

Interoffice Memorandum

DATE: April 15, 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-2 Restricted (Residential District) zoning. District 5

PROJECT: RZ-26-03-016 – 7449 Restful Street

PURPOSE: The request is to change the zoning district from A-2 (Farmland Rural District) to R-2 Restricted (Residential District) to allow for one single-family detached home with the intent to also construct an Accessory Dwelling Unit (ADU). The applicant originally requested a duplex but has decided to reduce the request to one home with an ADU. A community meeting was held on March 11, 2026, with six residents in attendance. The residents were concerned about the original request for a duplex stating that it was incompatible with the neighborhood and were concerned about the unit size. The Planning and Zoning Commission hearing was held on March 19, 2026. No members of the public were present to speak during public comment. The Planning and Zoning Commission recommended approval of the original request for a duplex (4-1).

BUDGET: N/A