive Plan and **APPROVE** the R-1AAA Restricted (Residential Urban District) zoning with two restrictions.

RZ-26-03-017

Case: RZ-26-03-017

Applicant: Edward Bharath (Maruthi Enterprises, LLC)

From: A-2 (Farmland Rural District)

To: R-2 Restricted (Residential District)

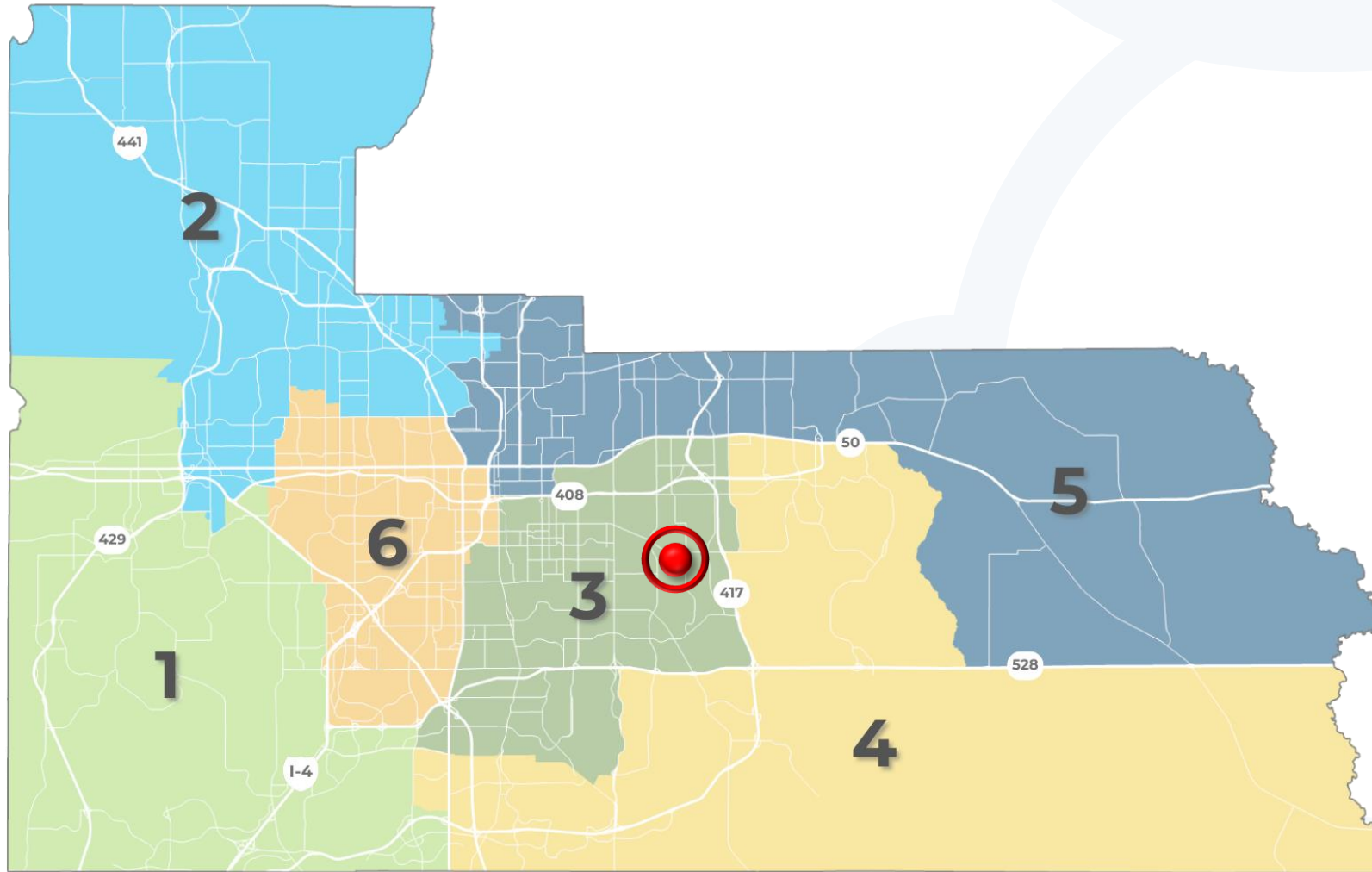
Location: 8244 Curry Ford Road; generally located north of Pinar Elementary School, south of Curry Ford Road, east of Los Amigos Drive, and west of Autumn Run Place.

