

Interoffice Memorandum

DATE: March 18, 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 rezoning requested from R-T2 to R-T-1 zoning (Mobile Home Subdivision District) zoning. District 5

PROJECT: RZ-26-01-038; 526 and 538 Shepard Road

PURPOSE: The request is to change the zoning classification from R-T-2 (Combination Mobile Home and Single-Family Dwelling District) to R-T-1 (Mobile Home Subdivision District) in order to allow for the addition of two mobile homes (one on each lot). The current R-T-2 district requires a minimum 0.50 acre lot size, whereas the subject properties are 0.31 acre each (total.62 gross acres). The R-T-1 zoning would allow for the development of the lots as the lot sizes would no longer be substandard. Many of the lots in the area are 0.31 acre. A community meeting was held on January 22, 2026, with five residents in attendance. Participants raised concerns related to property values and compatibility of the proposed zoning district. The Planning and Zoning Commission hearing was held on February 19, 2026. No speakers were present during public comment. The Planning and Zoning Commission recommended APPROVAL of the requested R-T-1 (Mobile Home Subdivision District) zoning (7-0).

BUDGET: N/A