

## Interoffice Memorandum

**DATE:** March 4, 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 requested R-1A Restricted (Single-Family Dwelling District) zoning subject to one restriction and APPROVE two variances as follows: Lot width of 62.5 feet in lieu of 75 feet; and lot size of 6,749 square feet in lieu of 7,500 square feet. District 2

**PROJECT:** 849 N. Thompson Road; RZ-26-01-035

**PURPOSE:** The request is to rezone from R-1A Restricted (Single-Family Dwelling District) to R-1A Restricted (Single-Family Dwelling District) to amend the existing restriction, which currently allows for a maximum of 10 single-family homes, to allow for a maximum of twelve single-family homes. A community meeting was held on January 8, 2026, with two residents in attendance. Concerns expressed related to the proposed lot width variance being inconsistent with lot widths in the area and for access management. The Planning and Zoning Commission hearing was held on January 15, 2026. No speakers were present during public comment. Brief discussion amongst the Commissioners took place regarding the Wekiva Open Space 35% requirement, clustering, and lot sizes. The Planning and Zoning Commission recommended APPROVAL of the rezoning request and the proposed variances (8-0).

**BUDGET:** N/A