Acreage: 5.74 acres

District: 3

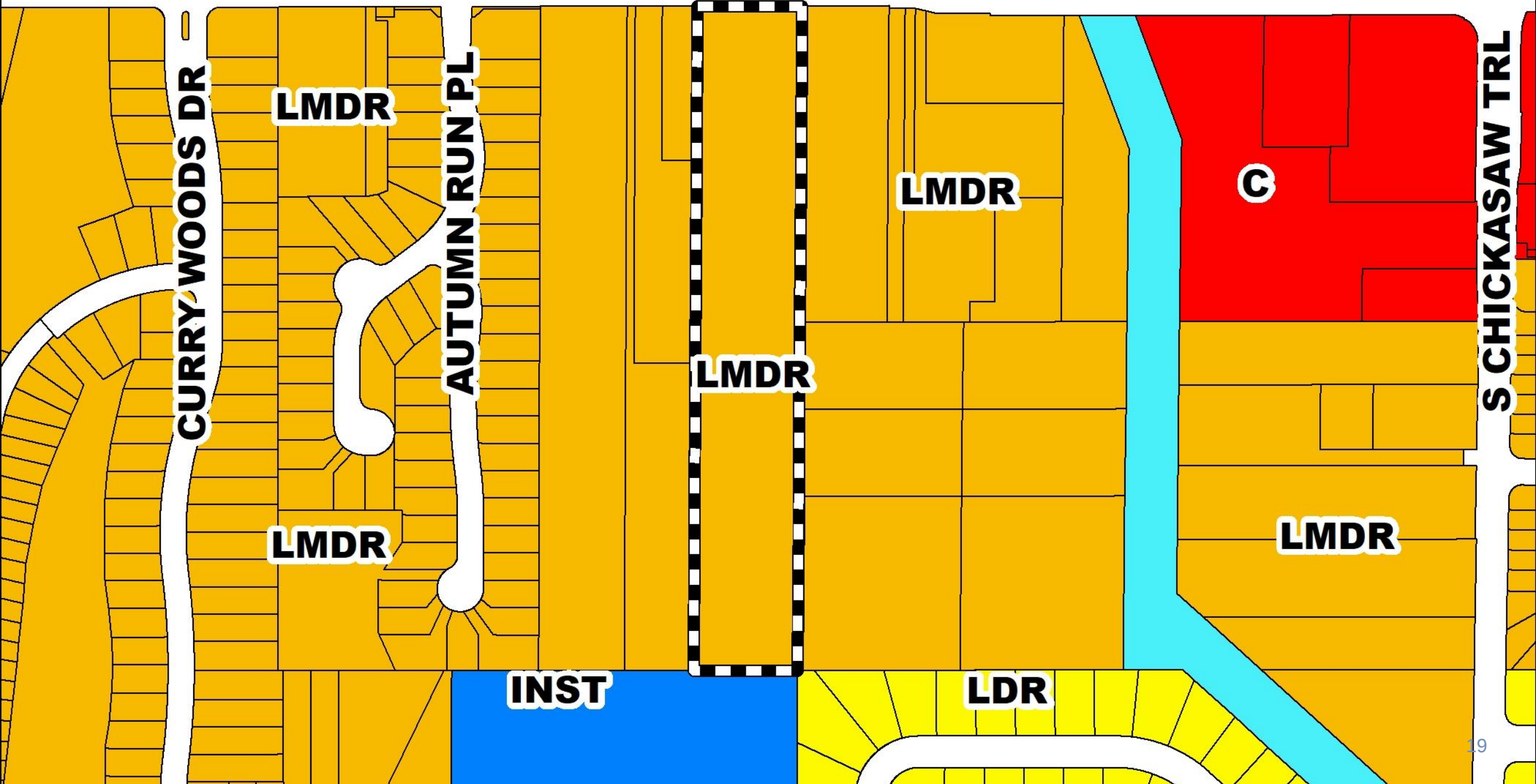
Proposed Use: 48 Townhome Units (*previously 57 units*)

