

Interoffice Memorandum

DATE: April 28, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Jason H. Sorensen, AICP, Chief Planner

PHONE: (407) 836-5602

DIVISION: Planning Division

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Low-Medium Density Residential (LMDR) Future Land Use Map designation and associated Ordinance, APPROVE the requested R-2 Restricted (Residential District) zoning classification, subject to the restriction in the staff report. District 3

PROJECT: SS-26-01-032 & RZ-26-01-032 – 8868 & 8890 Curry Ford Road

PURPOSE: The applicant is requesting to change the Future Land Use Map designation from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) and change the zoning classification from A-2 (Farmland Rural District) to R-2 Restricted (Residential District) to allow for a maximum of forty-four (44) townhome units. The site consists of 9.72 gross acres / 6.35 net developable acres and is located at 8868 and 8890 Curry Ford Road. Community meetings were held on January 26, 2026, with thirteen (13) residents in attendance, and on April 6, 2026, with fifteen (15) residents in attendance. Participants raised concerns related to housing type compatibility, proximity of development near existing development, flooding, stormwater management, tree preservation, and traffic. The Planning and Zoning Commission / Local Planning Agency hearing was held on April 16, 2026. Three (3) members of the public spoke during public comments. The Planning and Zoning Commission / Local Planning Agency voted 7-0 to recommend to the Board of County Commissioners to ADOPT and APPROVE the requests, with restriction.

BUDGET: N/A