



Office of Planning & Zoning
P.O. Box 7800 • 315 W. Main St., Suite 510 • Tavares, FL 32778

August 6, 2024

Matthew White

Email: matt@sloanerealtyllc.com

RE: Zoning Conformance Letter (ZCL-2024-097)
Alternate Key No. 1295998

Dear Matthew White

This letter is provided in response to your request. Please find below the information for the property located at 27910 DEBBIE RD OKAHUMPKA FL, 34762. Your application requested the below information:

Current zoning- Agriculture (A)

Future land Use- Urban Low designated by the 2030 Comprehensive plan

Maximum potential allowable density residential- The Agriculture zoning district is 1 dwelling unit per 5 acres per table 3.02.06. No more than one (1) Principal Dwelling Unit and one (1) Accessory Dwelling Unit Shall be permitted on any Lot of Record, or legally created Lot, per 10.01.03 (2) policy

The Urban Low Density Future Land Use per policy I-1.3.3 Urban low provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use. This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall require to provide a 2 minimum 25% of the net buildable area of the entire site as common open space.

Overlay District –The subject parcel is within the Bugg Spring Complex Military operations overlay district.

Is the property able to be rezoned to allow higher density?

Per LDR 14.03.01 A property owner or the Board of County Commissioners may apply to the County Manager or designee for a change in zoning if in compliance with the requirements listed in section 14.03.00 Rezoning. Enclosed with the application will be a rezoning application for your reference.

Should you have any further questions, please contact our office at (352)343-9641 or via email at maximina.chandler@lakecountyfl.gov

Sincerely,

Maximina Chandler
Associate Planner

cc: Michael J. Fitzgerald, AICP, Planning Director, Office of Planning and Zoning
Janie Barron, Chief Planner, Office of Planning and Zoning
Ronald Branch, Associate Planner Supervisor, Office of Planning and Zoning