

## Interoffice Memorandum

**DATE:** April 29, 2026

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A



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

**CONTACT:** Erica Ehly, Chief Planner

**PHONE:** (407) 836-5624

**DIVISION:** Planning Division

**ACTION REQUESTED:**

Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Office (O) Future Land Use Map designation, APPROVE the requested P-O Restricted (Professional Office District) zoning classification, subject to the restrictions in the staff report, and APPROVE a variance of 2,491 square feet (SF) to the required minimum lot size of 10,000 SF, resulting in a 7,509 SF lot. District 5

**PROJECT:** 862 Courtland Street – Small-Scale Future Land Use Map Amendment SS-26-03-045 and Concurrent Rezoning RZ-26-03-045

**PURPOSE:** The applicant is requesting to change the Future Land Use Map designation of the 0.17 acre site from Low Density Residential (LDR) to Office (O) and change the zoning classification from R-1A (Single Family Dwelling District) to P-O Restricted (Professional Office) to allow for the development of an office use. A community meeting was held on March 5, 2026, at College Park Middle School. One resident attended. One member of the public submitted a support letter for this request after the community meeting. The Planning and Zoning Commission / Local Planning Agency held a public hearing on April 16, 2026. No members of the public spoke on this matter. The Planning and Zoning Commission / Local Planning Agency voted 5-0 to recommend to the Board of County Commissioners to ADOPT and APPROVE the requests.

**BUDGET:** N/A