

Interoffice Memorandum

DATE: December 22, 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 the Hartzog Homes Land Use Plan / Planned Development (LUP / PD) received November 26, 2025, subject to the conditions listed under the Planning & Zoning Commission (PZC) Recommendation in the Staff Report. District 1. (Development Review Committee)

PROJECT: Hartzog Homes PD (LUP-23-03-106)

PURPOSE: The subject property, which consists of 8.91 gross acres, is located north of Lake Gifford Way and east of Tollcross Way. The property has a Future Land Use Map (FLUM) designation of Village (V) - Horizon West and is located in the Horizon West Special Planning Area of Village I, with designations on the Specific Planning Area Map of Garden Home Mixed Use and Upland Greenbelt. PD zoning is required for all new development within Horizon West. Through this request the applicant is seeking to rezone approximately 8.91 acres from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to PD in order to construct up to 48 detached single-family residential dwelling units. No waivers are requested.

This proposal received a recommendation of approval from the Development Review Committee (DRC) on November 19, 2025, and a recommendation of approval from the PZC on December 18, 2025.

BUDGET: N/A