DISTRICT MAP



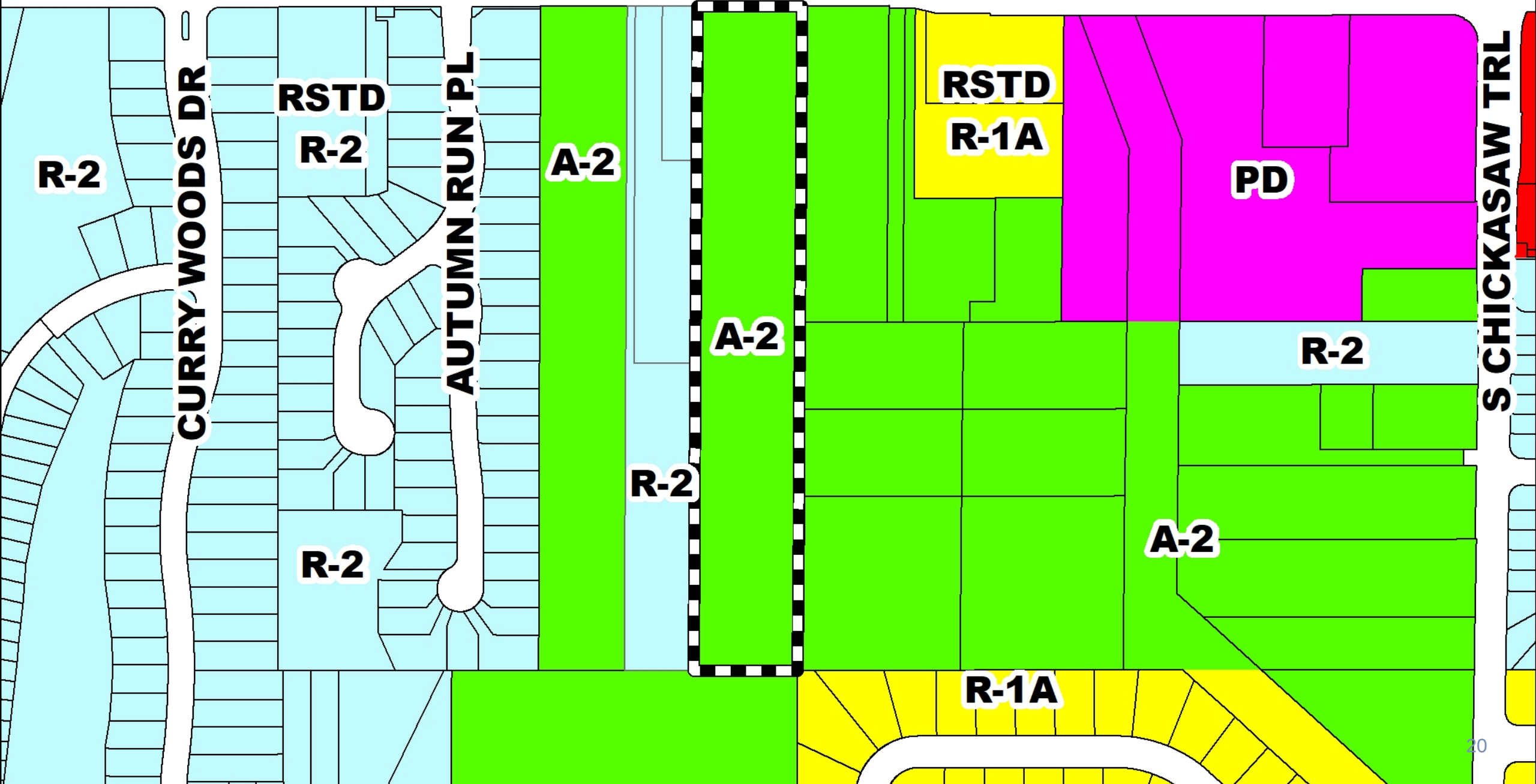
FUTURE LAND USE

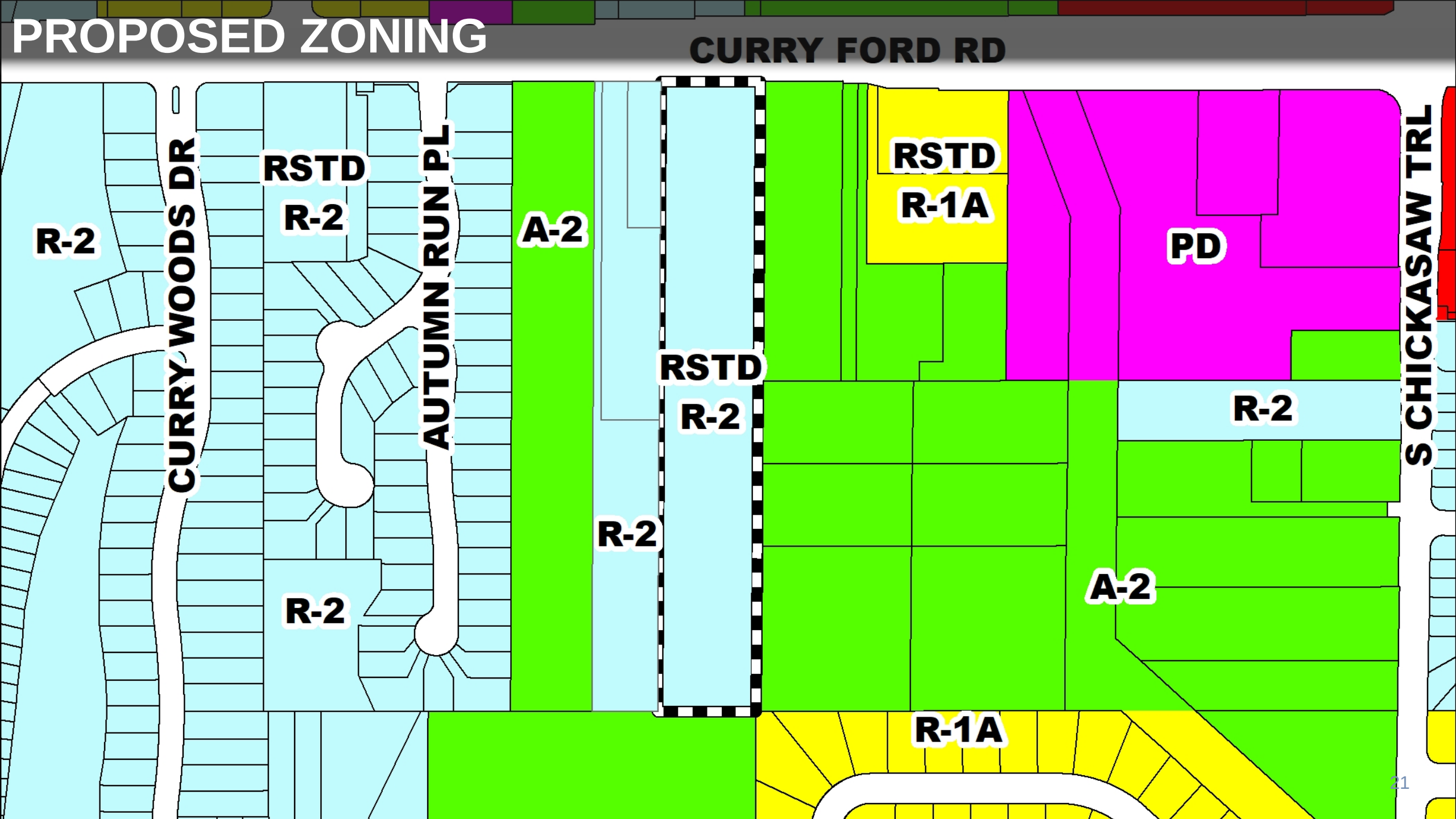
CURRY FORD RD



CURRENT ZONING

CURRY FORD RD





PROPOSED ZONING

CURRY FORD RD

CURRY WOODS DR

AUTUMN RUN PL

S CHICKASAW TRL

R-2

RSTD
R-2

A-2

RSTD
R-2

R-2

RSTD
R-1A

PD

R-2

R-2

A-2

R-1A

NORTH





EAST



WEST

SOUTH (Subject Property)



