

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

PHONE: (407) 836-5602

DIVISION: Planning Division

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve the R-2 Restricted (Residential District) zoning subject to one restriction. District 3

PROJECT: RZ-26-03-017 – 8244 Curry Ford Rd

PURPOSE: The request is to change the zoning classification for a subject 5.74 acre site from A-2 (Farmland Rural District) to R-2 Restricted (Residential District) to allow for fifty-seven townhome units. The current A-2 zoning is inconsistent with the future land use designation of Low Medium Density Residential, which allows up to 10 du per acres (or a total of 57 total units). The proposed rezoning from A-2 to R-2 seeks to correct the inconsistency. A community meeting was held on March 12, 2026, with two residents in attendance. One resident was in support while another was in opposition with concerns for stormwater runoff. The Planning and Zoning Commission hearing was held on April 16, 2026. Three members of the public were present to speak in opposition to the request with concerns for flooding and traffic. The Planning and Zoning Commission recommended approval (6-1).

BUDGET: N/A