

Interoffice Memorandum

DATE: May 13, 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 Sorensen, AICP, Chief Planner

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DIVISION: Planning Division

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve the R-1AAA Restricted (Residential Urban District) zoning subject to two restrictions. District 4

PROJECT: RZ-26-03-012 – 835 O’Berry Hoover Road

PURPOSE: The request is to rezone the subject 5.02 acres site from A-2 (Farmland Rural District) to R-1AAA (Residential Urban District) to allow for three detached single-family homes, pending lot split approval. The existing future land use designation of Low Density Residential (LDR) is not compatible with the current A-2 zoning. As such the proposed rezoning from R-1AAA to A-2 seeks to correct the inconsistency. Staff proposed two restrictions which the Planning and Zoning Commission (PZC) agreed with. The first restriction is to limit development to three single-family detached homes, per the applicant’s request on the rezoning application. The second restriction is to require a minimum lot size of one-acre for each proposed lot in order to achieve compatibility with the surrounding large-lot residential neighborhood. A community meeting was held on March 4, 2026, with 13 residents in attendance with concerns for losing rural character of the area, and fear of the inability to create a rural residential enclave for the area if the rezoning is approved. The Planning and Zoning Commission hearing was held on April 16, 2026. Two members of the public spoke; one in opposition and one in support. The expressed concern focused mainly on potential further development of the area. The Planning and Zoning Commission recommended approval (5-2).

BUDGET: N/A