

Interoffice Memorandum

DATE: December 9, 2025

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-1 Restricted (Single-Family Dwelling District) zoning subject to three restrictions as listed under the Planning and Zoning Commission Recommendation in the staff report. District 5

PROJECT: RZ-25-09-002 – 1871 Staunton Avenue

PURPOSE: This request is an appeal from the October 16, 2025, Planning and Zoning Commission hearing. The request is to rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to allow for two homes, pending lot split approval. A community meeting was held on September 23, 2025, with 15 community members in attendance. Participants raised concerns related to infrastructure capacity, compatibility with the existing neighborhood, potential flooding impacts from additional development, unit sizes and reduced setbacks, as well as the potential for further intensification of the lots through accessory dwelling units (ADUs). The Planning and Zoning Commission hearing was held on October 16, 2025. Five members of the public spoke in opposition. Their concerns focused mainly on flooding issues of the neighborhood and concerns regarding the proposed fifty foot wide lots. An additional restriction was placed on this request to require minimum open space of 45% for each proposed lot. The Planning and Zoning Commission unanimously recommended approval (6-0) subject to three restrictions. Frank Diefenderfer neighbor to the north of the property or adjacent has appealed the decision stating reasons of drainage, sewer – lake contamination, confusion in terminology on codes and among board, affordability – housing, and Fairbanks Winter Park runoff.

BUDGET: N/A