

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 recommend ADOPTION of the requested small-scale amendment from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) Future Land Use Map designation and the associated Ordinance. District 3

PROJECT: SS-26-02-039 – 6600 Wingard Road

PURPOSE: The request is for a small scale amendment to the Future Land Use Map designation from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) to allow for eight townhome units. The site consists of 0.83 gross acres and is located at 6606 Winegard Road with an existing zoning classification of R-2 (Residential District). A community meeting was held on February 9, 2026, with two residents in attendance. Participants raised concerns related to compatibility, flooding, utilities, and stormwater management. The Planning and Zoning Commission / Local Planning Agency hearing was held on February 19, 2026. No members of the public spoke during public comment. The Planning and Zoning Commission / Local Planning Agency recommended ADOPTION (7-0).

BUDGET: N/A