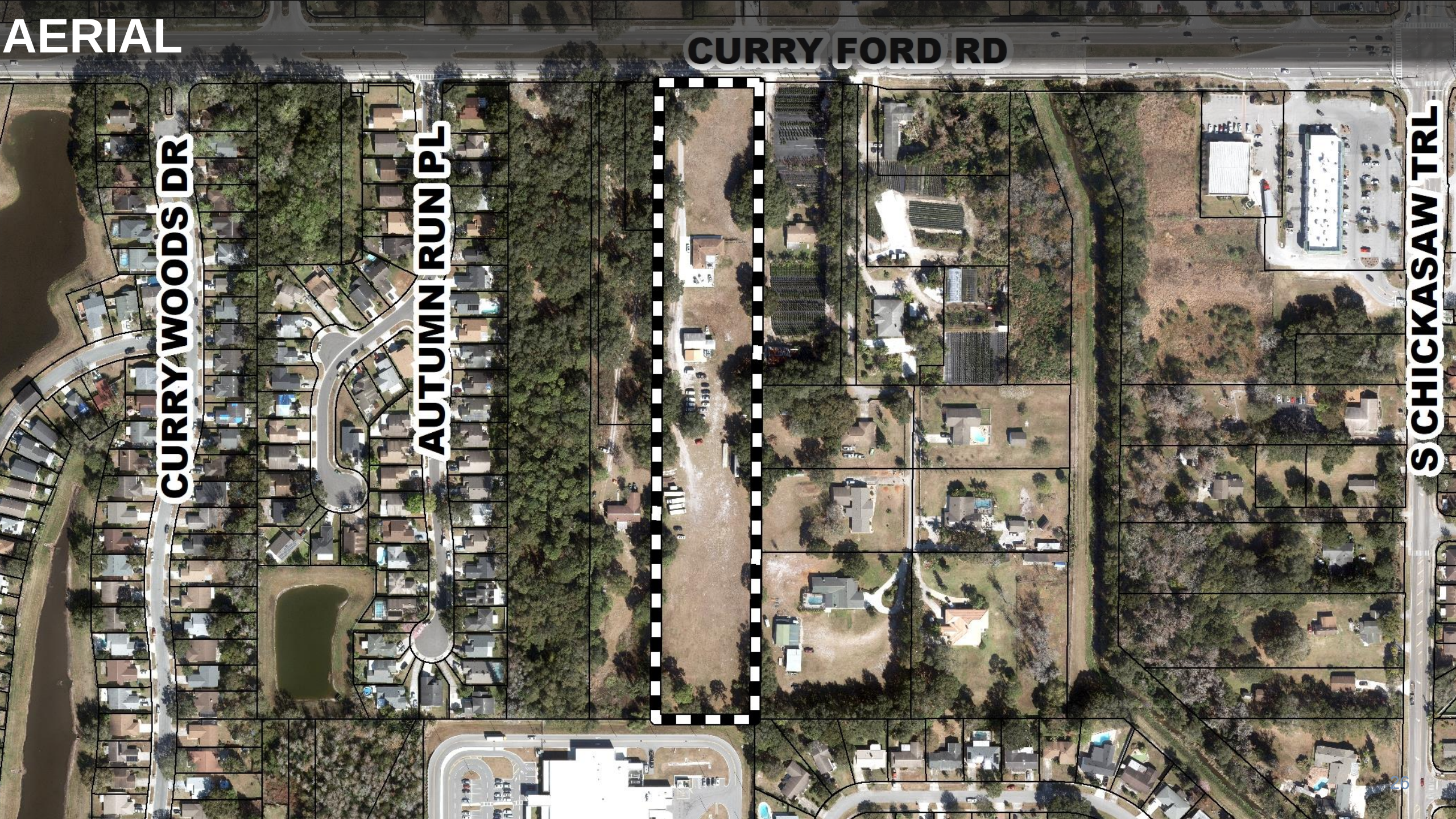
AERIAL

CURRY FORD RD

CURRY WOODS DR

AUTUMN RUN PL

S CHICKASAW TRL



Restrictions

1. Along the southern 600 feet of the property, a 20-foot-wide landscape buffer shall be constructed along the east property line, or in lieu of a landscape buffer there shall be a minimum rear building setback of 40 feet for the primary structure. If no townhomes are proposed adjacent to the eastern property line within this 600-foot portion, then this restriction is satisfied; and
2. Development shall be limited to 48 residential units.

Community Meeting Summary

March 12, 2026

- 2 residents in attendance
- Concern for stormwater runoff

RZ-26-03-017

Staff Recommendation

APPROVE

PZC Recommendation

APPROVE

- Make a finding of consistency with the Comprehensive Plan and **APPROVE** the requested R-2 Restricted (Residential District) zoning with two restrictions.