

Interoffice Memorandum

DATE: February 3, 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 request to rezone the site from R-1A to R-2 zoning. District 3

PROJECT: RZ-25-10-009 – 750 28th Street

PURPOSE: The request is to change the zoning designation from R-1A (Single-Family Dwelling District) to R-2 (Residential District) to allow for a duplex. The home is currently developed with a single-family detached structure. The applicant intends to convert a recent addition of the home into a separate living unit. A community meeting was held on November 2, 2025 with five residents in attendance. Participants did not raise any concerns and expressed support for the request. The Planning and Zoning Commission hearing was held on November 20, 2025. One member of the public spoke in support of the request. The Planning and Zoning Commission recommended approval (6-0).

BUDGET: N/A