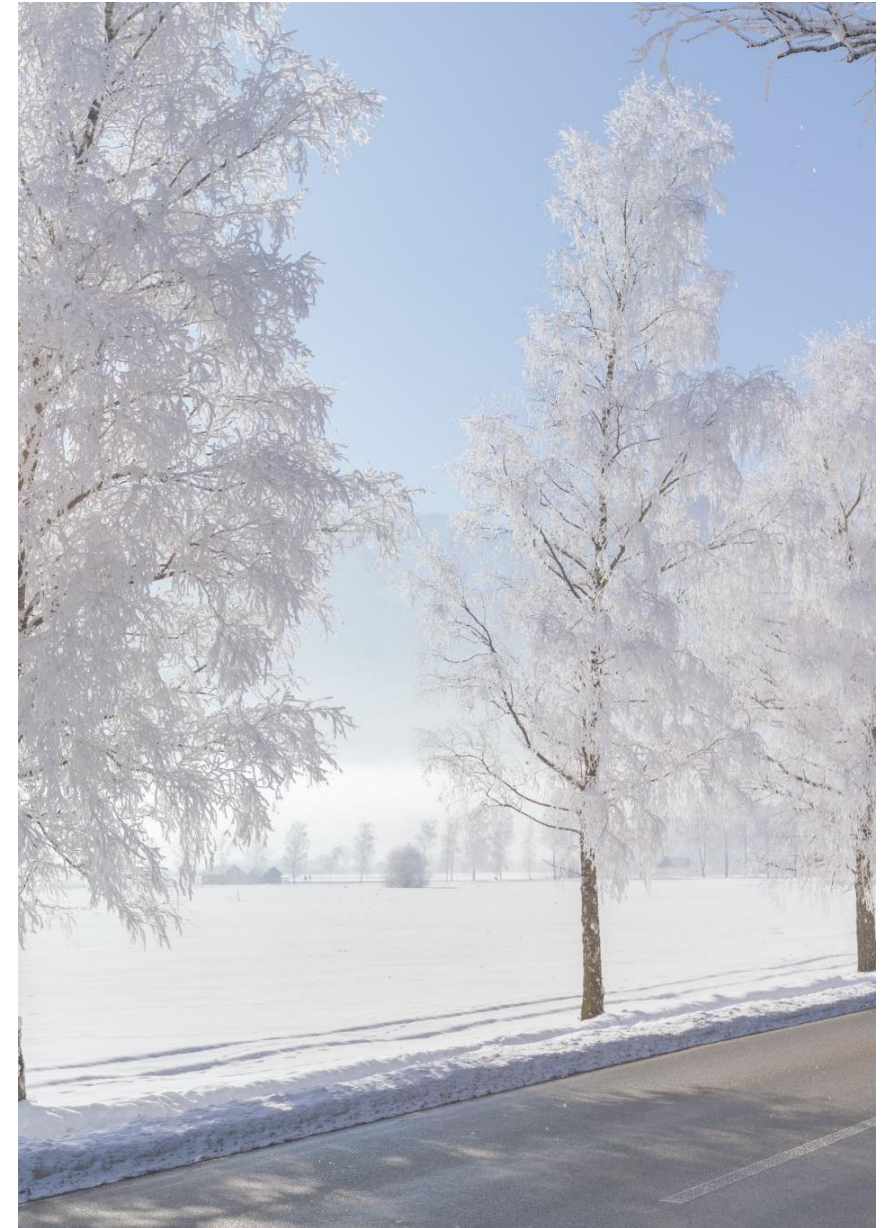

7449 Restful Street,

0.66 Acres, lot 2 Survey - Winter Park

- *THE WEST 100 FEET OF THE EAST 467 FEET OF THE NORTH 318 FEET OF THE NORTHEAST*
- *1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 22*
- *SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SUBJECT TO*
- *AN EASEMENT OVER THE SOUTH 30 FEET FOR ROAD PURPOSES.*



7449 Restful Street, Winter Park

RZ-26-03-016

- **Currently Zoned as A2**
- **Application made to change zoning to R2**
 - **Supported by the lot dimensions**

7449 Restful Street, Winter Park

RZ-26-03-016

- The residents have pointed out that the neighborhood consists of detached single-family homes all 98 feet wide
- They have expressed concern about the proposal's compatibility with the existing neighborhood.

7449 Restful Street, Winter Park

RZ-26-03-016

- Wednesday, 8 April, 2026 during a phone meeting where I mistakenly agreed to a rezoning
 - to a detached single-family home with an accessory dwelling unit
- This restriction implies that upon building the dwellings, I establish homestead to receive COA
 - that was not the planned use

7449 Restful Street, Winter Park

RZ-26-03-016 Financials

- Single detached family house *without* ADU 2400 sqf x 160 USD/sqf buildout

• buildout	384 000.00
• Land price w. Survey and other	250 000.00
• Cleaning of the lot, Septic, well	35 000.00

Estimated minimum total cost 670 000.00 USD

7449 Restful Street, Winter Park

RZ-26-03-016 Financials

- Duplex – two units of 1700 sqf x 150 sqf buildout 510 000.00
 - Land cost plus improvements 275 000.00
 - Total cost 785 000.00

Street start



7449 Restful Street, Winter Park RZ-26-03-016

Next property to the West



7449 Restful Street, Winter Park RZ-26-03-016

back of the property



7449 Restful Street, Winter Park RZ-26-03-016

Across the street – to the West-



7449 Restful Street, Winter Park RZ-26-03-016

Across the street – more to the West-



7449 Restful Street, Winter Park RZ-26-03-016

Across the street – to the West-



7449 Restful Street, Winter Park RZ-26-03-016

Across the street –to the West- A & B properties



7449 Restful Street, Winter Park RZ-26-03-016

Right Across the street



7449 Restful Street, Winter Park RZ-26-03-016

Right Across the street



Street Satellite Lot lines

Flood Fire Wind Air Heat



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies Report a map error

7449 Restful St, Winter park, FL 32792

7449 Restful Street, Winter Park RZ-26-03-016

My next-door neighbor to the East



7449 Restful Street, Winter Park RZ-26-03-016

dog guarding the property





7449 Restful Street. Winter Park R7-26-03-

016

